VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**MONDAY, April 4, 2022 7:00 p.m.**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #: 2554 020 8533 Password: PgVEPimf359 which can be accessed by phone at 408-418-9388 or by logging on at
https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=md97acbf39cb7b9a27da1ab720ebb09c5
Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.
Previously recorded Village Board Meeting Videos can be viewed at
https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

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

A. 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) Written Public Comments should be directed to comments@germantownwi.gov*, by 4 p.m. on Monday, April 4.*

VII. CONSENT AGENDA:

A. Approval of Minutes March 21, 2022, and March 30, 2022, Meetings.

B. Accounts payable/payroll:

1.	March 18, 2022	Accounts Payable	$ 294,409.12
2.	March 25, 2022	Accounts Payable	$ 185,540.38
3.	March 29, 2022	Payroll	$ 241,586.65
4.	April 1, 2022	Accounts Payable	$ 183,893.48

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

C. Police Department - Communication Officer Wages.

VIII. UNFINISHED BUSINESS

A. None.

IX. PUBLIC HEARINGS:

A. None.

X. NEW BUSINESS:

A. Kiwanis, Temporary Class B Fermented Malt Beverage and Wine License, July 28, Taste of Germantown, Gehl's Park Pavilion, Firemen's Park, Park Avenue.

B. Zilber Property Group, Applicant for ZPG Development LLC, Property Owner of a 55.9 acre parcel on Gateway Crossing (Lot 4 Certified Survey Map #6898). Ordinance 05-2022, Planned Development District (PDD) Amendment to add 55.9 acres to the Germantown Gateway Corporate PDD. Resolution 13-2022, Amending Conditions & Restrictions for the Germantown Gateway Corporate Park PDD

C. Colgate Gas Inc., Applicant and Property Owner - W220 N9626 Amy Belle Road & N96 W21962 County Line Road for (1) Ordinance 06-2022, Land Use Plan Map Amendment from Rural Residential to Commercial and Low Density Residential, (2) Ordinance 07-2022, Rezoning from B-5: Highway Business to the Rs-4: Single Family Residential Zoning District, (3) 2-Lot Certified Survey Map (CSM) to move a property line.

D. Conditional Use Permit (CUP # 01-2022) for an "Indoor Recreation Establishment", Elizabeth Ortin, Applicant for Anderson Brothers Construction, Property Owner - W188 N10707 Maple Road.) for an "Indoor Recreation Establishment".

E. Resolution 14-2022, Authorizing the Issuance and Sale of Not to exceed $4,365,000 General Obligation Promissory Notes, Series 2022A.

F. Resolution 15-2022, Authorizing the Issuance and Sale of Not to Exceed $2,575,000 Taxable General Obligation Promissory Notes, Series 2022B.

G. Resolution 16-2022, Providing for the Issuance and Sale of Not to exceed $4,285,000 Water System Revenue Bonds, Series 2022C and Providing for Other Details and Covenants With Respect Thereto.

H. Resolution 17-2022, Authorizing the Issuance and Sale of not to exceed $4,530,000 Note Anticipation Notes, Series 2022D.

I. Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services.

J. Award Contract to Wolf Paving in the amount not to exceed $1,468,927.40 for the 2022 Road Improvement Project.

K. Award Contract to Wil-surge Electric, Inc in the amount not to exceed $298,874.34 for the Mequon Road Street Lighting Project.

L. Authorization to obtain an appraisal in contemplation of the purchase of N116W15843 Main Street and W157N11593 Fond du Lac Ave.

XI. ADJOURNMENT:

The next regular meeting of the Village Board will be on Monday, April 18, 2022, at 7:00 p.m.

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

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
MARCH 21, 2022

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

ROLL CALL: Present: President Wolter, Trustees Baum, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Trustee Hudson Absent Excused. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Retzlaff, Director Ratayczak, Director Smith, Superintendent Zimmerman, Manager Hirn, and Manager Uselding.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:
No Report.

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

The next Independence Day meeting will be on Tuesday, March 29 at 6 pm.

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

Melanie Smythe, Germantown Resident, came to the podium. She commented on the 2050 Planning Process and the interruption by COVID 19 and loss of momentum. Ms. Smythe commented on her review of the surveys, proposal plan, the need for more rural preservation area. Ms. Smythe commented to rethink and regroup the planning. Ms. Smythe commented on the cluster of growth and the sewer lines for these areas. She questioned what the goals are and additional community engagement.

CONSENT AGENDA:

A. Approval of Minutes March 7, 2022 Meeting.
B. Accounts payable/payroll:

1.	March 4, 2022	Accounts Payable	$	269,213.69
2.	March 11, 2022	Accounts Payable	$	228,239.70
3.	March 15, 2022	Payroll	$	251,310.66

The following items were forwarded from the **Public Safety Committee** with a unanimous recommendation:

C. Fire Department – Purchase of SCBA's (Self Contained Breathing Apparatus), from Five Alarm Fire and Safety not to exceed $270,300.

Motion (Baum/Neureuther) Consent agenda items, A-C. Roll Call Vote carried unanimously.

UNFINISHED BUSINESS:

A. Department of Public Works Building Tax Increment District (TID) Feasibility Study.

Administrator Kreklow introduced the item and presented history. The previous analysis came back with a negative response of the expenses for the development and public works facility. This option reduces the size of the land purchase. Moving the site closer to Donges Bay reduces the length of the sewer / water and roads. The developer would grade the Krause site.

Jonathon Schatz from Ehlers came to the podium. He reviewed the TID 9 and DPW facility. The non-DPW portion will be paid back from the Tax Increment District. This is an industrial development. 30 acres are designated to the DPW Site and the remaining 37 acres are designated for the TID. The project list and updated costs were reviewed. The development projections were reviewed.

The bonds were reviewed. Bond of just over 4.5 Million to cover the site improvements but not the grading. Bond of 3.1 Million to finance the land acquisition. The cash flow projections were reviewed.

Discussion ensued of the process, timing, issuance of debt, purchase of properties, and creation of TID.

Discussion ensued of properties, grading, development. Discussion ensued of the TID offsetting the infrastructure costs of the DPW building including the water / sewer and roads.

Discussion ensued of the properties. The Krause property will need to be developed. The TID is offsetting the public improvements and site costs. The Village would not hold the parcel but the sale would be a pass through. The purchase would be assigned and the developer may come to the Village for a TID.

Discussion ensued of a development agreement to include guarantees of payment.

Discussion ensued of development timing.

Discussion ensued of the purchase of a TID. The TID will offset the infrastructure costs of the DPW building including the water / sewer and roads.

Motion (Baum/R. Miller) to approve to continue with the Department of Public Works Building Tax Increment District (TID) Feasibility Study. Roll Call Vote Carried. J. Miller voted no.

PUBLIC HEARING:

A. Katelyn LeTourneau & Kevin Schodron, N120W15515 Freistadt Road, Tax Key GTNV 232-991; Historic Designation Pursuant to Section 26.06 of the Germantown Municipal Code.

Director Retzlaff reported on the Historic Designation Zoning Request. The application process was reviewed. The site was shown. The historic preservation and plan commission

have both approved the historic designation for the property N120W15515 Freistadt Road, Tax Key GTNV 232-991;

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 7:50 p.m. No one came forward. The public hearing was closed at 7:51 p.m.

NEW BUSINESS:

A. Ordinance 03-2022, Amend the Official Zoning Map and Zoning Code and Adopt Historic Structure Designation, for the Buildings located at N120 W15515 Freistadt Road, Katelyn LeTourneau and Kevin Schodron.

Motion (Myers/Baum) to approve Ordinance 03-2022, Amend the Official Zoning Map and Zoning Code and Adopt Historic Structure Designation, for the Buildings located at N120 W15515 Freistadt Road, Katelyn LeTourneau and Kevin Schodron. The property is historical to 1858 and purchased in 1845. Motion carried unanimously.

B. Ordinance 04-2022, Repealing and Amending Chapter 13.37 relating to Wastewater Measurement and Sampling – elimination of the Summer Sewer Credit for the Second Quarter Billing and change to Third Quarter Summer Sewer Credit Calculation.

Superintendent Zimmerman came to the podium. The current financial system crashed on the summer sewer credit. This is for quarter three only and recalculate based on the use of 11,000 gallons as based on the billing from MMSD. Private wells are not eligible.

This is ending for quarter 2, with the basis of 11,000. The data did not support the use for the 2nd quarter credit. This would affect those that irrigate in April, May, and June. If there is a user for the irrigation they could see an increase.

MOTION (Myers/Baum) to approve Ordinance 04-2022, Repealing and Amending Chapter 13.37 relating to Wastewater Measurement and Sampling – elimination of the Summer Sewer Credit for the Second Quarter Billing and change to Third Quarter Summer Sewer Credit Calculation. Roll Call Vote Carried Unanimously.

B. Century Lane Assessment for Right-of-Way Acquisition in an amount not to exceed $9,000

Motion (Pieper/Baum) to approve Century Lane Assessment for Right-of-Way Acquisition in an amount not to exceed $9,000. Discussion ensued of the land acquisition as needed for the road rRoll Call Vote Carried unanimously.

A. Presentation on Potential Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services.

The Village Attorney Sajdak gave history and background to the item. Richfield requested the Village supply water and sewer to their Northwest Corridor. A map of the area was shown and reviewed. There is a memorandum of understanding in place for the item. A traffic study was done. The water tower was installed at a higher height.

The continental divide makes this process a little bit more difficult. MMSD has a role in a potential service area. The Cedar Creek water shed was included and shown. The Village of Richfield will need to have code changes. Sewer and Water would run through the area which could potentially add development. Most of the corridor would be served. Germantown would pay to upsize the pipe for Village of Germantown development. Potential developers were reported on, such as Hillman.

The development would pay the Village of Germantown impact fees, inspection fees. The Village of Richfield would contribute $50,000 to an Escrow account to be set aside for well remediate fund to address any excessive drawdown issues within ½ a mile of well #8. This would be in place for the life of the TID. The funds are to be used at Germantown's discretion. Right of way acquisition costs would be split 50/50.

Director Ratayczak came to the podium and reported on details of the gravity sewer area and the water service. Village wells were reported on and graphs of five private wells were reported on. The future frontage road was shown. Traffic study was completed and the costs were shared with the Village of Germantown, Village of Richfield, Private Land Owner, and Washington County.

Director Retzlaff came to the podium and reported on the boundary and the areas that Richfield has projected future development. He pointed out that there are two revisions, commercial area along Hwy 167 and the residential area that wants to prohibit future development. The maximum amount of capacities were reviewed. The sewer service areas were shown. The sewer capacity and the size of the pipe were reviewed. The sewer flows have been rerouted. The amount of development as projected, there is enough capacity to accommodate the Village of Germantown as well has the proposed area.

Administrator Kreklow reported on the financial overview. The Richfield would pay the Village of Germantown Sewer Rates plus 20% premium above the Village rates. Discussion ensued of the infrastructure. The rates are to include a component for infrastructure replacement such as lift stations. The PSC would set the water rates. The additional customers would stabilize the Village Utility. Administrator Kreklow reported on the Sewer / Water Utilities as enterprise funds and not funded through tax dollars. The Village of Germantown would not pay to extend the Water / Sewer.
The Village of Richfield is paying for the extension to the Friestadt Road.

The County has allocated $10 Million from their ARPA funds for Next Generation Housing. Friestadt area was included in this development. There would be economic development of the spillover.

The Village of Richfield is paying to extend the Water / Sewer. There would be not be an impact on tax level for the extension.

The type of agreement would create a foundation for additional services. There will be a public listening session on March 30th at 6 p.m. The item will be on the April 4th agenda for action.

The Village of Richfield Administrator and trustees were in attendance.
The cost for the Village of Jackson to provide Water / Sewer service was quoted at $9.87 Million.

The Village of Richfield would pay the cost to prepare the infrastructure of water / sewer which is projected to be 9 Million.

Discussion ensued of the escrow account and if it is sufficient. Discussion ensued that Richfield would create the TID. The cost of the monitoring and maintaining are included in the rates. During construction there are contracted engineers to cover project inspections.

The developer is Hillwood. We do not have additional developer details at this time. Discussion ensued of the possible upcoming development.

Discussion ensued of past history of the Village Water / Sewer and past requests.

Discussion ensued of the presentation as prepared and presented and to email Administrator Kreklow with suggestions to the presentation.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:05 p.m.

The next regular meeting of the Village Board will be on Monday, April 4, 2022, at 7:00 p.m. There will be special meeting on March 30 at 6:00 p.m.

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

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
March 30, 2022

CALL TO ORDER: The meeting was called to order at 6:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, J. Miller, R. Miller (6:10 p.m.), Myers (6:45 pm), Pieper, and Neureuther. Trustee Kaminski Absent Excused. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Ratayczak, Superintendent Zimmerman and Superintendent Haugen.

PLEDGE OF ALLEGIANCE:

INFORMATIONAL PRESENTATION OF THE VILLAGE OF GERMANTOWN PROVIDING SEWER AND WATER TO THE VILLAGE OF RICHFIELD'S NORTHEAST CORRIDOR AND INTERGOVERNMENTAL AGREEMENT.

Attorney Sajdak gave background of the item and reviewed the service map.
The background included a traffic analysis and a memorandum of understanding representing the increase of the Rockfield Water Tower. The cost of the increase of height was split between the Village of Germantown, Village of Richfield, and Washington County.

A map of the Village of Richfield Northeast Corridor was shown with preliminary plans.

The service expansion further is unlikely due to the subcontinental divide, MMSD agreements, and the Richfield Code (40-10B.)

The Freistadt District map was shown and as part of the proposals there is anticipation that the lines would shift as a frontage roads.

Attorney Sajdak reported on the terms of the proposed Intergovernmental Agreement.

The Village of Germantown would provide service to the Northeast Corridor, Pay the material costs to upsize the pipe and acquisition costs for the right of way, the Village of Germantown would own and operate the system.

The Village of Richfield would create a TID to pay for the infrastructure. They would pay costs associated with installation and assist with the collection of charges as necessary.

The initial service would be for the TID area, currently proposals include the Hillwood. Additional uses or changes would be reasonably approved by the Village of Germantown.

The development would pay for the water and sewer impact fees, connection fees, and Village of Germantown Inspection Fees.

A $50,000 private well escrow would be set up for the life of the TID.

Specific Sewer Service Terms were reviewed including maximum flow of .7 MGD, Richfield customers would pay 120% of the rate.

The water service would be a looped connection from Rockfield through service area than sewer through Freistadt District. Maximum Flow is set at 1.10 MGD, Richfield customers pay 100% of the rate as set by the PSC.

Director Ratayczak came to the podium. He reported on the additional history of TID #8. The sanitary sewer map was shown. The depth of the sanitary sewer, topography of the land was shown. The water zoned area map was shown. The proposed water area was shown.

The definitions of a shallow well and deep well were pointed out and discussed.
Wells 2, 5, and 7 are considered shallow wells.

During the construction of well 12, five private wells were monitored.

The future proposed frontage road map was shown. The frontage would continue from the storage on Holy Hill Road.

The traffic study was performed to analyze future traffic needs. The study was paid for by the Village of Germantown, the Village of Richfield, Washington County, and a private land owner.

Attorney Sajdak reported on development impacts. The Northeast Corridor of proposed development was shown including the business park, single family, mixed residential, park and interchange commercial.

The development potential was reviewed showing the developable acres and projected sanitary demands.

The 2020 land use plan map was shown and reviewed. The area that the new water tower can serve was shown. The proposed 2050 land use plan map was shown.

The 2050 Proposed Plan of Holy Hill & Freistadt District map was shown.

Adopting the intergovernmental agreement does not tie the Village to this plan; the 2050 plan is the worse case scenario for capacity.

Administrator Kreklow gave a financial overview showing the water and sewer rates and finances. The Village of Richfield would pay the sewer rate plus an additional 20% premium. Rate for the Village of Richfield customers will be set by the Public Service Commission.
Increasing the customer base will assist to stabilize the utility revenues. There would be a benefit by increasing the customer base as the overhead costs would be shared with Richfield.

Potential revenue scenarios were reviewed, in both half and full capacity.

The connection fees / impact fees would be paid by the user to the Village of Germantown.

Impacts on the Village of Germantown road program and additional capital projects were reviewed. The Village of Richfield will pay all costs to extend the service to Richfield. The agreement would not impact on the Germantown's road replacement or other capital projects.

Richfield will pay the cost to extend water and sewer infrastructure through the Freistadt District. The preliminary cost is $7 to $9 million. The Village of Germantown is responsible for upsizing the pipes.

The Village of Richfield will pay 100% of the operating costs. No direct impact on the Village of Germantown general fund or services. Spillover business was pointed out.

The well remediation fund escrow fund was pointed out. Richfield to contribute $50,000 to a well remediate fund to address excessive drawdown issues within ½ a mile of well 8. The fund would be available until the close of the TID.

Trustee Myers Arrived 6:45 p.m.

CITIZEN INPUT/PUBLIC APPEARANCE
VILLAGE BOARDS TO RECEIVE INFORMATION AND COMMENTS FROM THE PUBLIC. NO FORMAL ACTION TO BE TAKEN. LISTENING SESSION ONLY:

The Village President opened the meeting for public comment.

Judy Kautz of Meadow Lark Lane came to the podium. She commented on concern for area and private wells in the area. She commented on a meeting from 2018. She had previously discussed with Director Ratayczak and found that it well was drilled into the dolomite aquifer. She commented on blasting. She commented on the testing and the five wells that were monitored and confirmed with the DNR. She researched with the DNR.

Director Ratayczak reported that an agreement is needed with the Village of Richfield in order to go forward. Ms. Kautz reported that in her conversation with MMSD, they reported to that no one there has seen any plans from the Village of Germantown.

Director Ratayczak reported that the Village of Richfield has contacted with MMSD for a superficial information last year. Administrator Kreklow reported that there have been discussions with MMSD in regard to the item.

The Village of Richfield monitors the private wells. She commented on a community with a well that was dug deeper. Would the Village of Germantown monitor private wells?

She is concerned of the wells being drawn down.

The PSC reports emphasized that each category of users are paying their fair share.
If you increase the number of users, there are more users to pay infrastructure costs.

She questioned the $50,000 escrow as a drop in the bucket and the ½ mile radius needs to be increased due to the same dolomite. The amount of money needs to be ten times that.

She does not agree with providing services to Richfield.

Melanie Smythe of Cedar Lane came to the podium.

She questioned how the revenue would be used. Administrator Kreklow reported that the dollars would be used for the water / sewer utility and for infrastructure. Administrator reported on the capital infrastructure and operating items that would need to be maintained.
Discussion ensued that the budget shows the items.

She questioned on the cost to upsize the pipe. Currently there is no pipe increase required.

Discussion ensued of the Hillwood development or distribution center. The agreement limits were pointed out.

She pointed out that there could be a future second tower or future additional development.

She questioned how the Village of Richfield has communicated with the Village of Richfield residents.

This is the second meeting.

The Village of Richfield President reported that they have put this information in their newsletter. The cost for the Village of Richfield to have their own system, was between $40 – 50 Million dollars several years ago.

Ms. Smythe spoke against the item as there is too much rapid growth. People live here because it is owner occupied property, very laid back people that enjoy their surroundings.

She spoke that the development is out of place. Tenants do not care and there is a difference.

The terms presented are vague and speculation and there needs to be more detail. She objects that only nine people decide for 20,000 people.

The Village of Richfield does not need a referendum to serve the Northeast Corridor. The highway is a valley and sound will carry. There will be lighting.

She commented that spill over business is wishful thinking.

We do not have the 2050 plan in place and water extension should be part of the plan. This is the cart before the horse and we need a plan. She wants a no vote and to put a moratorium on discussions with developers until the 2050 plan is in place. She wants a newsletter and the website fixed. The links are wrong and there are issues with the website. There needs to be a communication plan or a series of emails. Deploy a one-time notice in the utility bill for an important meeting. There needs to be at least three times of notices to Village residents. She wants a summary of the $90,000 spent on the item.

Katie Kautz Meadowlark Lane. She commented / questioned Why is Richfield's water problem our problem? Is the shallow well sustainable or will it be a problem in 10 years?

Director Ratatyck reported that the well is sustainable.
The other two wells have been on it since 1987 and 1994. Gehls is also in that aquafer.

The DNR Permit allows the capacity of the well is 800 gallons per minute, for a maximum of 14.5 hours per day. The modeling was based on the 2050 plan with total build out.

The good planning / good water operations would not bump to the capacity limit but add another well for capacity. The entire system of the Village is interconnected.

Is Germantown willing to put any funding for the private wells. Ms. Kautz gave rough estimates for replacements. Attorney Sajdak commented that the Village would not put any money for the replacement of the wells as this is an elected body.

President Wolter reported on the wells in place as the development in Holy Hill. The well is there for our own capacity. The capacity as required by the DNR. Information today shows that this will not impact the private wells.

Katy Kautz pointed out and read letter G. Private Well Escrow. She pointed out that her subdivision is out of the ½ mile radius. She questioned, after the escrow is exhausted. She suggested to dig the well deeper. President Wolter reported that an alternative is to get water from Milwaukee.

She questioned if traffic studies had been done for the on and off ramp?

Administrator Kreklow reported that there had been a traffic study and the DOT is looking to change the ramps and improve the interchange. This enhancement is beyond this development.
There has been discussion of on and off ramps at Freistadt Road.

Katy Kautz questioned the process to prove a private well or pump burn out that it was caused by the well. Attorney Sajdak reported that there is no proof element and there be policies. Administrator Kreklow reported that this may need to go through the proper staff and committee.

She requested the Board to protect residents and increase the escrow and recommend extending the area to more than ½ mile radius.

Scott Heffley came to the podium. He commented on the financial projections with concern. He commented Richfield is going through the growing pains of the 80s and 90s. He reported on the history of the Village growth. He commented that if Germantown gives them the water, this is just the beginning. More research is needed and actual numbers are needed. Germantown handles the billing and who pays for that. Germantown owns and maintains the sewer lines. If there is a problem it falls on Germantown. He commented on the contingency and taxes. The taxes are going up because they are growing and need stuff.

Fritz Gierach of Holy Hill Road came to the podium. He spoke of the Village of Germantown history. He commented that the sewer line from the Northwest of the Village to MMSD does have a capacity limit. Will the Village of Richfield be allowed to extend an additional line and will MMSD allow that.

Germantown is responsible for the maintenance, the rates for sewer are 20% higher for Village of Richfield customers. Each would pay proportionally. The additional lines would be very costly. The contract should be spelled out that the Village of Richfield should pay their fair share for the line that is in place.

Brian Depies, Ridgewood Lane came to the podium. He thanked the Village for the listening sessions. This board needs to understand regional corporation. He commented on the dollars. Studies are being paid for. Finances do matter and we are the cheapest alternative for the Village of Richfield. He mentioned the Town of Yorkville by Fox Conn. He commented to continue to move to work with Richfield.

Mark Weir from Hubertus came to the podium. He complemented the Village Board and Plan Commission as the development offsets the taxes. He commented that the spill over, they do a lot of shopping. He commented this is good for economic development.

Jeff Braun of Cedar Lane in Germantown. He commented that water and land is a resource. Discussion of giving to Richfield. He questioned the quantified numbers and 20% is nothing for the risk. The development growth has been quite good. He commented that we are giving Richfiled the resources to compete with our community.

John Joestgen of David Frank commented this is adjacent to his property and questioned the path needed? Or would it be more like 20-30 feet. How is the land being acquired or paid for. He plants trees on the property. How would the compensation be on something not harvestable.

Director Ratayczak reported that the path is 20-30 feet for a utility easement. Look at 100-120 foot wide right of way. Usually require a 30 foot right of way.

Attorney Sajdak commented that the process of imminent domain could be used. The funds would be deposited with the circuit court in the worst case scenario.

The Village President reported that the path is undecided.

ADJOURNMENT.
ADJOURNMENT: There being no further business, the meeting adjourned at 8:25 p.m.

The next regular meeting of the Village Board will be on Monday, April 4, 2022, at 7:00 p.m.

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

03/16/2022

TO: GENERAL GOVERNMENT AND FINANCE COMMITTEE

FROM: CHIEF MIKE SNOW

SUBJECT: COMMUNICATION OFFICER WAGES

CC:

I am requesting that Germantown Communications Officers be placed in position 2 of the 2022 Pay Rate Chart. We had been using a seven-step wage scale from a contract when the communications officers were represented. This scale has a starting rate of $19.87 per hour.

At that rate it is difficult to compete with surrounding agencies, some of which are offering starting wages of $25 per hour. The Pay Rate allows us some flexibility when addressing some of the current challenges and allows us to account for experience and other qualifications.

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: April 4, 2022

AGENDA ITEM: New Business [ORDINANCE & RESOLUTION]

ITEM TITLE: Frank Dekan, agent for Zilber Property Group and ZPG Development LLC, property owner of W210N12975 Gateway Crossing, is requesting approval to expand the Germantown Corporate Park Planned Development District (M-1/PDD) and amend the Conditions & Restrictions Resolution

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

SUMMARY EXPLANATION:
The Zilber Property Group is requesting approval to expand the Germantown Corporate Park Planned Development District (M-1/PDD) and amend the conditions & restrictions to include the 55.9-acre parcel west of Gateway Crossing. For the same reasons the original PDD was created, development on Lot 4 is expected to include three industrial buildings constructed in a “back-to-back” manner with a common driveway and paved truck court in between. The restrictions in the PDD only modify the parking lot setback from 10 to 0 feet to accommodate the shared parking areas that straddle the common property lines between the buildings. No other M-1 District regulations or restrictions are affected.

PLAN COMMISSION RECOMMENDATION:
APPROVE the PDD amendment to add 55.9 acres (Lot 4 of CSM #6898) to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) located at Gateway Crossing subject to the following condition:

1. Add the 55.9 acres of land in Lot 4 of CSM #6898 to the overall boundary of the PDD; and
2. Revise the language in Section 4 of the conditions & restrictions resolution for the PDD (Resolution No. 06-2020) to reduce the building and parking setback requirements to allow shared parking facilities to straddle common property lines between buildings.

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

ORDINANCE NO. 5-2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE
("Germantown Gateway Corporate Park Planned Development District"
ZPG Development LLC, Property Owner)

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

SECTION 1. That the official Zoning Map of the Village of Germantown is amended by rezoning from the M-1: Limited Industrial District to the "Germantown Gateway Corporate Park District" Planned Development District (M-1/PDD) for the following described property:

Tax Parcels: GTNV 073-987; W210 N12975 Gateway Crossing

Legal Description: Lot Four (4) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573. Containing 55.9 Acres.

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

RESOLUTION NO. 13-2022

AMENDING RESOLUTION 6-2020 THAT ESTABLISHED CONDITIONS AND RESTRICTIONS FOR THE GERMANTOWN GATEWAY CORPORATE PARK PLANNED DEVELOPMENT DISTRICT

WHEREAS, Frank Dekan, agent for Zilber Property Group and TI Investors of Germantown II LLC, property owner, was granted approval in 2020 to create a 33.07-acre M-1: Limited Industrial Planned Development District (M-1/PDD) to be known as the "Germantown Gateway Corporate Park Planned Development District" located in the Village of Germantown as generally described in Exhibit A attached hereto; and

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

WHEREAS, Frank Dekan, agent for Zilber Property Group and ZPG Development LLC, property owner, has applied for an amendment to expand the Germantown Gateway Corporate Park Planned Development District to include an additional 55.9 acres of land generally described in Exhibit B attached hereto; and

WHEREAS, the Village of Germantown Plan Commission on March 14, 2022, reviewed the proposed expansion of the Germantown Gateway Corporate Park Planned Development District and forwarded a positive recommendation to expand said District; and

NOW, THEREFORE BE IT RESOLVED that the Village Bard of the Village of Germantown hereby adopts the following amendments to the list of specific conditions and restrictions established in Resolution No. 6-2020 that shall apply to all development on and the use of property within the PDD:

1. **PURPOSE AND INTENT.** The Germantown Gateway Corporate Park District is intended to facilitate the division of a single 33.07 acre parcel containing two multi-tenant industrial buildings into two separate parcels (Zilber Building #2 & Zilber Building #3). Further, it is intended to facilitate the division and development of all ~~the continued use of~~ land within the District be consistent with the M-1: Limited Industrial Zoning District requirements, allowances and restrictions, as well as, ensure said development is compatible with adjacent and surrounding properties to further and enhance the economic stability and quality of life in the Village of Germantown.

2. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B) for the Germantown Gateway Corporate Park District establishes the basic parameters for all existing and future development within the District, including the approximate size and orientation of buildings. While future development within the District shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.

3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) for any building construction over 5,000 sqft in gross floor area consistent with the requirements of Sections 17.43 and 17.27(5) through (7) of the Zoning Code. Building construction up to 5,000 sqft in area may be approved as a "minor" improvement requiring Zoning Permit approval by the Zoning Administrator pursuant to Section 17.43(9) of the Zoning Code.

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

    a. The minimum parking lot setback along the common property line between ~~the Zilber 2 & Zilber 3~~ industrial buildings shall be 0 feet to accommodate parking areas to straddle common property lines; the minimum 10 setback requirement under Section 17.45 shall not apply.
    b. The flexibility provided under 4.a. above is intended to accommodate the eventual division of land for the remaining industrial buildings into separate parcels if necessary, and, to provide greater setback between the industrial building(s) adjacent to Rockfield Road and the Rockfield Road right-of-way so that adequate buffering from the land uses to the north can be provided in the form of berming, landscaping and distance separation along Rockfield Road.

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

Introduced by: _____

Adopted: _____, 2022

Vote: Ayes: ___ Nays: ___

_____
Dean Wolter, Village President

ATTEST:

_____
_____, Village Clerk

EXHIBIT A

Germantown Gateway Corporate Park District (M-1/PDD)
Original Boundary Legal Description

Lot Three (3) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573. 33.072 Acres

Tax Parcel: GTNV 073-986
Property Address: W210 N12805 & W210 N12855 Gateway Crossing

EXHIBIT B

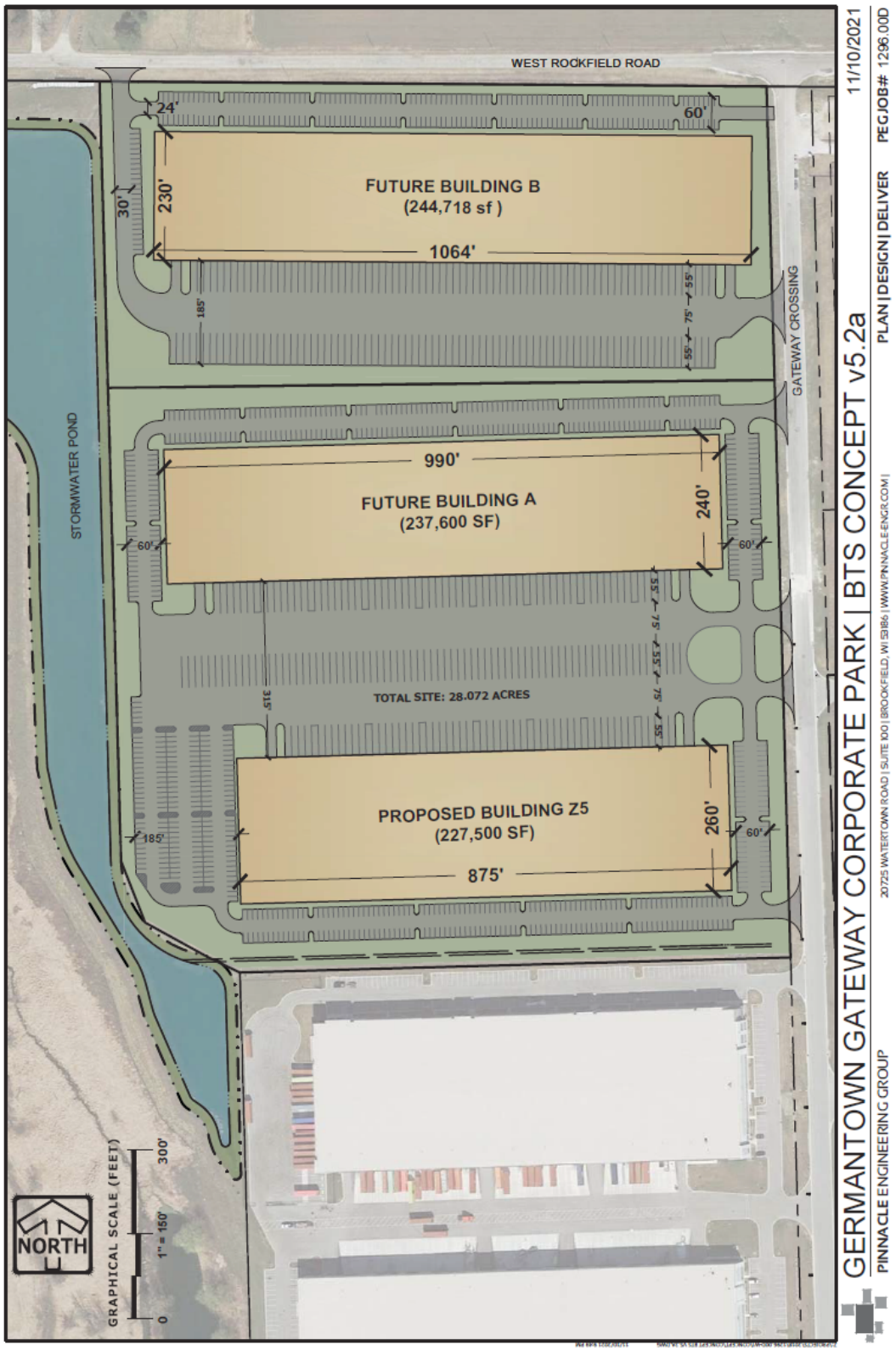
Germantown Gateway Corporate Park District (M-1/PDD)
Expansion Area Legal Description

Lot Four ($) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573. 55.9 Acres

Tax Parcel: GTNV 073-987
Property Address: W210 N12975 Gateway Crossing

EXHIBIT C

Germantown Gateway Corporate Park District (M-1/PDD)
Expansion Area General Development Plan



PLAN COMMISSION MINUTES
March 14, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Commissioners Peter Nilles, Bill Shadid, Bob Williams and Tony Laszewski were in attendance. Commissioner Matt Kimmler arrived at 6:34 and Trustee Representative David Baum 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 Shadid second Nilles to Approve the Minutes from February 14, 2022.
MOTION carried unanimously.

Zilber Property Group - Lot 4 of CSM 6898, 55.9 acre parcel on Gateway Crossing. Request for approval of an amendment to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) to add 55.9 acres to the Germantown Gateway Corporate Park PDD and approval of site development and building plans for a 233,327 sqft industrial building (Zilber 5). Director Retzlaff summarized the proposal.

Public Hearing opened: 6:40 pm
Public Hearing closed: 6:41 pm

MOTION Shadid second Laszewski to Approve the PDD amendment to add 55.9 acres (Lot 4 of CSM #6898) to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) located at Gateway Crossing subject to the following condition:

1. ***Add the 55.9 acres of land in Lot 4 of CSM #6898 to the overall boundary of the PDD; and***
2. ***Revise the language in Section 4 of the conditions & restrictions resolution for the PDD (Resolution No. 06-2020) to reduce the building and parking setback requirements to allow shared parking facilities to straddle common property lines between buildings.***

MOTION carried unanimously.

MOTION Shadid second Nilles to Approve the site development and building plans for the Zilber 5 233,327 sqft industrial building in the Gateway Corporate Park subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
    a. ***"Onsite Civil Engineering and Infrastructure Plans for the Zilber Industrial 5 at Germantown Corporate Park" dated February 4, 2022;***
    b. ***Architectural plans labeled "Zilber Industrial 5" dated February 4, 2022;***
    c. ***Exterior lighting plans dated December 28, 2021***
2. ***All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the***

Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

3. ***All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
4. ***All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of a building permit for the Zilber 5 building (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):***
    a. ***January 17, 2022, memo from Public Works Director, Larry Ratayczak***
5. ***State approved plans and a $20,000 occupancy bond are required by Inspection services as part of the building permit application.***
6. ***The Developer and/or building owner shall provide a detailed plan or set of specifications for the type, i.e. design, materials, color, etc. of roof-mounted mechanical screening that will be installed if screening is required at the time one or more tenants apply for building permits and occupancy from the Village. Said specifications shall be submitted to the Village Planner for review and approval prior to issuance of an occupancy permit for any tenant in the Zilber 5 building. As indicated on the building plan set (Sheet A102), if any roof-top HVAC or other mechanical unit is installed closer than 14 feet to a parapet wall or is larger or taller than an 8' tall unit analyzed in the plan set, screening of such unit shall be required.***

Discussion followed. Commissioner Laszewski questioned if anything had changed with regard to lighting for this building given the previous feedback for other buildings in the area. Director Retzlaff stated nothing is different on this building compared to Zilber 2,3 or 4. He said lighting is a concern for the area and we will hold to our guidelines to make sure the lighting is consistent. Commissioner Kimmler commented it is the lighting on the buildings that makes it more noticeable and seen from far away. He added it would be better to light the ground and not light the buildings as development progresses further east down Goldendale Road. Director Retzlaff agreed to work on a plan for lighting and how we can accommodate safety as well as address the resident's concerns. Commissioner Kimmler asked if high mounted wall lights that illuminate the building could be eliminated as we move further north.

MOTION carried unanimously.

Colgate Gas, applicant and property owner of W220 N9626 Amy Belle Road and N96 W21962 County Line Road. The request is for approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey Map and a site plan to relocate the common property line to include the detached building with the gas station property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:00 pm.

- Jane Kyle, W220 N9706 Amy Belle Road, asked how the gas station would get to the storage building because the driveway is the same as the house property.

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT & SITE PLAN APPLICATION

3/14/22 Plan Commission Meeting

Zilber Property Group / Germantown Gateway Corporate Park

Village Planner Report **Germantown, Wisconsin**

Summary

Frank Dekan, agent for Zilber Property Group and ZPG Development, LLC, property owner, is requesting approval of an amendment to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) to add 55.9 acres to the Germantown Gateway Corporate Park PDD, and approval of site development and building plans for a 233,327 sqft industrial building (Zilber 5).

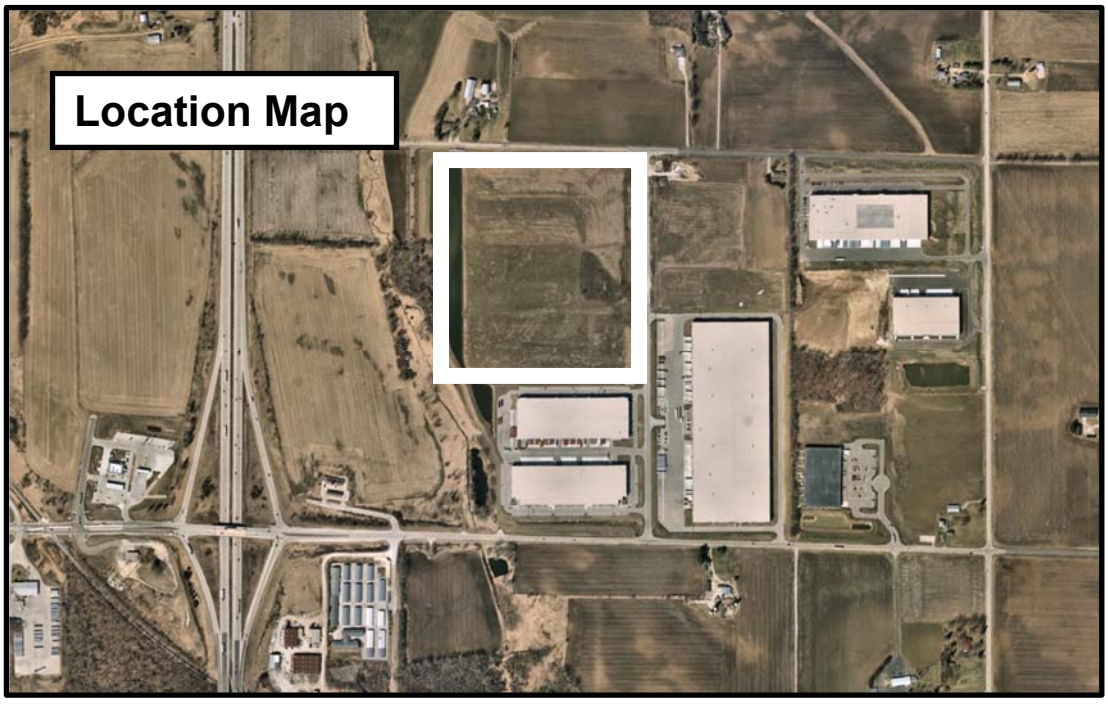
Location: W210 N12975 Gateway Crossing

Applicant/
Property Owner: Frank Dekan
Zilber Property Group
710 N. Plankinton Ave
Milwaukee, WI

ZPG Development LLC
710 N. Plankinton Ave
Milwaukee, WI

Current Zoning: M-1: Limited Industrial/PDD

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Industrial	M-1
East	Industrial	M-1
West	Agricultural	M-1



Background

Frank Dekan, agent for Zilber Property Group and ZPG Development, LLC, property owner, is requesting approval of an amendment to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) to add 55.9 acres to the Germantown Gateway Corporate Park PDD, and, approval of site development and building plans for a 233,327 sqft industrial building (Zilber 5).

In April 2019, the Village approved development plans for a portion of the Germantown Gateway Corporate Park located west of Gateway Crossing (across from the Briggs & Stratton building). Site development & building plans were approved for two (2) multi-tenant industrial buildings known as Zilber 2 (198,766 sqft) and Zilber 3 (204,373 sqft) on the 33.07-acre parcel adjacent to Holy Hill Road at Gateway Crossing.

At this time, the Zilber Property Group is requesting approval to expand the Germantown Gateway Corporate Park PDD to include the remaining 55.9 acres of the north to Rockfield Road and west of Gateway Crossing (all of Lot 4 in CSM #6898). Doing so will allow greater flexibility with building setback requirements affecting the Zilber 5 building and future buildings constructed within the remaining area (see full buildout concept plan). The proposed PDD amendment contains two components:

1. Expand the boundary to include an additional 55.9 acres (all of Lot 4 in CSM #6898); and
2. Revised the language in Section 4 of the conditions & restrictions resolution for the PDD (Resolution No. 06-2020) in reduce the building setbacks between buildings to 0 feet to accommodate a shared parking area (the same as what applies to the Zilber 2 & Zilber 3 buildings).

Industrial Building #5

As detailed in the plans, development of the 233,327sqft “Zilber 5” will have the following characteristics:

Site Improvements:

- Two (2) access driveways onto Gateway Crossing (one main access driveway for employees and visitors on the south side of the lot and another access for trucks on the north side of the proposed building);
- On-site sanitary sewer and water facilities with connections to the public utilities being extended to the site and installed in the Gateway Crossing public right-of-way;
- Install on-site storm sewer, drain tile, ditches and swales with connections to the “regional” storm water ponds already constructed on the west side of Zilber 5;
- Parking along the south side of the site with a total of 240 employee/visitor parking stalls (9’x20’)
- Truck parking along the north side of the site with 79 truck/trailer stalls (12’x55’) and 58 total dock bays to the building (26 installed w/ 32 future).
- Perimeter plantings on all four sides of the property, building foundation landscaping along the west, and north sides of the building; street trees along Gateway Crossing

Building Improvements:

- 233,327 total square foot industrial building
- 14’ wide x 32’ clear height painted and insulated pre-cast concrete wall panels with multiple reveals, painted white to gray and warm accent colors and stepped elevation to create shadow lines and reduce scale;

- Aluminum storefront window systems with clearstory windows

Storm Water Management. A total of 549,964 square feet (12.6 acres) of impervious surfaces are proposed as part of the Zilber 5 site development or 22.6% of the total 55.9-acre site leaving 77.4% in open/green space. All on-site storm sewer, roof drains, ditches and swales are provided with connections to the corporate park "regional" storm water ponds constructed on the west side of the Gateway Corporate Park (within Lot 4).

Landscaping & Buffering. A significant amount of landscaping is proposed along the perimeter of the site and foundations of the building. Overall (see Sheet L-1), plantings consist of a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses. (see Sheet L-1 through L-4).

Lighting. Exterior lighting for the site includes:

- 109W LED cut-off style building-mounted fixtures at a height of 35' on all building elevations;
- 72W LED cut-off style pole-mounted fixtures mounted on a 20' pole and 2' base (23' fixture height) along the west and north sides of the truck parking area
- 10W LED Ground-mounted directional spot lighting for the entrance & office areas near the southwest and southeast corners of the building

Signage. There is a placeholder for a monument sign at the southeast corner of the site plan. A sign permit will need to be reviewed and approved by the Plan Commission prior to any sign installation.

Staff Comment

While the Zoning Code allows multiple non-residential buildings to be constructed on a single parcel, there are no provisions in the Code that make it easy to divide a parcel with multiple buildings for purposes such as being able to sell a building and property separately. In 2020 the Village worked with Zilber Property Group to create the Germantown Gateway PDD so that individual buildings could be divided onto separate parcels without violating building and/or parking setback requirements in the underlying M-1: Limited Industrial Zoning District. The PDD amendment simply adds additional land area and provides for future building construction and land division into separate lots as was the case with the Zilber 2 & Zilber 3 development.

No roof-top HVAC units are proposed at this time and the need for and location of HVAC units will be determined at the time each tenant space is built-out. With that said, a sight-line diagram has been prepared that indicates the minimum distance (14 feet) that an RTU would be required to be installed set back from the edge of the parapet wall to not be visible from Gateway Crossing. If RTU's are installed closer than 14 feet to a parapet wall or are larger/taller than analyzed in these plans, then screening will be required.

Fire Department/Police Department
No comment.

Public Works
As a result of Staff's initial review of the site development and building plans submitted for Zilber 5, a number of items/issues that are listed in the January 17, 2022, review memo (attached hereto) has been addressed with supplemental information and revised plan sheets. No additional comments or issues have been identified.

Village Forester
No comment.

Building Inspection Services
State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

VILLAGE STAFF RECOMMENDATION

APPROVE the PDD amendment to add 55.9 acres (Lot 4 of CSM #6898) to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) located at Gateway Crossing subject to the following condition:

1. Add the 55.9 acres of land in Lot 4 of CSM #6898 to the overall boundary of the PDD; and
2. Revise the language in Section 4 of the conditions & restrictions resolution for the PDD (Resolution No. 06-2020) to reduce the building and parking setback requirements to allow shared parking facilities to straddle common property lines between buildings.

APPROVE the site development and building plans for the Zilber 5 233,327 sqft industrial building in the Gateway Corporate Park subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
    a. "Onsite Civil Engineering and Infrastructure Plans for the Zilber Industrial 5 at Germantown Corporate Park" dated February 4, 2022;
    b. Architectural plans labeled "Zilber Industrial 5" dated February 4, 2022;
    c. Exterior lighting plans dated December 28, 2021

2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

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

4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of a building permit for the Zilber 5 building (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):
    a. January 17, 2022, memo from Public Works Director, Larry Ratayczak

5. State approved plans and a $20,000 occupancy bond are required by Inspection services as part of the building permit application.

6. The Developer and/or building owner shall provide a detailed plan or set of specifications for the type, i.e. design, materials, color, etc. of roof-mounted mechanical screening that will be installed if screening is required at the time one or more tenants apply for building permits and occupancy from the Village. Said specifications shall be submitted to the Village Planner for review and approval prior to issuance of an occupancy permit for any tenant in the Zilber 5 building. As indicated on the building plan set (Sheet A102), if any roof-top HVAC or other mechanical unit is installed closer than 14 feet to a parapet wall or is larger or taller than an 8’ tall unit analyzed in the plan set, screening of such unit shall be required.

Village of Germantown ...Willkommen

Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
E-mail: jretzlaff@village.germantown.wi.us

January 24, 2022

Frank Dekan
Zilber Property Group
710 N. Plankinton Ave
Milwaukee, WI 53203

RE: Germantown Gateway Corporate Park; Zilber 5 Site & Building Plans; Staff Review Comments

Mr. Dekan:

Village Staff has reviewed the applications and plans submitted for the proposed Zilber 5 building and site development in the Germantown Gateway Corporate Park and has identified the following outstanding items/issues that need to be addressed before we can schedule the plans for Plan Commission review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. Zilber 2 & 3 were originally constructed on one parcel. In 2020, a Planned Development District (Germantown Gateway Corporate Park PDD) was created as the only alternative under our Zoning Code to divide the Zilber 2 and Zilber 3 buildings onto separate parcels without creating non-conforming parcels. In an effort to avoid going through this process again in the future with Zilber 5 and any subsequent buildings on the remaining portion of the parcel, please submit a plan that shows how future buildings on this parcel will meet all setbacks, width, and coverage requirements in the M-1 Limited Industrial District if this Zilber 5 or any other future buildings need to be divided onto separate parcels (which would require a separate Certified Survey Map (CSM) application). Alternatively, you can choose to apply for an expansion of the Germantown Gateway PDD to include the entire 56-ac parcel upon which Zilber 5 is now proposed. A separate rezoning application would be required and could be processed concurrently with the Site Plan application in March.

   We will be submitting an application for the PDD along with this resubmittal package.

2. Describe in more detail the proposed “Future Parking Storage” area on the west side of the proposed building. Additional landscaping will be required along the west side of said parking area to help screen from the west, similar to what was required for Zilber 3 to the south.

   This area will give us flexibility for future tenant needs and requests. This area has been designed to accommodate either trailer parking or car parking depending on the future tenants needs.

3. Additional landscaping is required along Gateway Crossing, the north property line and along the south property line in lieu of landscaping within the interior parking areas required under Zoning Code 17.43(5)(c) below:

   (c) Parking Lot Landscaping.1.In parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree of a minimum 2-inch caliper, for each 10 spaces, all as shall be submitted and approved as part of the plan provided for herein above. Planting required within the parking lot shall be in addition to, and not in lieu of, other planting requirements, such as for street trees.2.Parking lot street frontage screening and perimeter screening shall be a minimum of 5 feet wide.3.Parking lot landscaping shall be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight lines and distances.4.A mixture of hardy flowering and/or decorative evergreen and deciduous trees which shall be selected by the developer from an approved list of types and species of plantings and trees to be provided by the Village, shall be planted. Evergreens shall be used along the perimeter of the lot for screening from adjacent properties, and the deciduous trees for shade within the lot. Areas between trees shall be mulched or planted with shrubs or ground cover.
   Any landscaped area that will be under the overhang of vehicles shall be mulched or covered with decorative paving material.

   Additional landscaping has been added along all property lines and along Gateway Crossing.

4. A Zoning Permit will be required for a future tenant prior to occupancy. A building permit will be required for interior modifications at the time those details are known.

   Acknowledged

5. Please submit the sight-line diagram mentioned in the note on Sheet A102.
   A 'Sight-Line Section Diagram View from Road' detail drawing (3/A102) has been added to sheet A102. This drawing illustrates the minimum edge distance requirement for roof-top mounted equipment placement so that they are not seen from the road

6. A roof plan sheet is required and needs to show any/all roof-mounted mechanicals (assumed dimensions if no details available). If the future tenant is unknown at this time, please submit a roof plan and sight-line elevation showing the RTU will be screened at the same time the future Zoning Permit is submitted.
   Please see note on roof plan sheet A102. At this time, no roof-top units are being installed and we have provided a sight-line diagram to show that any future roof top units will be far enough from the edge so they cannot be seen from the road. If the units are larger than anticipated or closer to the edge, we will be providing the necessary screening

7. There is no monument sign "placeholder" shown on the Landscape Plan as there has been in the past. Any proposed monument sign or other proposed signage must meet the requirements of Chapter 17.46 and requires Plan Commission review and approval through a sign permit application.
   A monument sign place holder has been added to the plans.

8. While it may not come into play for Zilber 5, please begin planning for an extra-wide landscape buffer along Rockfield Road with the development of Zilber 7. The buffer required will be similar to or the same as that required of Illing Company to the east (Rockfield Road and Goldendale Road)
   Acknowledged

Village Arborist

9. Recommendation to approve proposed landscape plan.

Fire Department

10. No comment.

Public Works/Village Engineer

11. Comments from the Director of Public Works regarding the site plan are contained in a separate review memo dated January 17, 2022 (copy attached).
    Understood.

12. The sampling manhole shall be located to downstream of the bends in the lateral.
    See response to Comment 1 under the Wastewater Comments.

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Emily Zandt

Emily Zandt, AICP
Associate Planner

Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : January 17, 2022

Re : Zilber – Building #5

Items Reviewed:

1. Civil Plan Set Dated: 01-06-22

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
   A written response letter is included in this submittal.

2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
   Understood,

3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
   A WRAPP/NOI will be applied for and submitted to the Village upon approval.

4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
   A DSPS review will be requested, and a copy of the approval will be submitted to the Village.

5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
   A record drawing survey will be submitted once construction is completed.

6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
   The plans have been stamped by a professional engineer on sheet C-1.

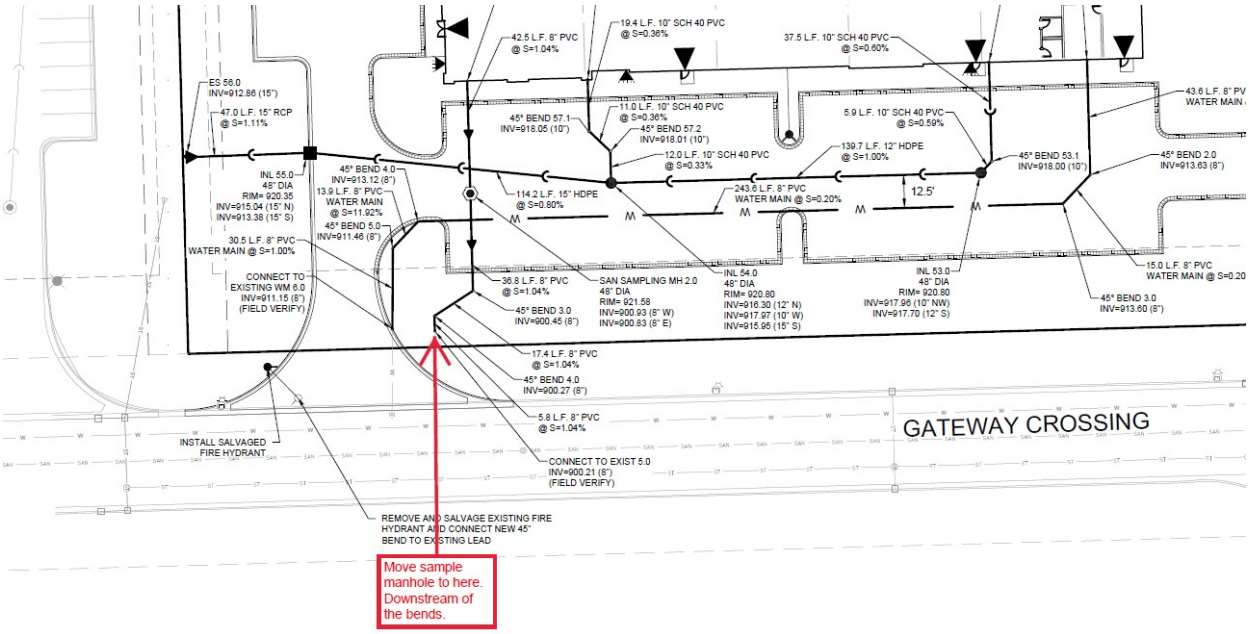
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
   Utility and any required work within ROW permits will be applied for by the contractor.

8. Please provide a stormwater management summary letter including updated drainage maps that show this development along with a simple letter summary of what was included in the approved stormwater management plan and how this proposed development compares to it
A stormwater memo summarizing the proposed buildings and comparison to the approved stormwater management plans included with this submittal.

9. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Wastewater Comments:

1. Please re-locate the sampling manhole as shown in the image below.



The bends downstream of the sampling manhole have been moved upstream and the sampling manhole has been re-located accordingly. The manhole is located within the pavement of the parking lot.

RESOLUTION NO. 06-2020

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE GERMANTOWN GATEWAY CORPORATE PARK PLANNED DEVELOPMENT DISTRICT

WHEREAS, Frank Dekan, agent for Zilber Property Group and TI Investors of Germantown II LLC, property owner, has applied for the creation of a 33.07-acre M-1: Limited Industrial Planned Development District (M-1/PDD) to be known as the "Germantown Gateway Corporate Park District" located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, said Germantown Gateway Corporate Park District M-1/PDD is intended to facilitate the division of a single 33.07 acre parcel containing two multi-tenant industrial buildings into two separate parcels each containing one of the two industrial buildings; and

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

WHEREAS, the Village of Germantown Plan Commission on January 13, 2020, reviewed the proposed rezoning application and forwarded a positive recommendation regarding the proposed creation of said District; and

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

1. **PURPOSE AND INTENT.** The Germantown Gateway Corporate Park District is intended to facilitate the division of a single 33.07 acre parcel containing two multi-tenant industrial buildings into two separate parcels. Further, it is intended the continued use of land within the District be consistent with the M-1: Limited Industrial Zoning District requirements, allowances and restrictions, as well as, compatible with adjacent and surrounding properties to further and enhance the economic stability and quality of life in the Village of Germantown.

2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B) for the Germantown Gateway Corporate Park District establishes the basic parameters for all existing and future development within the District, including the approximate size and orientation of buildings. While future development within the District shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.

3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) for any building construction over 5,000 sqft in gross floor area consistent with the requirements of Sections 17.43 and 17.27(5) through (7) of the Zoning Code. Building construction up to 5,000 sqft in area may be approved as a "minor" improvement requiring Zoning Permit approval by the Zoning Administrator pursuant to Section 17.43(9) of the Zoning Code.

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

   The minimum parking lot setback along the common property line between the Zilber 2 & Zilber 3 industrial buildings shall be 0 feet; the minimum 10 setback requirement under Section 17.45 shall not apply

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

Introduced by: Trustee Myers

Adopted: February 3, 2020

Vote: Ayes: 9 Nays: 0

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

EXHIBIT A

Germantown Gateway Corporate Park District (M-1/PDD)
Boundary Legal Description

Lot Three (3) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573. 33.072 Acres

Tax Parcel: GTNV 073-986
Property Address: W210 N12805 & W210 N12855 Gateway Crossing

EXHIBIT B

Germantown Gateway Corporate Park District (M-1/PDD)
General Development Plan

{Attach General Development Plan}

ZILBER
PROPERTY GROUP℠

January 06, 2022

Re: Statement of Design Intent
Site Plan Review Application Submitted January 6th, 2022

The proposed Zilber Industrial V at Germantown Gateway Corporate Park project is a 233,282 square foot industrial building that will be developed in a manner consistent with other institutional-quality industrial development projects recently completed by Zilber Property Group including the adjacent 706,840 sf industrial build to suit for Briggs & Stratton Corp., the 146,000 sf Zilber Industrial IV building, the 204,373 sf Zilber Industrial III building and the 198,342 sf Zilber Industrial II building. The Zilber Industrial V building will be located in the newly developed Germantown Gateway Corporate Park, which is generally located at the intersection of Holy Hill Road and Gateway Crossing in the northeast quadrant of the US 41 and Holy Hill Road interchange.

As currently proposed, the building will feature stepped/recessed corner conditions and an intermediate employee entrance. The building will consist of 12ft & 14ft wide and 32ft clear height painted and insulated precast wall panels that have multiple reveals and will be painted in tones between white and grey colors to help reduce the overall scale of the building. Additionally, the building elevation is stepped to further break the scale down and panels are recessed to create additional shadow lines. Around the building, the project includes clearstory windows to provide natural daylight within the building. The precast panel steps/recesses, paint and glazing are continued around the building to create four-sided architecture.

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID 1/6/22 DATE EZ

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Zilber Property Group
710 N. Plankinton Avenue
Suite 1100
Milwaukee, WI 53203

Phone (414) 274-2916
E-Mail Frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Suite 1100
Milwaukee, WI 53203

Phone (414) 274-2632
E-Mail John.Kersey@zilber.com

2 PROPERTY ADDRESS

Zilber Industrial 5 at Germantown Gateway Corporate Park
Gateway Crossing
Richfield, WI 53076
Actual Address to be determined

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

North	South	East	West
Rural	Industrial	Industrial	Rural

4 READ AND INITIAL THE FOLLOWING:

X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

X I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 1/3/22 Date

Owner ZPG Development LLC By Zilber Realty Inc manager By John W. Kersey Ex Vice President 1/3/22 Date

Village of Germantown ...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by:_____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT
Zilber Property Group
710 N. Plankinton Ave; Ste 1100
Milwaukee, WI 53203

Phone (**414**) **274-2916**
E-Mail **frank.dekan@zilber.com**

PROPERTY OWNER
ZPG Development LLC
710 N. Plankinton Ave; Ste 1200
Milwaukee, WI 53203

Phone (**414**) **274-2509**
E-Mail **john.kersey@zilber.com**

2

PROPERTY ADDRESS OR GENERAL LOCATION		TAX KEY NUMBER
Rockfield Road and Gateway Xing Richfield, WI	**Address to be determined**	**073987**

3

REZONING REQUEST **PDD Application**

FROM	TO

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot Four (4) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Seven (7), and the Northeast One-quarter (1/4), Southeast One-quarter(1/4), Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573.

5 PURPOSE OF REZONING REQUEST

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

No rezoning needed, just PDD

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100) CSM included

☒ Site Plan and elevations for new construction (can be conceptual) Included with plan review submittal documents

7 READ AND INITIAL THE FOLLOWING:

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

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

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

FMD I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Zilber Property Group

1/28/22

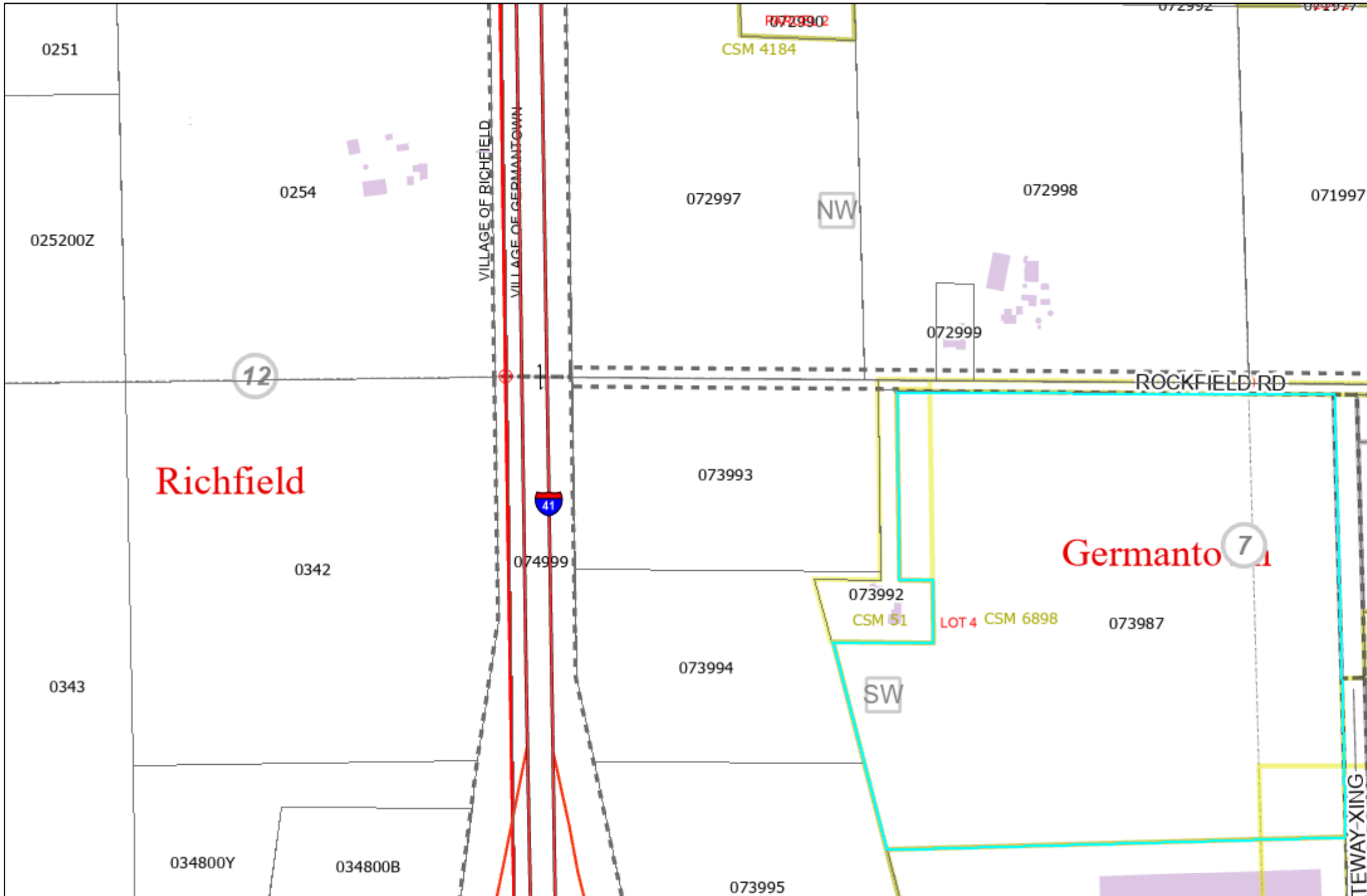
Applicant Date

ZPG Development LLC

1/31/22

Owner Date

Washington County, Wisconsin



CERTIFIED SURVEY MAP NO. _____

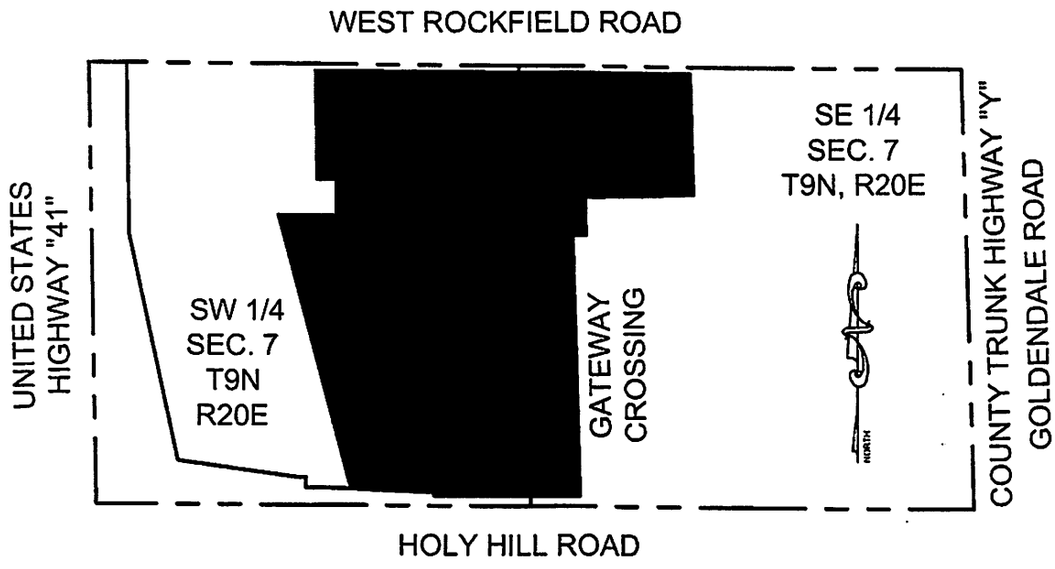
Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Document # 1472573
WASHINGTON COUNTY WISCONSIN
05-29-2019 10:10 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: $30.00
Fee Exempt: 2R
Pages: 6

WISCONSIN
JOHN P. KONOPACKI
S-2461
WAUKESHA, WI
LAND SURVEYOR

APRIL 4, 2019

VICINITY MAP
SCALE 1":1000'



NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of way widths and locations based on Certified Survey Map No. 6824.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

Prepared for:
ZPG Development LLC
710 N. Plankinton Ave.
Milwaukee, WI 53203

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

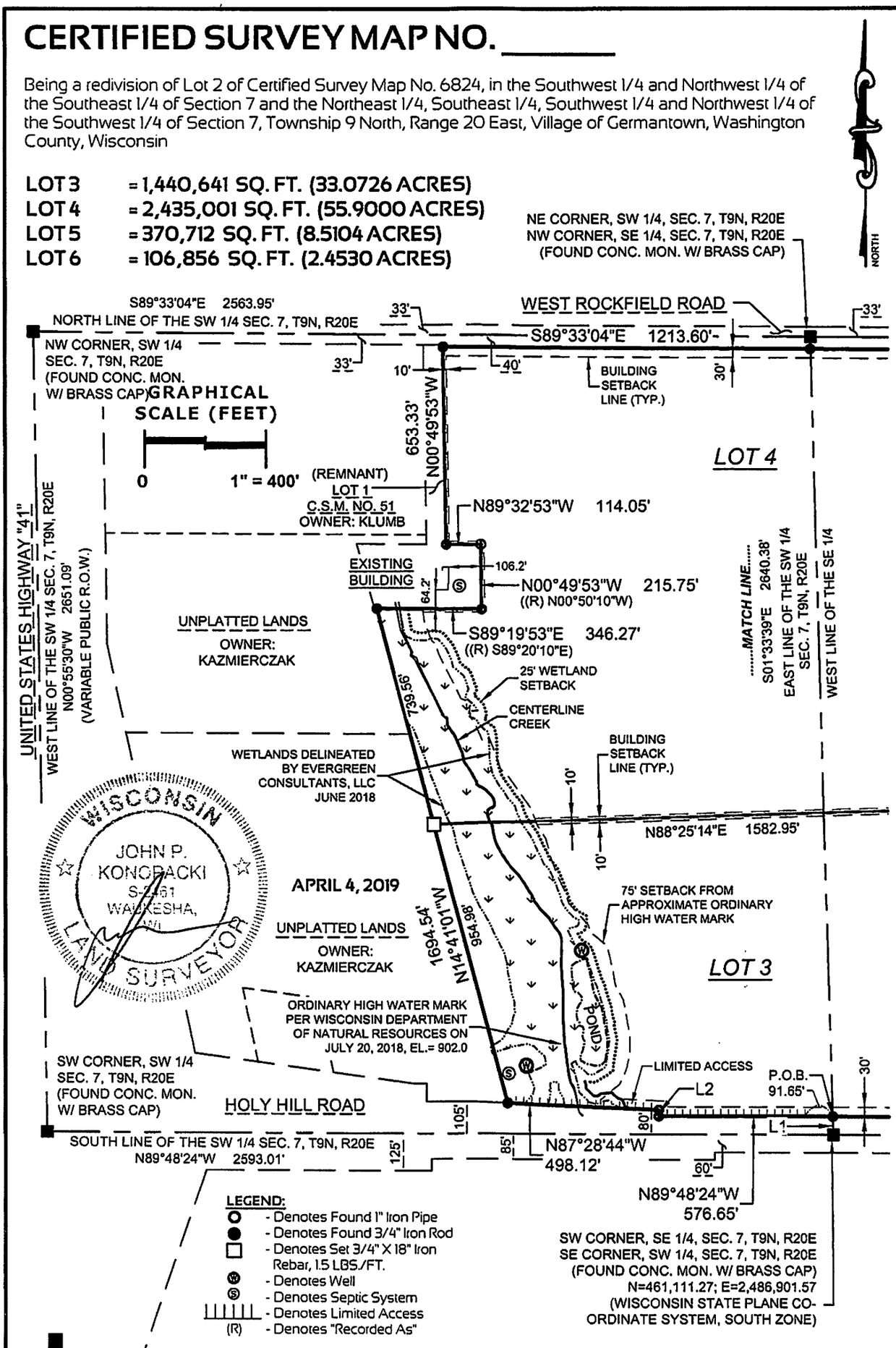
PEG JOB#1296.00A
SHEET 1 OF 6

Vol 53 Page 293

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)



LEGEND:

- O - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (W) - Denotes Well
- (S) - Denotes Septic System
- ||||| - Denotes Limited Access
- (R) - Denotes "Recorded As"

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

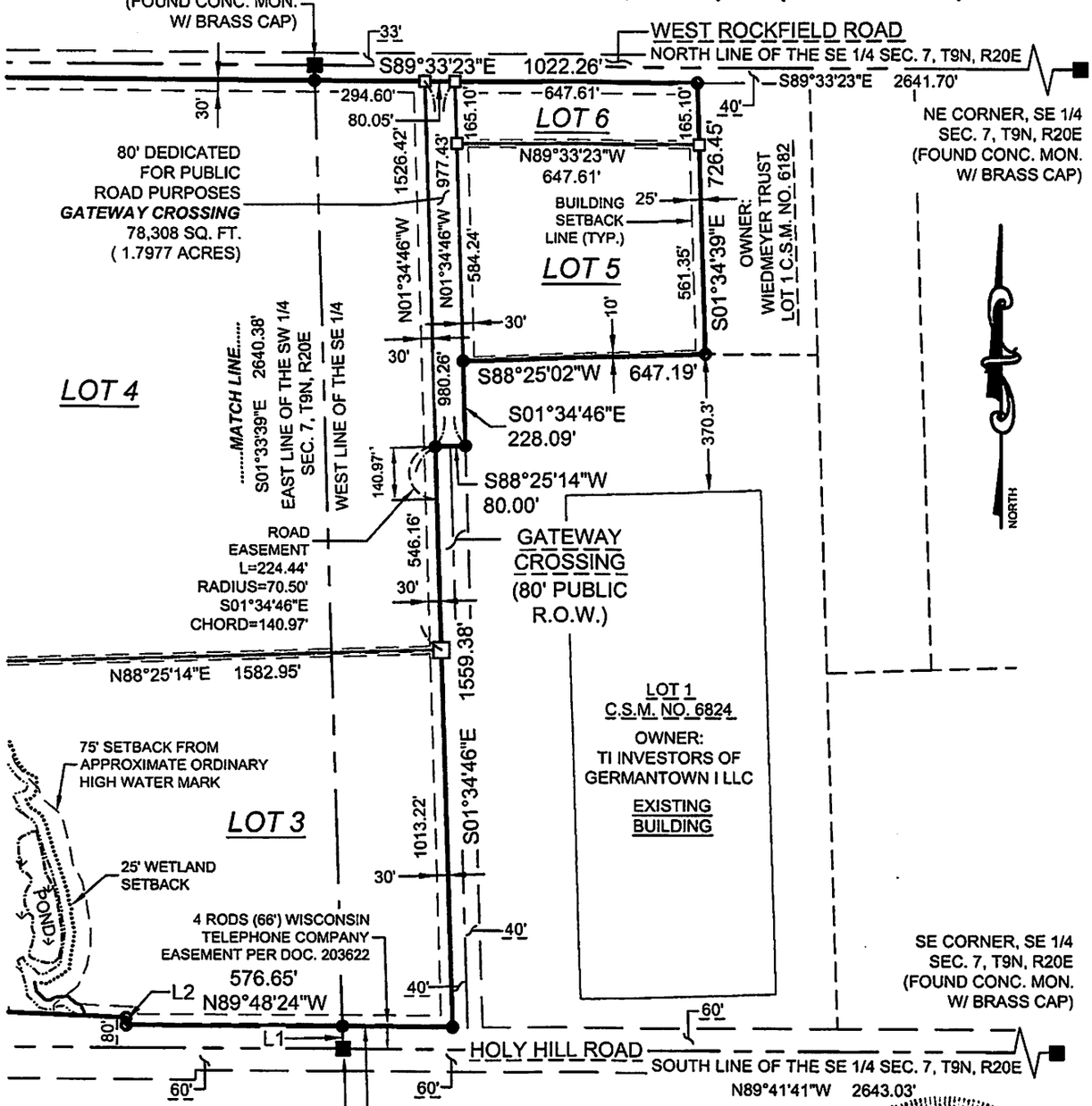
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Vol 53 Page 334

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)



LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ||||| - Denotes Limited Access
- (R) - Denotes "Recorded As"

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

GRAPHICAL SCALE (FEET)
0 — 1" = 400' — 800'

WISCONSIN
JOHN P. KONOPACKI
S-2461
WAUKESHA, WI
LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°33'39"W	60.03'
L2	N00°11'36"E	20.00'

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 6824, as recorded in the Register of Deeds office for Washington County as Document No. 1457416, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 653.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 1213.60 feet;
Thence South 89°33'23" East along said south right of way, 1022.26 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the north line of Lot 1 of Certified Survey Map No. 6824;
Thence South 88°25'02" West along said north line, 647.19 feet to the west line of said Lot 1;
Thence South 01°34'46" East along said west line, 228.09 feet to the north right of way line of Gateway Crossing;
Thence South 88°25'14" West along said north right of way line, 80.00 feet to the west right of way line of said Gateway Crossing;
Thence South 01°34'46" East along said west right of way line, 1559.38 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

WISCONSIN
JOHN P. KONOPACKI
S-2461
WAUKESHA, WI
LAND SURVEYOR

Dedicating that portion of the subject property as graphically shown for Highway Purposes.

Containing 4,431,518 square feet (101.7337 acres) of land Gross or 4,353,210 square feet (99.9360 acres) Net more or less.

That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: APRIL 4, 2019

John P. Konopacki
Professional Land Surveyor S-2461

CONSENT OF CORPORATE MORTGAGEE

U.S. Bank NA, a corporation duly organized and existing under and 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 dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the certification of owners.

IN WITNESS WHEREOF, the said U.S. Bank NA, has caused these presents to be signed by Scott C. DeJong, its Sr. Vice President, and its corporate seal to be hereunto affixed this 20 day of May, 2019.

5/20/2019
Date

President Scott C DeJong

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 20th day of May, 2019, Scott C. DeJong, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Lori Miramontes
Notary Public
Name: Lori Miramontes
State of Wisconsin
My Commission Expires: 04/09/2022

LORI MIRAMONTES
Notary Public
State of Wisconsin

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A
SHEET 4 OF 6

Vol. 70 of Surv. Map 6824, Page 226

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ZPG Development LLC, as owner, hereby dedicates that part of Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 3 of this Certified Survey Map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this 4th day of May, 2019.

In the presence of: ZPG Development LLC
By: Towne Realty, Inc., Manager

John W. Kersey, Executive Vice President

Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 6th day of May, 2019, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, 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 Executive Vice President of Towne Realty, Inc. - Manager 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.

Debra Lynn Boeder
Notary Public
Name: Debra Lynn Boeder
State of Wisconsin
My Commission Expires: 03/05/2021

NOTARY PUBLIC DEBRA LYNN BOEDER STATE OF WISCONSIN

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 6th day of May, 2019, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, 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 Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Debra Lynn Boeder
Notary Public
Name: Debra Lynn Boeder
State of Wisconsin
My Commission Expires: 03/05/2021

NOTARY PUBLIC DEBRA LYNN BOEDER STATE OF WISCONSIN

WISCONSIN JOHN P. KONOPACKI S-2461 WAUKESHA, WI LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A

Map No. 6824 Vol 53 Page 232

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this 8th day of April, 2019.

5-13-19
Date

Dean Wolter, Village President

5-14-19
Date

Laura Johnson, Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 13 day of May, 2019, (names) Dean Wolter & Laura Johnson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
Notary Public
Name: Ben Hubrich
State of Wisconsin
My Commission Expires: 5/25/2021

NOTARY PUBLIC BEN HUBRICH STATE OF WISCONSIN

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, 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 the dedication of that part of Gateway Crossing for public road purposes as shown on Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this 15 day of April, 2019.

5-13-19
Date

Dean Wolter, Village President

5-13-19
Date

Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 13 day of May, 2019, (names) Dean Wolter & Deanna Braunschweig to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
Notary Public
Name: Ben Hubrich
State of Wisconsin
My Commission Expires: 5/25/2021

NOTARY PUBLIC BEN HUBRICH STATE OF WISCONSIN

WISCONSIN JOHN P. KONOPACKI S-2461 WAUKESHA, WI LAND SURVEYOR

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A
SHEET 6 OF 6

Vol. 70 of CSM's Page 338

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 150' 300'

STORMWATER POND

185'

60'

315'

PROPOSED BUILDING Z5
(227,500 SF)

875'

260'

60'

TOTAL SITE: 28.072 ACRES

55' 75' 55' 75' 55'

FUTURE BUILDING A
(237,600 SF)

990'

240'

60'

30'

24'

185'

230'

FUTURE BUILDING B
(244,718 sf)

1064'

55' 75' 55'

60'

WEST ROCKFIELD ROAD

GATEWAY CROSSING

Z:\PROJECTS\2018\1296.00D-WI\CONCEPT\CONCEPT BTS V5.2A.DWG 11/10/2021 9:49 PM

GERMANTOWN GATEWAY CORPORATE PARK | BTS CONCEPT v5.2a

11/10/2021

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00D

PROJECT:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WISCONSIN



ISSUED FOR: **MUNICIPAL REVIEW**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN

C:\Users\Scott\Documents\211105 Zilber 5 Rev 0a_scottcielak.rvt

DRAWING INDEX

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			L-3	LANDSCAPE ENLARGEMENT
			L-4	LANDSCAPE GENERAL NOTES & DETAILS
CIVIL				
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	C-17	CONSTRUCTION DETAILS	E-1	Z5 SITE LIGHTING PLAN

STEPHEN PERRY SMITH ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

TITLE PAGE

G000.1

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

PLANS PREPARED FOR

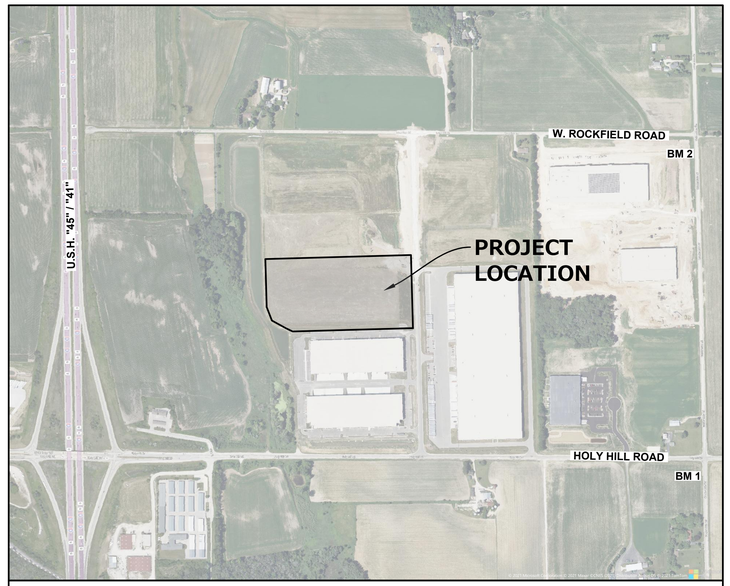
ZILBER PROPERTY GROUP SM

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	S
STORM SEWER MANHOLE	ST	ST
STORM SEWER CATCH BASIN (ROUND CASTING)	CB	CB
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	CB	CB
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX	WV	WV
FIRE HYDRANT		
CLEANOUT	CO	CO
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING	B-#	B-#
TOPSOIL PROBE	T-#	T-#
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE



LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GILES ENGINEERING ASSOCIATES, INC. JUNE 28TH, 2018. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ADAM ARTZ, P.E., ANDREW SHOAF, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

ARCHITECT:
MATTHEW A. MANO
VICE PRESIDENT, PE LEED-AP
STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
(414) 277-9700

APPLICANT:
FRANK DEKAN
ZILBER PROPERTY GROUP
710 N. PLANKINGTON AVENUE
MILWAUKEE, WI 53202
(414) 234-1100

BENCHMARKS

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 20 EAST, ELEVATION = 933.82.

BM 2: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 20 EAST, ELEVATION = 945.69.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITION PLAN
C-3 - C-5	SITE DIMENSION & PAVING PLAN
C-6 - C-8	SITE GRADING PLAN
C-9 - C-11	UTILITY PLAN
C-12 - C-14	SITE STABILIZATION PLAN
C-15 - C-17	CONSTRUCTION DETAILS
L-1 - L-4	LANDSCAPE PLAN

REQUIRED SUBMITTALS FOR APPROVAL

1. **HOT MIX ASPHALT** - MIX DESIGN
2. **CONCRETE PAVEMENTS (EXTERIOR)** - MIX DESIGN & JOINT PLAN
3. **PAVEMENT STONE BASE COURSE** - GRADATION
4. **PIPE BEDDING & TRENCH BACKFILL** - GRADATION
5. **MANHOLE BACKFILL** - GRADATION
6. **PAVEMENT MARKING PAINT**

REQUIRED SUBMITTALS FOR RECORDS

1. **WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS**
2. **SANITARY SEWER PIPE & FITTINGS**
3. **STORM SEWER PIPE, STRUCTURES, & FITTINGS**
4. **TRACER WIRE**
5. **UNDERGROUND UTILITY LOCATION RECORD DRAWINGS**
6. **ADA SIGN, PAINT & STENCILS**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)**

WISCONSIN — ANDREW J. SHOAF — 42[illegible] — PROFESSIONAL ENGINEER — WI

2/4/2022

EXPIRATION DATE: JULY 31, 2022

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

www.pinnacle-engr.com

FOR REVIEW ONLY

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E COVER SHEET.DWG

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

ROCKFIELD RD.

S89° 33' 07.73"E 1508.20'

LOT 6
C.S.M. NO. 6898

LOT 5
C.S.M. NO. 6898

LOT 4
C.S.M. NO. 6898

(REMNANT)
LOT 1
C.S.M. NO. 51

N0° 49' 53.13"W 653.33'

N89° 32' 53.13"W 114.06'

N0° 49' 53.13"W 215.75'

S89° 19' 53.13"E 346.27'

N36° 58' 06.87"E 1010.45'

EXISTING POND
NWL = 907.00

S11° 34' 45.77"E 1529.42'

GATEWAY CROSSING

110.0' GATEWAY CROSSING R.O.W.

S88° 25' 14.23"W 1582.95'

LOT 3
C.S.M. NO. 6944

C.S.M. NO. 6824

EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN
GATEWAY CORPORATE PARK
GERMANTOWN, WI

EXISTING CONDITION PLAN

REVISIONS					
1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 80'

SHEET
C-2
OF
C-17

DESIGNED - EPM
DRAFTED - EP
REVIEWED - AJS

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E EXISTING CONDITIONS PLAN.DWG

www.pinnacle-engr.com

FOR REVIEW ONLY

EXISTING CONDITION PLAN

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

LEGEND

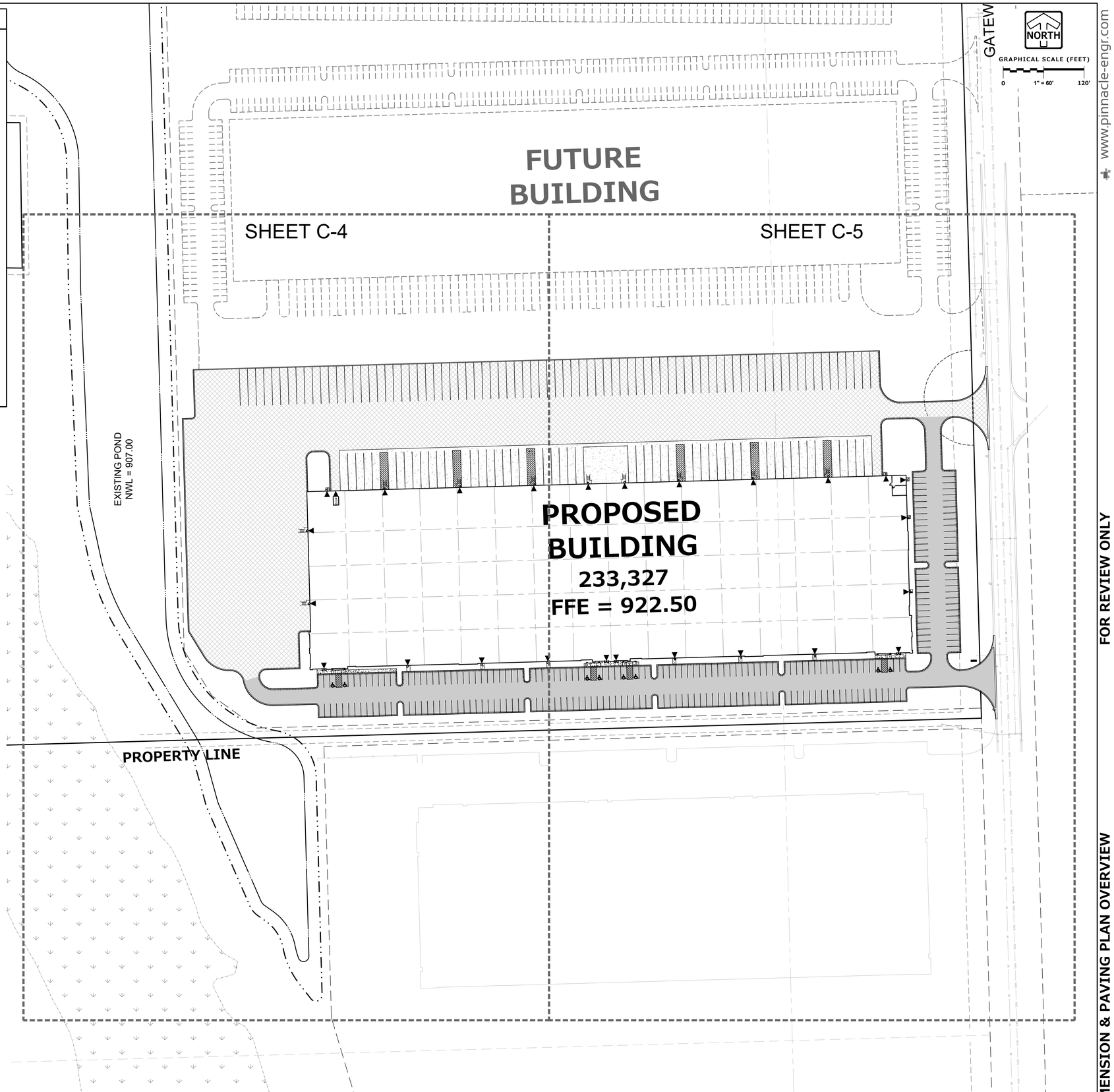
- **LIGHT DUTY PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 3 ½" ASPHALTIC CONC. (1 LIFT) (SMT 58-28 S)
- **HEAVY DUTY PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 4 ½" ASPHALTIC CONC. (2 LIFTS) 2.75" LOWER LAYER (SMT 58-28 S) 1.75" UPPER LAYER (SMT 58-28 S)
- **CONCRETE PAVEMENT (TRUCK COURT)**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(H) ADA STALL INSIGNIA
(I) ADA CURB RAMP (SEE DETAIL)
(J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
(K) BOLLARD (SEE DETAIL)
(24) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
D.I.D OVERHEAD DOOR

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

SITE DATA

SITE AREA:	2,435,001 S.F./55.90 AC
ZONING CLASSIFICATION:	M2
BUILDING FOOTPRINT AREA:	233,327 S.F./5.36 AC/9.6%
PAVING AREA:	316,637 S.F./7.27 AC/13.0%
GREEN SPACE:	1,885,037 S.F./43.27 AC/77.4%
PARKING PROVIDED (9'x20')	240 (8 ADA)



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SITE DIMENSION & PAVING PLAN OVERVIEW

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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PINNACLE ENGINEERING GROUP
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CHICAGO | MILWAUKEE · NATIONWIDE

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 60'

SHEET C-3 OF C-17

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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SITE DIMENSION & PAVING PLAN

EXISTING POND
NWL = 907.00

645.6'

PROPERTY LINE

DRAINAGE EASEMENT

10' SETBACK

30' DRAINAGE EASEMENT

PROPOSED BUILDING
233,327 | FFE = 922.50

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

- **LIGHT DUTY PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 3 ½" ASPHALTIC CONC. (1 LIFT) (5MT 58-28 S)
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(I) ADA CURB RAMP (SEE DETAIL)
(J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
(K) BOLLARD (SEE DETAIL)
(19) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
D.I.D OVERHEAD DOOR

2'-3/4" DENSE GRAVEL EDGE

MATCH LINE

SEE SHEET C-5

DRAFTED: EP
DESIGNED: EPM
REVIEWED: AJS

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ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN
GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-4
of
C-17

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MATCH LINE

SEE SHEET C-4

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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FOR REVIEW ONLY

PROPOSED BUILDING
233,327 | FFE = 922.50

PROPERTY LINE

30' DRAINAGE EASEMENT

10' SETBACK

2'-3/4" DENSE GRAVEL EDGE

PROPOSED LIGHT POST (TYP.)

ROAD EASEMENT

PARK MONUMENT SIGN
SEE LANDSCAPE PLANS FOR DETAILS

GATEWAY CROSSING

80' R.O.W.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

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MAN DOOR
O.H.D OVERHEAD DOOR

REVIEWED: AJS
DESIGNED: PFM
DRAFTED: EP

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ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

REG DOB No. 1296.00E
REG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-5 OF C-17

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SITE DIMENSION & PAVING PLAN

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GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

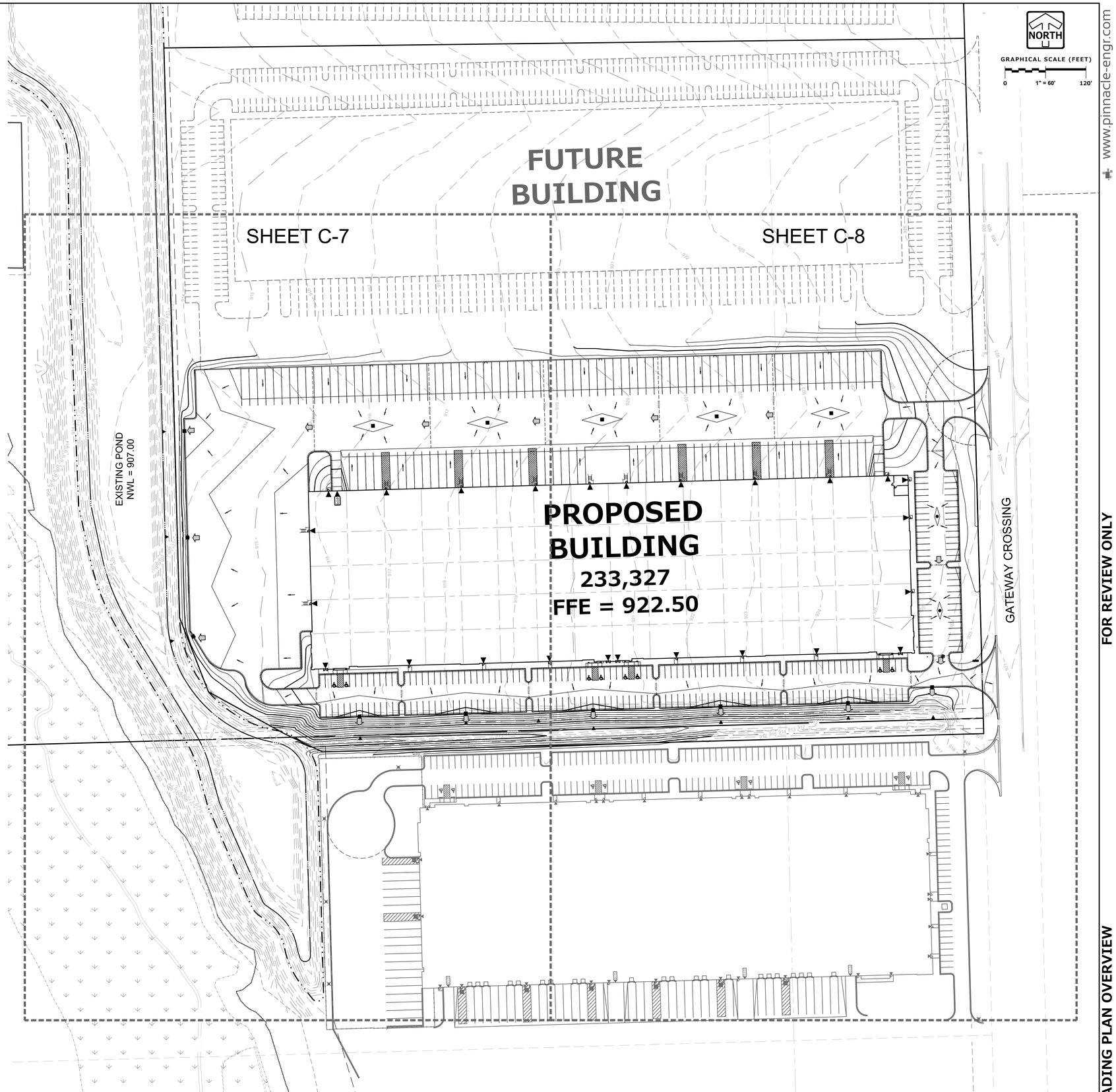
   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- 749 — CONTOUR
- 750.00 — SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.



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SITE GRADING PLAN OVERVIEW

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REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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GERMANTOWN, WI

SITE GRADING PLAN OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 60'

SHEET C-6 OF C-17

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE GRADING PLAN.DWG

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

EXISTING POND
NWL = 907.00

PROPERTY LINE

DRAINAGE EASEMENT

PROPOSED BUILDING
233,327 | FFE = 922.50

MATCH LINE

SEE SHEET C-8

D.I.D

RIDGE

LEGEND
- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
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SITE GRADING PLAN

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SITE GRADING PLAN

REVISIONS

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PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-7
OF
C-17

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MATCH LINE

SEE SHEET C-7

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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FOR REVIEW ONLY

PROPOSED BUILDING

233,327 | FFE = 922.50

PROPERTY LINE

GATEWAY CROSSING

ROAD EASEMENT

D.I.D.

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

REVIEWED: AJS

DESIGNED: BPM

DRAFTED: EP

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

SITE GRADING PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEC JOB No. 1296.00E
PEC PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-8 OF C-17

SITE GRADING PLAN

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE GRADING PLAN.DWG

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UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARRALEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NSTD AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - NEENAH R-1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXITSING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

ALL UNDERGROUND WATER UTILITY WORK SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

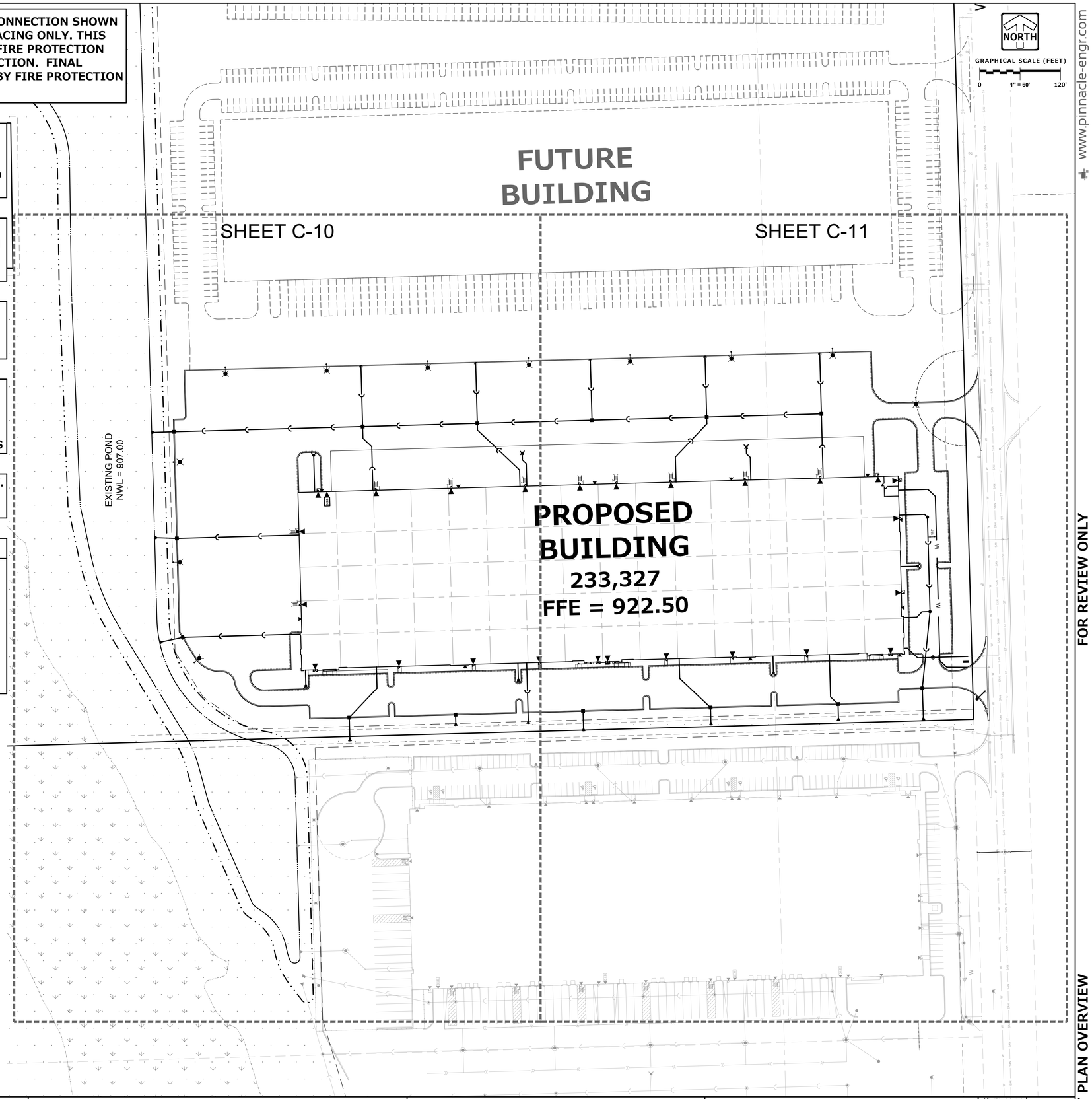
ALL PRIVATE HYDRANTS SHALL BE PAINTED YELLOW PER VILLAGE OF GERMANTOWN STANDARDS.

ALL PRIVATE HYDRANTS LEADS FROM THE BUILDING MUST RUN THROUGH A WATER METER AND WILL BE ADDED AS "PRIVATE HYDRANTS" ON THE VILLAGE GIS

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE


NORTH
GRAPHICAL SCALE (FEET)
0
1" = 60'
120'
FUTURE BUILDING
SHEET C-10
SHEET C-11
EXISTING POND
NWL = 907.00
PROPOSED BUILDING
233,327
FFE = 922.50
W
W
W

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

EXISTING POND
NWL = 907.00

PROPERTY LINE
10' SETBACK
30' DRAINAGE EASEMENT
DRAINAGE EASEMENT

ES 30.0
CONCRETE APRON
INV=907.00 (12")
34.2 L.F. 12" RCP
@ S=1.75%
INL 29.0
48" DIA
RIM= 915.95
INV=913.12 (10" E)
INV=907.60 (12" W)
174.0 L.F. 10" SCH 40 PVC
@ S=0.30%

ES 27.0
CONCRETE APRON
INV=907.00 (12")
33.0 L.F. 12" RCP
@ S=1.82%
INL 26.0
48" DIA
RIM= 915.95
INV=913.12 (10" E)
INV=907.60 (12" W)
181.2 L.F. 10" SCH 40 PVC
@ S=0.80%

ES 8.0
CONCRETE APRON
INV=907.00 (42")
32.9 L.F. 42" RCP
@ S=0.61%
INL 7.0
72" DIA
RIM= 915.50
INV=907.33 (42" E)
INV=907.20 (42" W)
279.7 L.F. 42" HDPE
@ S=0.50%

2

23.5 L.F. 6" C-900
WATER MAIN @ S=-0.25%
STORM BC 28.0
INV=913.64 (10")
WM BC 17.0
INV=915.05 (6")
HYDRANT G
GROUND = 922.08
NOZZLE = 923.83
INV=915.11 (6")

STORM BC 25.0
INV=914.57 (10")
54.5 L.F. 6" C-900
WATER MAIN @ S=5.77%
WM BC 7.0
FP
D.I.D.
HYDRANT A
GROUND = 918.74
NOZZLE = 920.49
INV=911.69 (6")

ES 35.0
INV=908.70 (12")
34.6 L.F. 12" RCP
@ S=1.38%
INL 34.0
48" DIA
RIM= 919.55
INV=916.72 (10" NE)
INV=909.18 (12" S)
59.9 L.F. 10" SCH 40 PVC
@ S=1.31%
31.3 L.F. 10" SCH 40 PVC
@ S=1.30%
STORM BC 31.0
INV=917.91 (10")
45° BEND 32.0
INV=917.50 (10")

17.5 L.F. 10" SCH 40 PVC
@ S=1.29%
45° BEND 23.0
INV=914.09 (10")
17.9 L.F. 10" SCH 40 PVC
@ S=1.25%
64.8 L.F. 10" SCH 40 PVC
@ S=1.25%
STORM BC 21.0
INV=915.12 (10")
90.0 L.F. 15" HDPE
@ S=0.60%
INL 6.0
72" DIA
RIM= 916.70
INV=908.83 (36" E)
INV=913.86 (10" S)
INV=910.98 (15" N)
INV=908.73 (42" W)
STORM STUB 20.0
INV=911.52 (15")
45° BEND 22.0
INV=914.31 (10")

PROPOSED BUILDING
233,327 | FFE = 922.50

16.0 L.F. 12" HDPE
@ S=3.00%
INL 36.0
48" DIA
RIM= 919.55
INV=915.55 (12" S)
ES 37.0
INV=915.07 (12")

25.2 L.F. 6" C-900
WATER MAIN @ S=-0.23%
HYDRANT F
GROUND = 922.15
NOZZLE = 923.90
INV=915.11 (6")
WM BC 16.0
INV=915.05 (6")

ES 39.0
INV=915.81 (12")
STORM BC 38.0
INV=918.50 (12")
89.6 L.F. 12" SCH 40 PVC
@ S=3.00%

170.0 L.F. 36" HDPE
@ S=0.70%
10.0 L.F. 10" SCH 40 PVC
@ S=3.26%
45° BEND 19.0
INV=912.15 (10")
90.0 L.F. 15" HDPE
@ S=0.94%
INL 5.0
60" DIA
RIM= 916.70
INV=910.12 (36" E)
INV=911.77 (15" N)
INV=911.82 (10" S)
INV=910.02 (36" W)
STORM STUB 16.0
INV=912.62 (15")
45° BEND 18.0
INV=914.89 (10")
85.8 L.F. 10" SCH 40 PVC
@ S=3.20%
45° BEND 10.0
INV=911.07 (6")
24.3 L.F. 10" SCH 40 PVC
@ S=3.20%
HYDRANT B
W/ BOLLARDS
GROUND = 918.01
NOZZLE = 919.76
INV=911.07 (6")
STORM BC 17.0
INV=915.67 (10")
WM BC 8.0
INV=910.95 (6")
FP
170.0 L.F. 36" HDPE
@ S=0.45%
10.0 L.F. 6" C-900
WATER MAIN @ S=0.00%
33.5 L.F. 6" C-900
WATER MAIN @ S=-0.52%
7.8 L.F. 6" C-900
WATER MAIN @ S=0.00%
45° BEND 9.0
INV=911.12 (6")

MATCH LINE
SEE SHEET C-11

www.pinnacle-engr.com

FOR REVIEW ONLY

UTILITY PLAN

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN
GATEWAY CORPORATE PARK
GERMANTOWN, WI

UTILITY PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-10
OF
C-17

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Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE UTILITY PLAN.DWG

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
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2

CROSSINGS

1	15" STM OVER 8" SAN 15" B/PIPE =915.30 8" T/PIPE =901.66	2	8" WM OVER 8" SAN 8" B/PIPE =913.10 8" T/PIPE =901.34

MATCH LINE

SEE SHEET C-10

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

PROPOSED BUILDING

233,327 | FFE = 922.50

29.4 L.F. 12" RCP @ S=3.00%
INL 41.0 48" DIA RIM= 919.55 INV=911.32 (12" S)
ES 42.0 INV=910.44 (12")
29.2 L.F. 10" SCH 40 PVC @ S=2.75%
STORM BC 43.0 INV=919.25 (10")
45° BEND 44.0 INV=918.45 (10")
62.9 L.F. 10" SCH 40 PVC @ S=2.75%
INL 46.0 48" DIA RIM= 919.55 INV=916.72 (10" NW) INV=912.05 (12" S)
25.5 L.F. 12" RCP @ S=2.93%
ES 47.0 INV=911.30 (12")
10' SETBACK
25.2 L.F. 6" C-900 WATER MAIN @ S=-0.23%
HYDRANT E GROUND = 922.15 NOZZLE = 923.90 INV=915.11 (6")
WM BC 15.0 INV=915.05 (6")
30' DRAINAGE EASEMENT
PROPERTY LINE
ES 51.0 INV=912.72 (12")
45° BEND 49.0 INV=916.92 (10")
62.8 L.F. 10" SCH 40 PVC @ S=1.35%
15.3 L.F. 10" SCH 40 PVC @ S=1.32%
STORM BC 48.0 INV=917.77 (10")
INL 50.0 48" DIA RIM= 919.55 INV=916.72 (10" NW) INV=913.16 (12" S)
24.4 L.F. 12" RCP @ S=1.78%
STORM BC 57.0 INV=918.12 (10")
45° BEND 3.0 INV=901.30 (8")
SAN BC 1.0 INV=901.35 (8")
21.0 L.F. 8" PVC @ S=1.04%
5.0 L.F. 8" PVC @ S=1.04%
45° BEND 4.0 INV=901.08 (8")
19.4 L.F. 10" SCH 40 PVC @ S=0.36%
ES 56.0 INV=912.86 (15")
47.0 L.F. 15" RCP @ S=1.11%
22.7 L.F. 8" PVC @ S=1.04%
11.0 L.F. 10" SCH 40 PVC @ S=0.36%
45° BEND 57.2 INV=918.01 (10")
45° BEND 57.1 INV=918.05 (10")
12.0 L.F. 10" SCH 40 PVC @ S=0.33%
WM BC 14.0 INV=914.95 (6")
HYDRANT D GROUND = 922.15 NOZZLE = 923.90 INV=915.11 (6")
25.2 L.F. 6" C-900 WATER MAIN @ S=-0.63%
5.9 L.F. 10" SCH 40 PVC @ S=0.59%
139.7 L.F. 12" HDPE @ S=1.00%
STORM BC 52.0 INV=918.22 (10")
WM BC 1.0 INV=914.07 (8")
37.5 L.F. 10" SCH 40 PVC @ S=0.60%
45° BEND 53.1 INV=918.00 (10")
43.6 L.F. 8" PVC WATER MAIN @ S=1.00%
45° BEND 2.0 INV=913.63 (8")
INL 55.0 48" DIA RIM= 920.35 INV=915.04 (15" N) INV=913.38 (15" S)
45° BEND 4.0 INV=913.12 (8")
13.9 L.F. 8" PVC WATER MAIN @ S=11.92%
45° BEND 5.0 INV=911.46 (8")
114.2 L.F. 15" HDPE @ S=0.80%
243.6 L.F. 8" PVC WATER MAIN @ S=0.20%
12.5'
30.5 L.F. 8" PVC WATER MAIN @ S=1.00%
CONNECT TO EXISTING WM 6.0 INV=911.15 (8") (FIELD VERIFY)
SAN SAMPLING MH 2.0 48" DIA RIM= 921.64 INV=900.85 (8" W) INV=900.75 (8" E)
INL 54.0 48" DIA RIM= 920.80 INV=916.30 (12" N) INV=917.97 (10" W) INV=915.95 (15" S)
INL 53.0 48" DIA RIM= 920.80 INV=917.96 (10" NW) INV=917.70 (12" S)
15.0 L.F. 8" PVC WATER MAIN @ S=0.20%
45° BEND 3.0 INV=913.60 (8")
51.6 L.F. 8" PVC @ S=1.04%
ROAD EASEMENT
GATEWAY CROSSING
80.0' ROW
INSTALL SALVAGED FIRE HYDRANT
CONNECT TO EXIST 5.0 INV=900.21 (8") (FIELD VERIFY)
REMOVE AND SALVAGE EXISTING FIRE HYDRANT AND CONNECT NEW 45° BEND TO EXISTING LEAD
INL 4.0 60" DIA RIM= 916.70 INV=910.98 (30" E) INV=912.63 (15" N) INV=910.88 (36" W)
STORM STUB 15.0 INV=913.49 (15")
90.0 L.F. 15" HDPE @ S=0.96%
170.0 L.F. 30" HDPE @ S=0.55%
STORM BC 12.0 INV=915.67 (10")
37.0 L.F. 10" SCH 40 PVC @ S=3.20%
45° BEND 13.0 INV=914.49 (10")
67.9 L.F. 10" SCH 40 PVC @ S=3.20%
45° BEND 14.0 INV=912.31 (10")
STORM STUB 11.0 INV=914.02 (15")
10.0 L.F. 10" SCH 40 PVC @ S=3.24%
90.0 L.F. 15" HDPE @ S=0.94%
INL 3.0 60" DIA RIM= 916.70 INV=912.02 (24" E) INV=911.99 (10" S) INV=913.17 (15" N) INV=911.92 (30" W)
45° BEND 13.0 INV=911.07 (6")
7.8 L.F. 6" C-900 WATER MAIN @ S=0.00%
10.0 L.F. 6" C-900 WATER MAIN @ S=0.00%
WM BC 11.0 INV=910.95 (6")
HYDRANT C W/ BOLLARDS GROUND = 918.01 NOZZLE = 919.76 INV=911.07 (6")
45° BEND 12.0 INV=911.07 (6")
170.0 L.F. 24" HDPE @ S=0.40%
33.5 L.F. 6" C-900 WATER MAIN @ S=-0.35%
STORM STUB 9.0 INV=913.94 (15")
STORM BC 10.0 INV=915.29 (10")
95.0 L.F. 10" SCH 40 PVC @ S=1.51%
90.0 L.F. 15" HDPE @ S=0.54%
INL 2.0 48" DIA RIM= 916.70 INV=913.86 (10" S) INV=913.45 (15" N) INV=912.70 (24" W)

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UTILITY PLAN

REVIEWED: AJS
DESIGNED: BPM
DRAFTED: EP

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UTILITY PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22
2	PER VILLAGE COMMENTS	02/04/22

PEC JOB No. 1296.00E
PEC PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-11 OF C-17

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE UTILITY PLAN.DWG

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GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

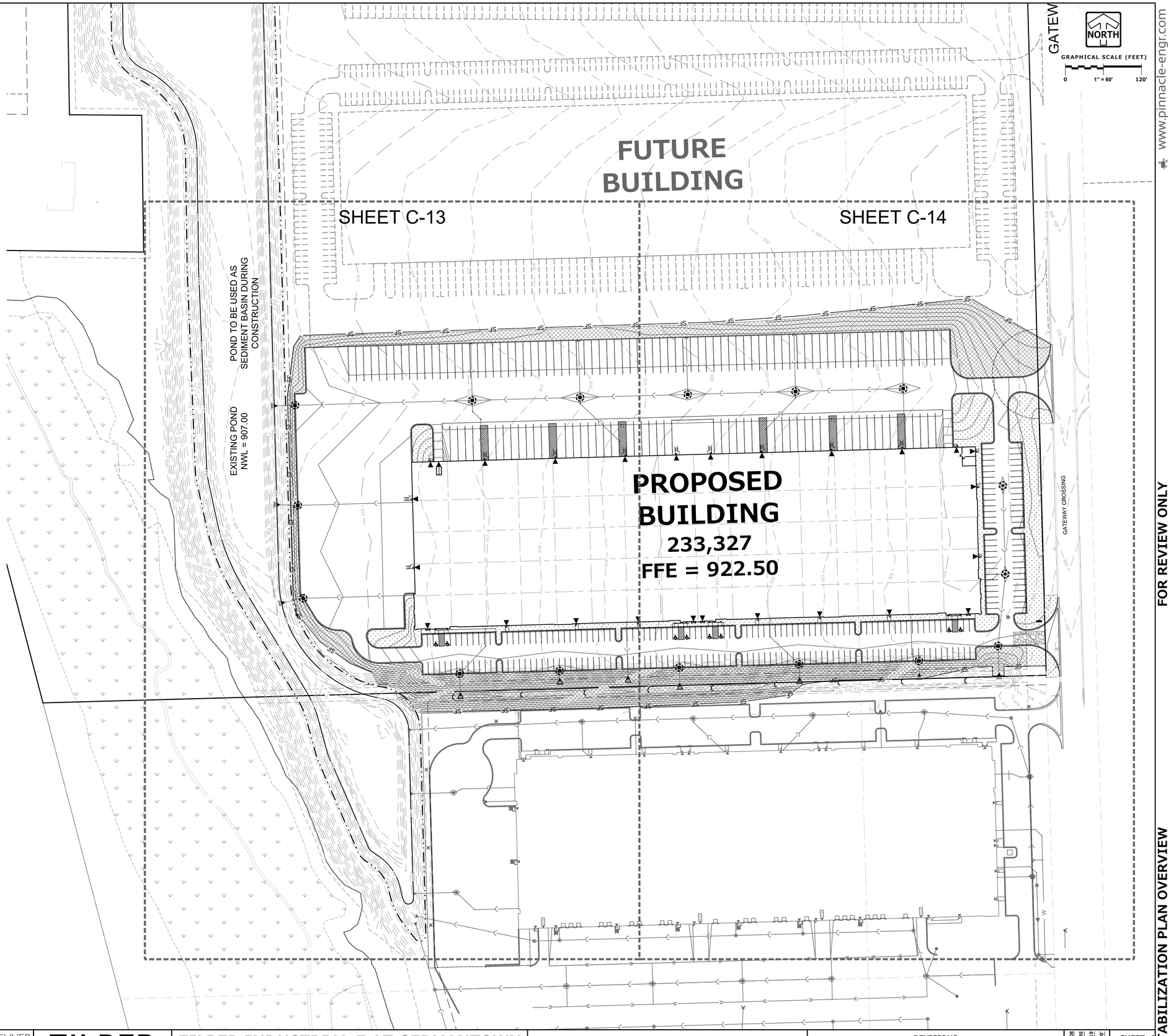
   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH CLASS I TYPE B (SEE WISCONSIN DOT PRODUCT ACCEPTABILITY LISTS) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

EXISTING CONDITIONS SURVEY:

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ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.



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SITE STABILIZATION PLAN OVERVIEW

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GERMANTOWN, WI

SITE STABILIZATION PLAN OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22
2	PER VILLAGE COMMENTS	02/04/22

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 60'
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SHEET C-12 & C-17

REVIEWED: AJS
DESIGNED: JPM
DRAFTED: EP

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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EXISTING POND
NWL = 907.00

POND TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION

MEDIUM RIPRAP

MEDIUM RIPRAP

MEDIUM RIPRAP

DRAINAGE EASEMENT

PROPERTY LINE

10' SETBACK

MEDIUM RIPRAP

STRAW WADDLE (TYP.)

MEDIUM RIPRAP

MEDIUM RIPRAP

D.I.D

PROPOSED BUILDING
233,327 | FFE = 922.50

MATCH LINE

SEE SHEET C-14

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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SITE STABILIZATION PLAN

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GERMANTOWN, WI

SITE STABILIZATION PLAN

REVISIONS			
1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-13 OF C-17

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

MATCH LINE

SEE SHEET C-13

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

MEDIUM RIPRAP

MEDIUM RIPRAP

MEDIUM RIPRAP

STRAW WADDLE (TYP.)

MEDIUM RIPRAP

PROPERTY LINE

10' SETBACK

PROPOSED BUILDING
233,327 | FFE = 922.50

ROAD EASEMENT

CONSTRUCTION ENTRANCE

GATEWAY CROSSING

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SITE STABILIZATION PLAN

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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SITE STABILIZATION PLAN

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PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-14
OF
C-17

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS SEDIMENT TRAPS, DIVERSION BERMS, DITCH CHECKS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
4. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
5. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES") FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

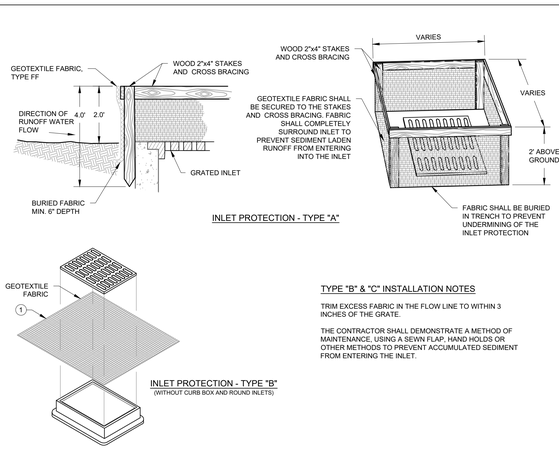
CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D *	*				
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



INLET PROTECTION - TYPE "A"

NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

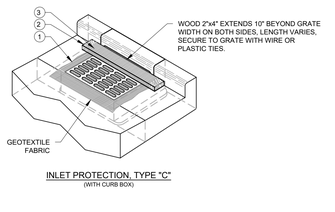
(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX AND ROUND INLETS)

TYPE "B" & "C" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

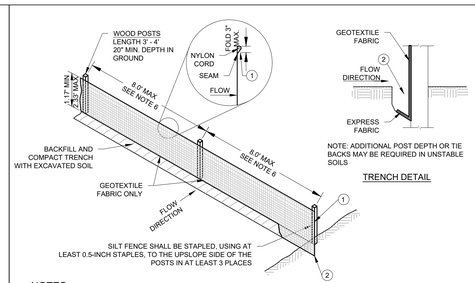
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INLET PROTECTION

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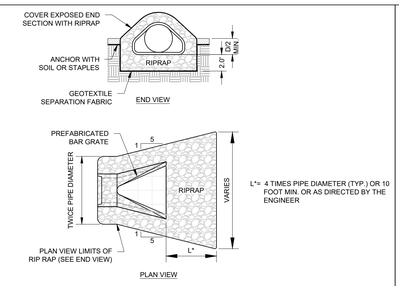
TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

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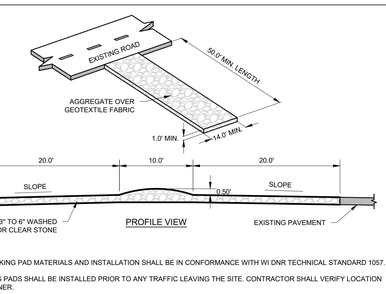


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#124_12/28/15

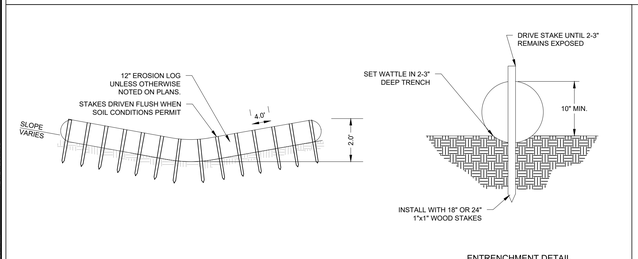


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#107-NR 10-20-15



ENTRENCHMENT DETAIL

STRAW WATTLE DITCH CHECK

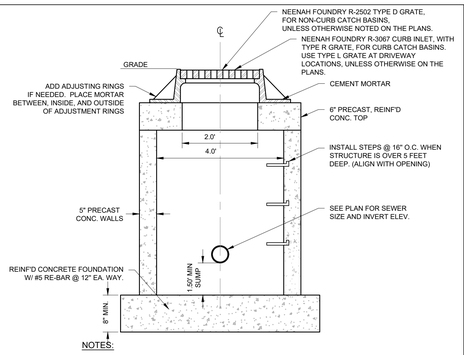
#138_05/21/2015

REVIEWED: AJS
DESIGNED: PKM
DRAFTED: EP

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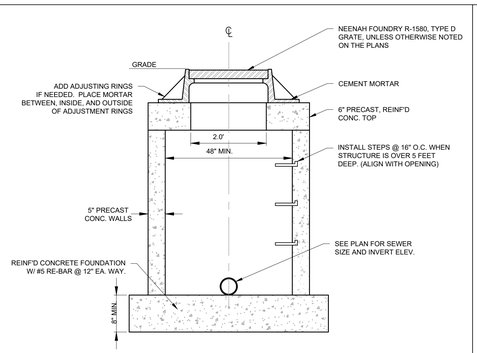


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN

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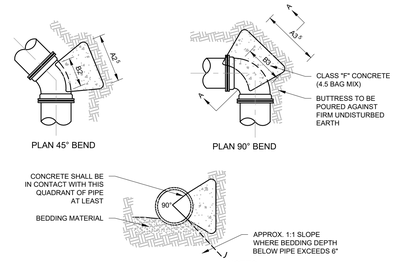


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

STORM SEWER MANHOLE

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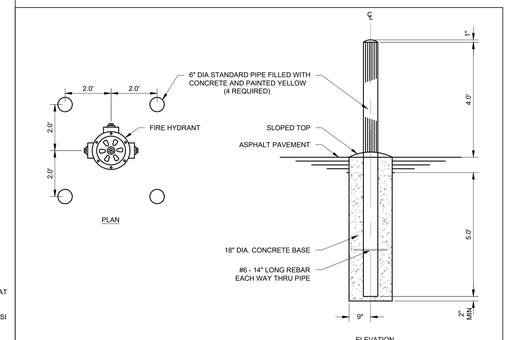
PIPE SIZE	22 1/2° BENDS A1	22 1/2° BENDS B1	45° BENDS A2	45° BENDS B2	90° BENDS A3	90° BENDS B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11½° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK

#321_10-04-12

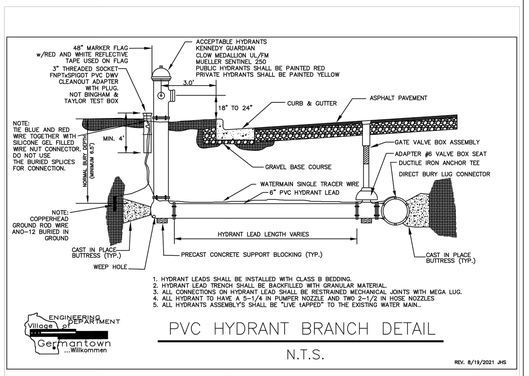


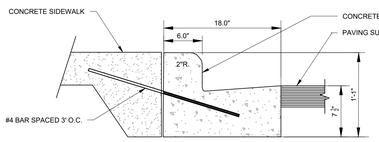
NOTES:

1. USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS, COST INCIDENTAL.

HYDRANT BOLLARD

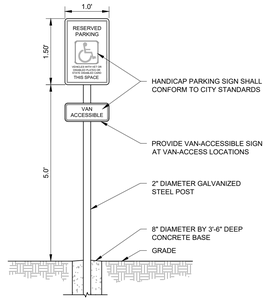
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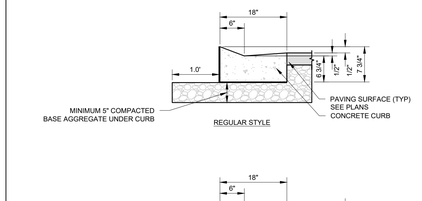
18" CURB ADJACENT TO SIDEWALK

#319_10-04-12



ADA SIGN

#702_10-11-12

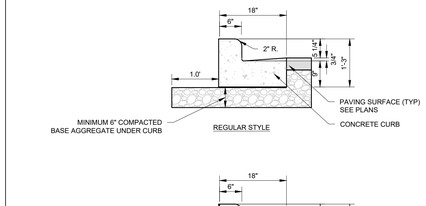


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB

#603-MC 12-14-12

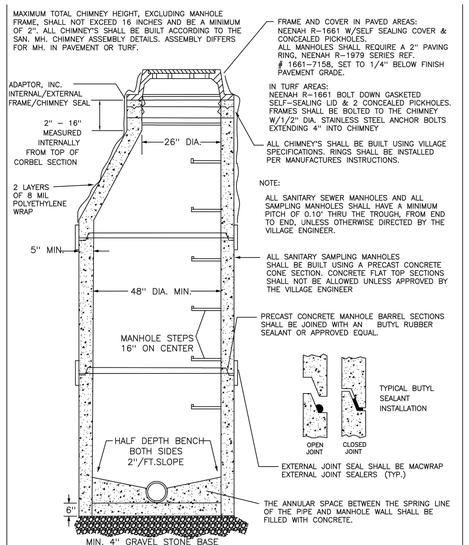


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PT'S AND PC'S, 3 FEET EITHER SIDE OF THE CATCH BASINS IN THE CURB LINE, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB

#603-MC 12-14-12



SPRAY EPOXY COATINGS

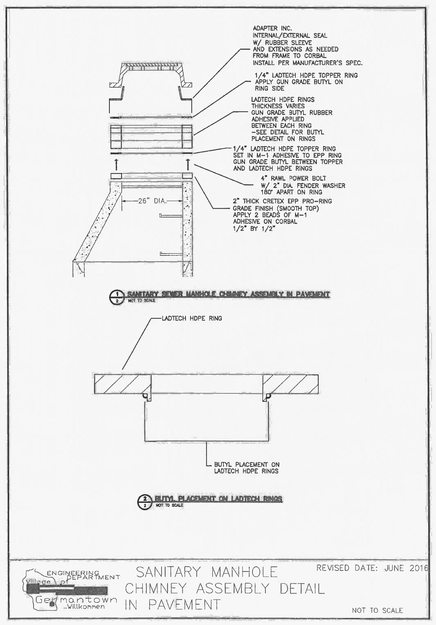
MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8-10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

NOT TO SCALE

REVISED DATE: 10/11/2019 FJR

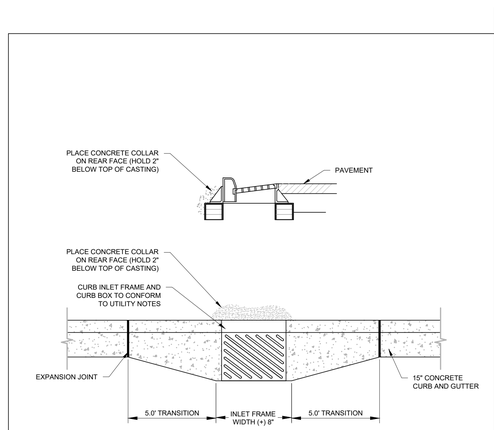


ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

SANITARY MANHOLE CHIMNEY ASSEMBLY DETAIL IN PAVEMENT

NOT TO SCALE

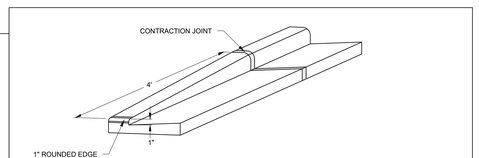
REVISED DATE: JUNE 2016



NOTE : CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT

#620_10-10-12

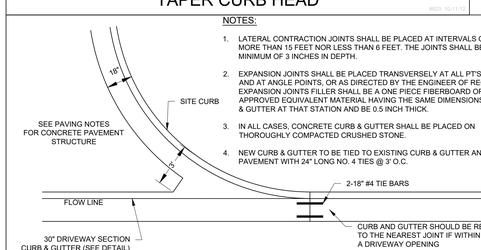


NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

#623_10-11-12



NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PT'S AND PC'S, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. NEW CURB & GUTTER TO BE TIED TO EXISTING CURB & GUTTER AND PAVEMENT WITH 24" LONG NO. 4 TIES @ 3' O.C.

DRIVEWAY ENTRANCE

#633_3-05-13

REVIEWED: AJS
DESIGNED: PFM
DRAFTED: EP

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GERMANTOWN, WI

CONSTRUCTION DETAILS

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

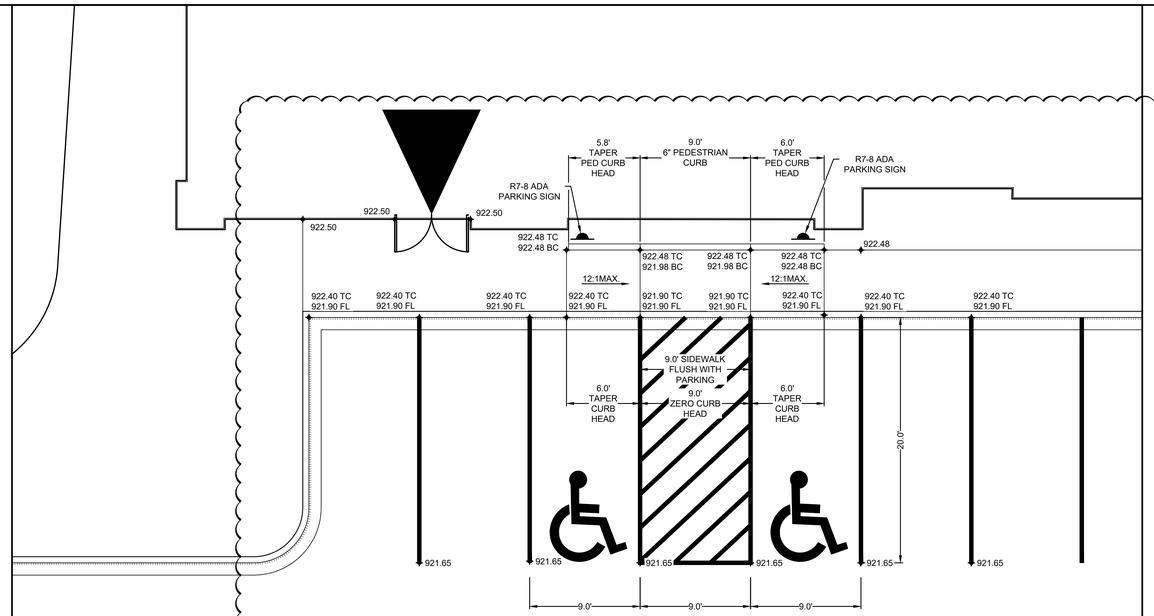
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PEG PM: AJS
START DATE: 03/04/19
SCALE: N.T.S

SHEET C-16 OF C-17

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Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E-WI CONSTRUCTION DETAILS.DWG

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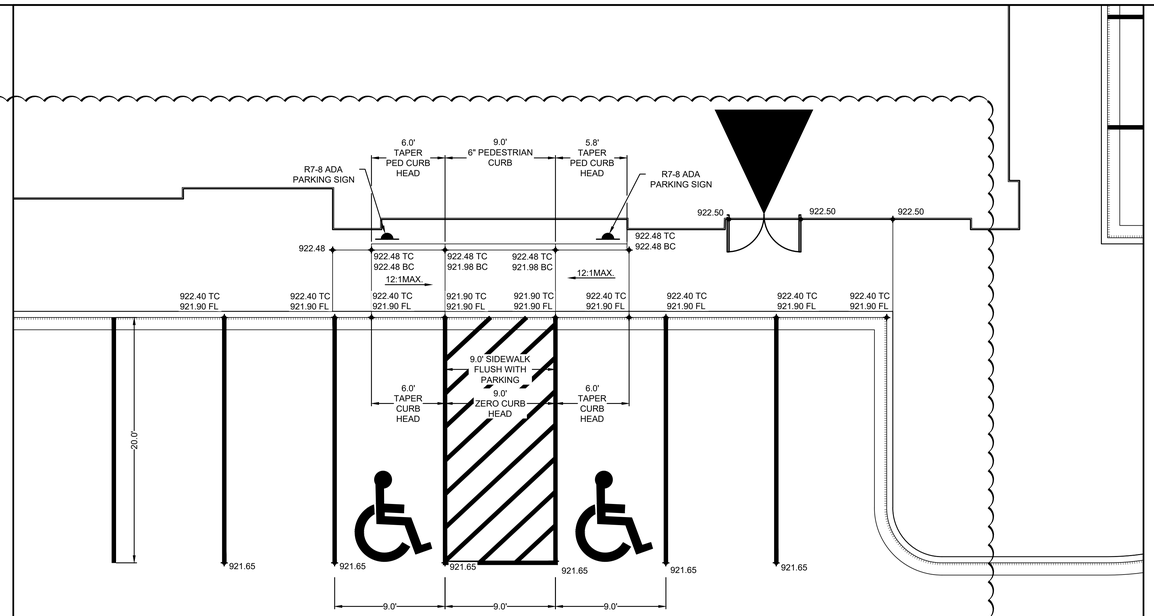


ADA PARKING DETAILS
SOUTHWEST BUILDING CORNER

SCALE: 1" = 5'

NORTH

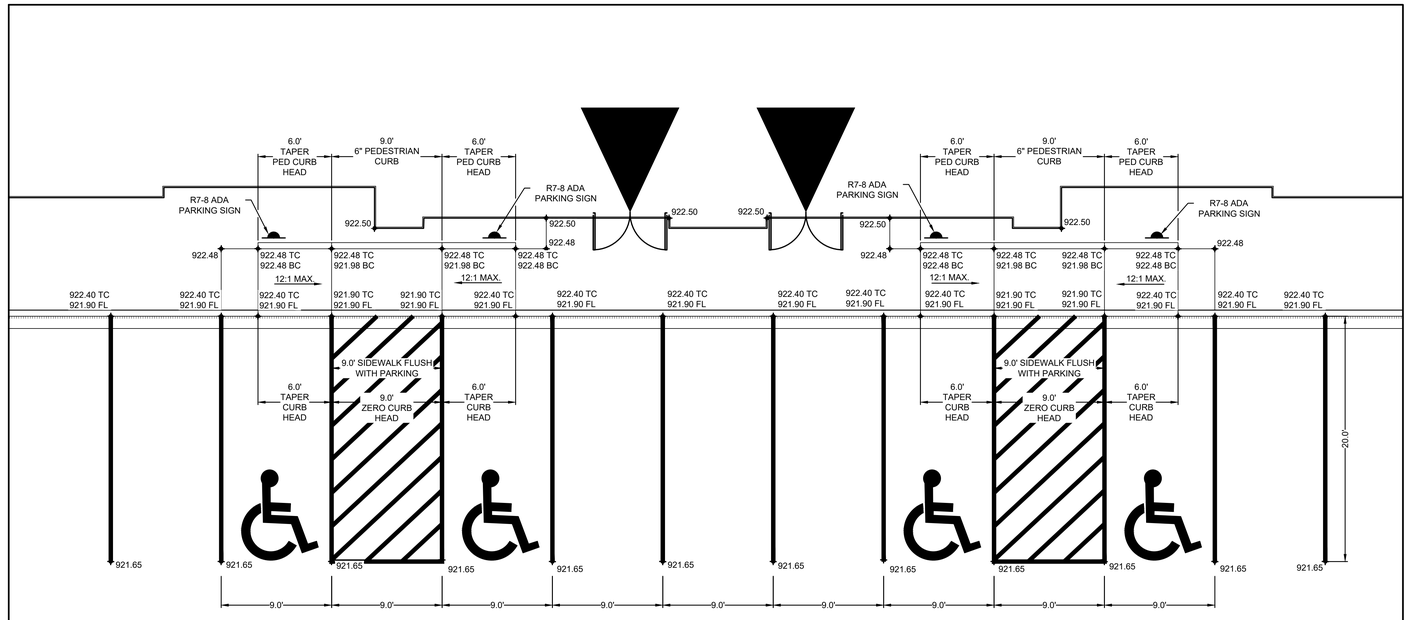
2



ADA PARKING DETAILS
SOUTHEAST BUILDING CORNER

SCALE: 1" = 5'

NORTH



ADA PARKING DETAILS
SOUTH BUILDING CENTER

SCALE: 1" = 5'

NORTH

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CONSTRUCTION DETAILS

REVIEWED- AJS
DESIGNED- PFM
DRAFTED- FP

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GERMANTOWN, WI

CONSTRUCTION DETAILS

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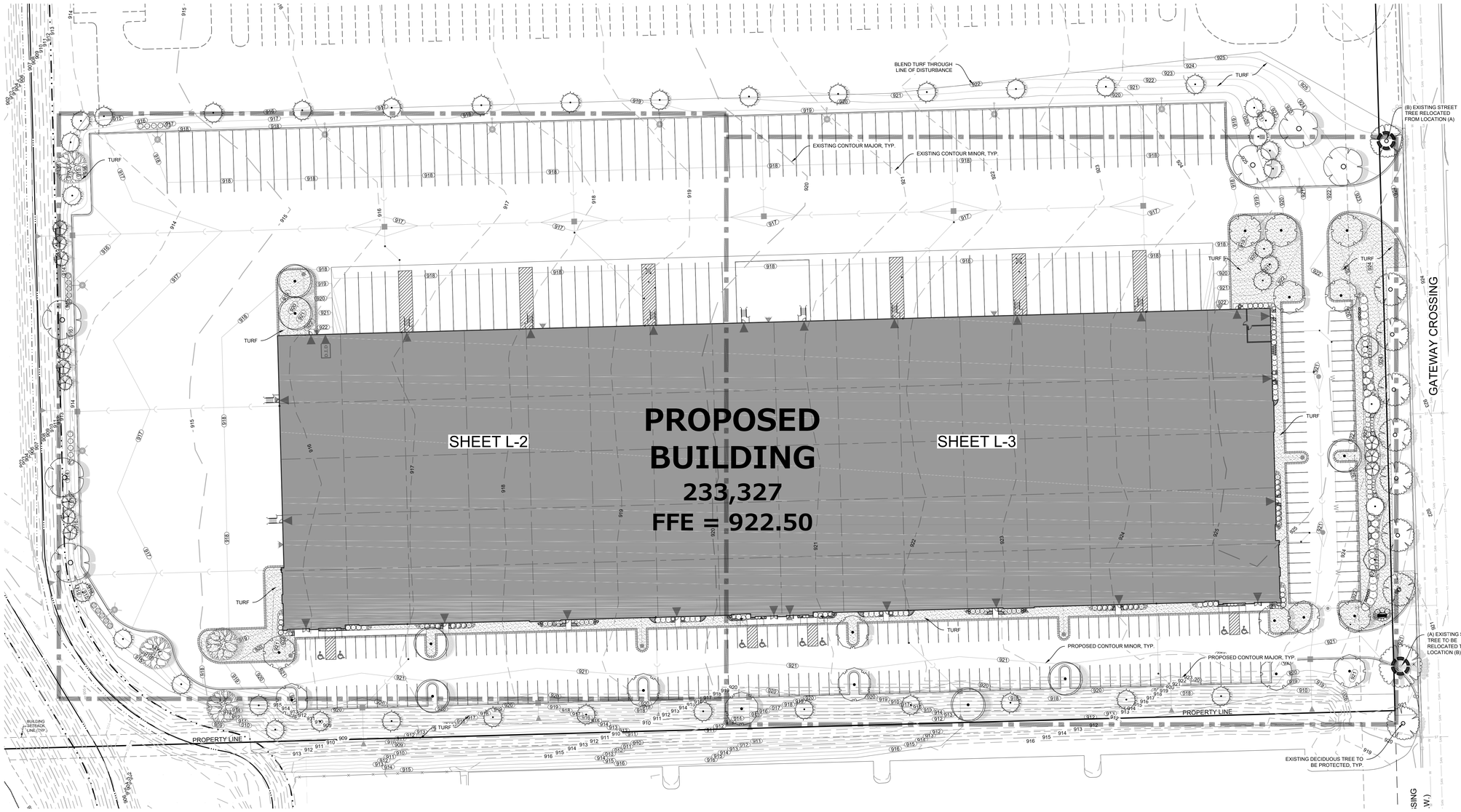
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SCALE N.T.S

SHEET C-17 & C-17

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TREE & GROUND COVER KEY

TREES	BOTANICAL / COMMON NAME
	STREET TREE FROM PREVIOUS ROADWAY PLAN

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Acer freemanii `Autumn Fantasy` Autumn Fantasy Maple 50` T x 40` W
	Gleditsia triacanthos `Shademaster` Shademaster Honeylocust 50` T x 35` W
	Gymnocladus dioica Kentucky Coffee Tree 60` T x 50` W
	Quercus x schuetti Swamp Bur Oak 70` T x 65` W
	Tilia americana `Redmond` Redmond American Linden 60` T x 35` W

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Juniperus virginiana Eastern Red Cedar 30` T x 15` W
	Picea glauca `Densata` Black Hills Spruce 30` T x 20` W

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Amelanchier grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry 25` T x 25` W

TURF	BOTANICAL / COMMON NAME
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix

EXISTING VEGETATION NOTES

1. FOR EXISTING STREET TREE AND EXISTING VEGETATION INFORMATION, REFER TO PREVIOUSLY SUBMITTED OVERALL PARK LANDSCAPE PLANS.
2. EXISTING VEGETATION INSTALLED AS PART OF OVERALL PARK LANDSCAPING TO BE PRESERVED AND PROTECTED EXCEPT FOR GROUND COVER AND TURF IMPACTED BY CONSTRUCTION WHICH SHALL BE RESTORED AS SHOWN ON LANDSCAPE PLAN.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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LANDSCAPE OVERVIEW & TREE PLAN

REVIEWED: DJB
DESIGNED: JSJ
DRAWN: JSJ

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM: ASS
START DATE: 03/04/19
SCALE: 1" = 40'

SHEET L-1 OF L-4

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SHRUB & PERNNIAL KEY

SHRUBS	BOTANICAL / COMMON NAME
	Aronia melanocarpa `Elata` Glossy Black Chokeberry 5` T x 5` W
	Cephalanthus occidentalis `Ping Pong` Ping Pong Buttonbush 8` T x 8` W
	Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea 6` T x 5` W
	Hydrangea paniculata `Bobo` Bobo Hydrangea 3` T x 4` W
	Physocarpus opulifolius `Center Glow` Center Glow Ninebark 8` T x 8` W
	Potentilla fruticosa `McKay`s White` McKay`s White Bush Cinquefoil 3` T x 3` W
	Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose 5` T x 4` W
	Spiraea japonica `Magic Carpet` Magic Carpet Spirea 2` T x 3` W
	Syringa meyeri `Palibin` Dwarf Korean Lilac 5` T x 5` W

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus chinensis `Sea Green` Sea Green Juniper 5` T x 5` W
	Juniperus chinensis `Sea of Gold` Sea of Gold Juniper 3` T x 5` W
	Juniperus sabina `Buffalo` Buffalo Juniper 1` T x 7` W
	Juniperus squamata `Blue Star` Blue Star Juniper 3` T x 4` W
	Juniperus virginiana `Grey Owl` Eastern Redcedar Juniper 3` T x 5` W
	Taxus x media `Tauntonii` Tauton Yew 4` T x 5` W

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
	Andropogon gerardii `Dancing Wind` Dancing Wind Big Blue Stem 36" T x 30" W
	Calamagrostis x a `Overdam` Overdam Reed Grass 24" T x 24" W
	Eragrostis spectabilis Purple Love Grass 24" T x 18" W
	Panicum virgatum `Northwind` Northwind Switch Grass 42" T x 28" W
	Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass 30" T x 28" W
	Sporobolus heterolepis `Tara` Prairie Dropseed 15" T x 20" W

SHRUB AREAS	BOTANICAL / COMMON NAME
	PERENNIALS Astilbe chinensis `Vision in Red` Vision in Red Astilbe 15" T x 18" W Calamintha nepeta Calamint 12" T x 18" W Coreopsis verticillata `Zagreb` Zagreb Coreopsis 20" T x 16" W Echinacea purpurea `Magnus Superior` Magnus Superior Coneflower 28" T x 16" W Hemerocallis `Stella De Oro` Stella De Oro Daylily 12" T x 20" W Heuchera m `Palace Purple` Palace Purple Coral Bells 18" T x 18" W Hosta x `Gold Standard` Gold Standard Hosta 20" T x 50" W Hosta x `Patriot` Patriot Hosta 20" T x 38" W Leucanthemum x `Becky` Becky Shasta Daisy 15" T x 15" W Nepeta x `Walker`s Low` Walker`s Low Catmint 20" T x 28" W Rudbeckia f `Viette`s Little Suzy` Viette`s Little Suzy Showy Coneflower 10" T x 12" W Salvia nemorosa `May Night` May Night Sage 18" T x 18" W
TURF	BOTANICAL / COMMON NAME
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

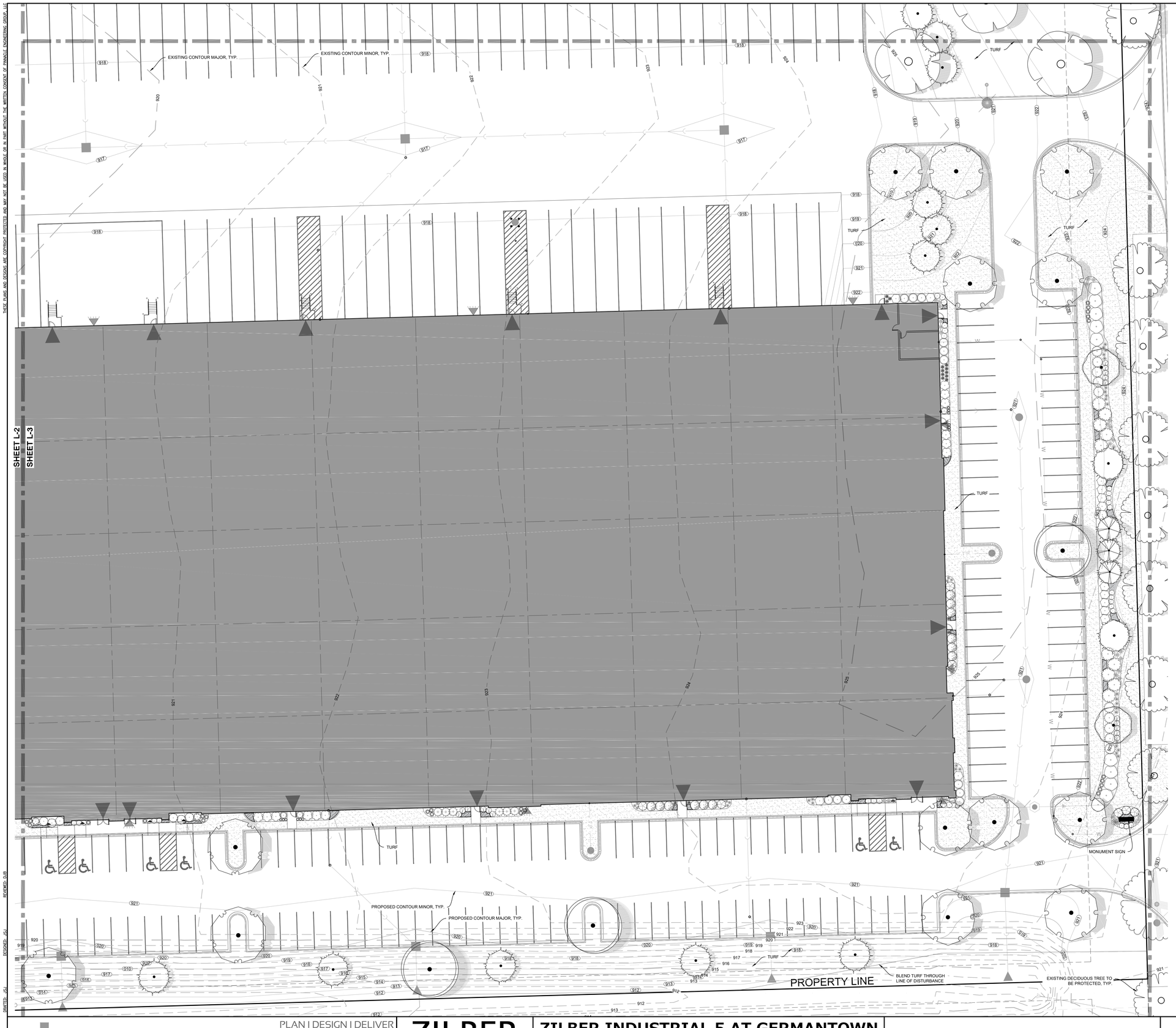
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PEG PM ASS
START DATE 03/04/19
SCALE 1" = 20'

SHEET L-2 OF L-4

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SHRUB & PERNNIAL KEY

SHRUBS	BOTANICAL / COMMON NAME
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	Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea 6` T x 5` W
	Hydrangea paniculata `Bobo` Bobo Hydrangea 3` T x 4` W
	Physocarpus opulifolius `Center Glow` Center Glow Ninebark 8` T x 8` W
	Potentilla fruticosa `McKay`s White` McKay`s White Bush Cinquefoil 3` T x 3` W
	Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose 5` T x 4` W
	Spiraea japonica `Magic Carpet` Magic Carpet Spirea 2` T x 3` W
	Syringa meyeri `Palibin` Dwarf Korean Lilac 5` T x 5` W

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	Juniperus chinensis `Sea of Gold` Sea of Gold Juniper 3` T x 5` W
	Juniperus sabina `Buffalo` Buffalo Juniper 1` T x 7` W
	Juniperus squamata `Blue Star` Blue Star Juniper 3` T x 4` W
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	Panicum virgatum `Northwind` Northwind Switch Grass 42" T x 28" W
	Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass 30" T x 28" W
	Sporobolus heterolepis `Tara` Prairie Dropseed 15" T x 20" W

SHRUB AREAS	BOTANICAL / COMMON NAME
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TURF	BOTANICAL / COMMON NAME
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

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START DATE 03/04/19
SCALE 1" = 20'

SHEET L-3 OF L-4

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LANDSCAPE ENLARGEMENT

FOR REVIEW ONLY

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Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E LANDSCAPE PLAN.DWG

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GENERAL PLANTING NOTES

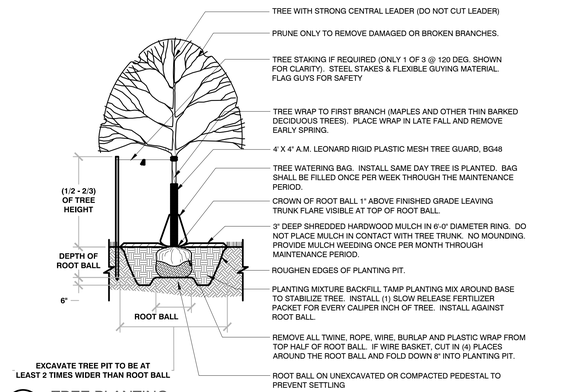
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. FOR STREET TREE PLANTINGS, REFER TO TREE PLANTING DETAIL AND TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR PLANTING STREET TREES.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS, AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
28. TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
29. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
30. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
31. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
32. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
33. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
34. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

PLANT SCHEDULE

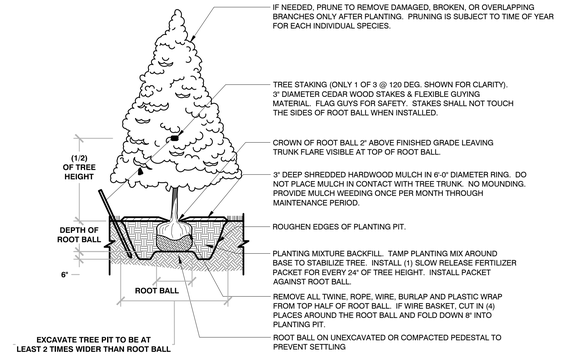
TREES	BOTANICAL NAME	COMMON NAME	SIZE
9	STREET TREE FROM PREVIOUS ROADWAY PLAN		---
DECIDUOUS TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
12	Acer freemanii `Autumn Fantasy` 50` T x 40` W	Autumn Fantasy Maple	2.5" Cal.
7	Gleditsia triacanthos `Shademaster` 50` T x 35` W	Shademaster Honeylocust	2.5" Cal.
4	Gymnocladus dioica 60` T x 50` W	Kentucky Coffee Tree	2.5" Cal.
6	Quercus x schuetti 70` T x 65` W	Swamp Bur Oak	2.5" Cal.
4	Tilia americana `Redmond` 60' T x 35' W	Redmond American Linden	2.5" Cal.
EVERGREEN TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
12	Juniperus virginiana 30` T x 15` W	Eastern Red Cedar	5` Ht.
41	Picea glauca `Densata` 30` T x 20` W	Black Hills Spruce	5` Ht.
ORNAMENTAL TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
2	Amelanchier grandiflora `Autumn Brilliance` 25` T x 25` W	`Autumn Brilliance` Serviceberry	1.5" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
18	Aronia melanocarpa `Elata` 5` T x 5` W	Glossy Black Chokeberry	3 gal.
10	Cephalanthus occidentalis `Ping Pong` 8` T x 8` W	Ping Pong Buttonbush	3 gal.
18	Hydrangea p `Vanilla Strawberry` 6` T x 5` W	Vanilla Strawberry Hydrangea	3 gal.
22	Hydrangea paniculata `Bobo` 3` T x 4` W	Bobo Hydrangea	2 gal.
10	Physocarpus opulifolius `Center Glow` 8` T x 8` W	Center Glow Ninebark	3 gal.
18	Potentilla fruticosa `McKay`s White` 3` T x 3` W	McKay`s White Bush Cinquefoil	2 gal.
2	Rosa rugosa `Purple Pavement` 5` T x 4` W	Purple Pavement Rugosa Rose	2 gal.
19	Spiraea japonica `Magic Carpet` 2` T x 3` W	Magic Carpet Spirea	2 gal.
16	Syringa meyeri `Palibin` 5` T x 5` W	Dwarf Korean Lilac	3 gal.
EVERGREEN SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
10	Juniperus chinensis `Pfitzeriana Kallays` 3` T x 7` W	Kallay Compact Juniper	3 gal.
16	Juniperus chinensis `Sea Green` 5` T x 5` W	Sea Green Juniper	3 gal.
12	Juniperus chinensis `Sea of Gold` 3` T x 5` W	Sea of Gold Juniper	3 gal.
9	Juniperus sabina `Buffalo` 1` T x 7` W	Buffalo Juniper	3 gal.
6	Juniperus squamata `Blue Star` 3` T x 4` W	Blue Star Juniper	2 gal.
18	Juniperus virginiana `Grey Owl` 3` T x 5` W	Eastern Redcedar Juniper	2 gal.
10	Taxus x media `Tauntonii` 4` T x 5` W	Tauton Yew	3 gal.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
39	Andropogon gerardii `Dancing Wind` 36" T x 30" W	Dancing Wind Big Blue Stem	1 gal.
18	Calamagrostis x a `Overdam` 24" T x 24" W	Overdam Reed Grass	1 gal.
18	Eragrostis spectabilis 24" T x 18" W	Purple Love Grass	1 gal.
30	Panicum virgatum `Northwind` 42" T x 28" W	Northwind Switch Grass	1 gal.
32	Schizachyrium scoparium `Blue Heaven` 30" T x 28" W	Blue Heaven Little Bluestem Grass	1 gal.
18	Sporobolus heterolepis `Tara` 15" T x 20" W	Prairie Dropseed	1 gal.
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
333 sf	PERENNIALS		
13	Astilbe chinensis `Vision in Red` 15" T x 18" W	Vision in Red Astilbe	4.5" cont.
16	Calamintha nepeta 12" T x 18" W	Calamint	4.5" cont.
16	Coreopsis verticillata `Zagreb` 20" T x 16" W	Zagreb Coreopsis	4.5" cont.
13	Echinacea purpurea `Magnus Superior` 28" T x 16" W	Magnus Superior Coneflower	4.5" Cont.
10	Hemerocallis `Stella De Oro` 12" T x 20" W	Stella De Oro Daylily	4.5" Cont.
13	Heuchera m `Palace Purple` 18" T x 18" W	Palace Purple Coral Bells	4.5" Cont.
2	Hosta x `Gold Standard` 20" T x 50" W	Gold Standard Hosta	4.5" cont.
4	Hosta x `Patriot` 20" T x 38" W	Patriot Hosta	4.5" cont.
20	Leucanthemum x `Becky` 15" T x 15" W	Becky Shasta Daisy	4.5" Cont.
6	Nepeta x `Walker`s Low` 20" T x 28" W	Walker`s Low Catmint	4.5" Cont.
32	Rudbeckia f `Viette`s Little Suzy` 10" T x 12" W	Viette`s Little Suzy Showy Coneflower	4.5" Cont.
14	Salvia nemorosa `May Night` 18" T x 18" W	May Night Sage	4.5" Cont.
TURF	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	120,269 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix

SOIL PLACEMENT NOTES

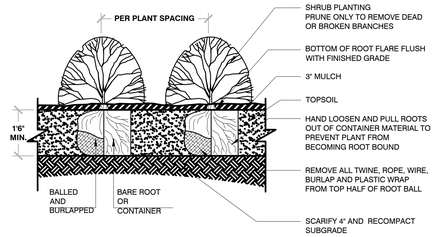
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING
1/4" = 1'-0" 329343-01

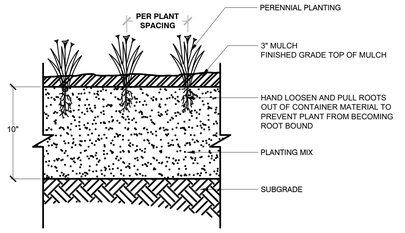


2 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

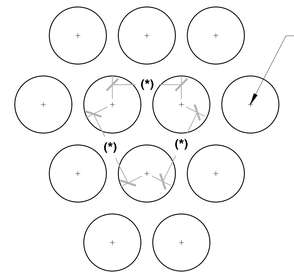


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY, PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING
1/2" = 1'-0" 329333-02

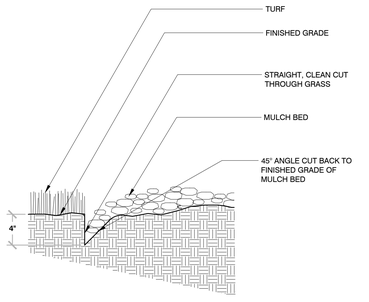


4 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

5 PLANT SPACING
3/4" = 1'-0" 3293-02



6 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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FOR REVIEW ONLY

LANDSCAPE GENERAL NOTES & DETAILS

REVIEWED: DJB
DESIGNED: JSJ
DRAWN: JSJ

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
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CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM: ASS
START DATE: 03/04/19
SCALE: VARIES

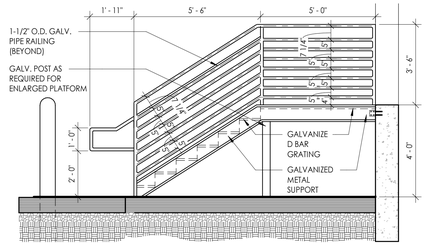
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L-4

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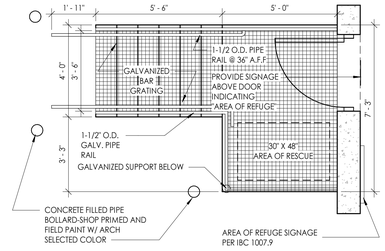
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SHEET KEYNOTES

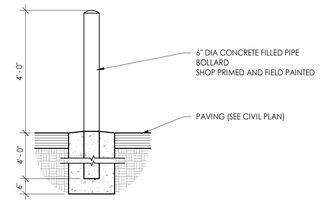
03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-02	CONCRETE STOOP
03-07	CONCRETE SIDEWALK W/ INTEGRAL CURB
05-01	DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
31-01	MONUMENT SIGN LOCATION



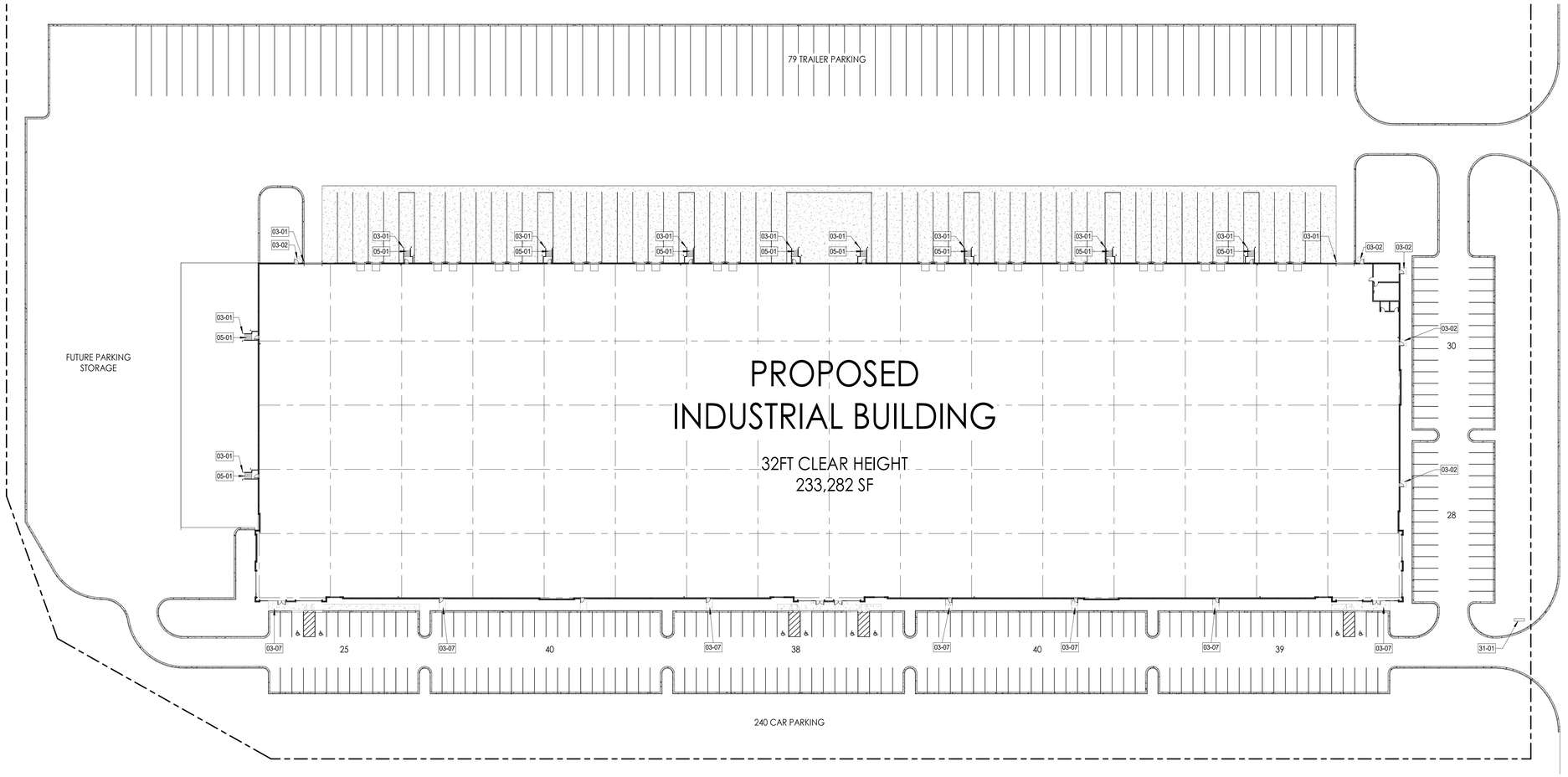
4 DOCK STAIR - ELEVATION
SCALE 3/8" = 1'-0"



3 DOCK STAIR - ENLARGED PLAN
SCALE 3/8" = 1'-0"



2 CONCRETE FILLED PIPE BOLLARD
SCALE 1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 40'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

ARCHITECTURAL SITE PLAN

A050

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SHEET KEYNOTES

STEPHEN PERRY SMITH ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

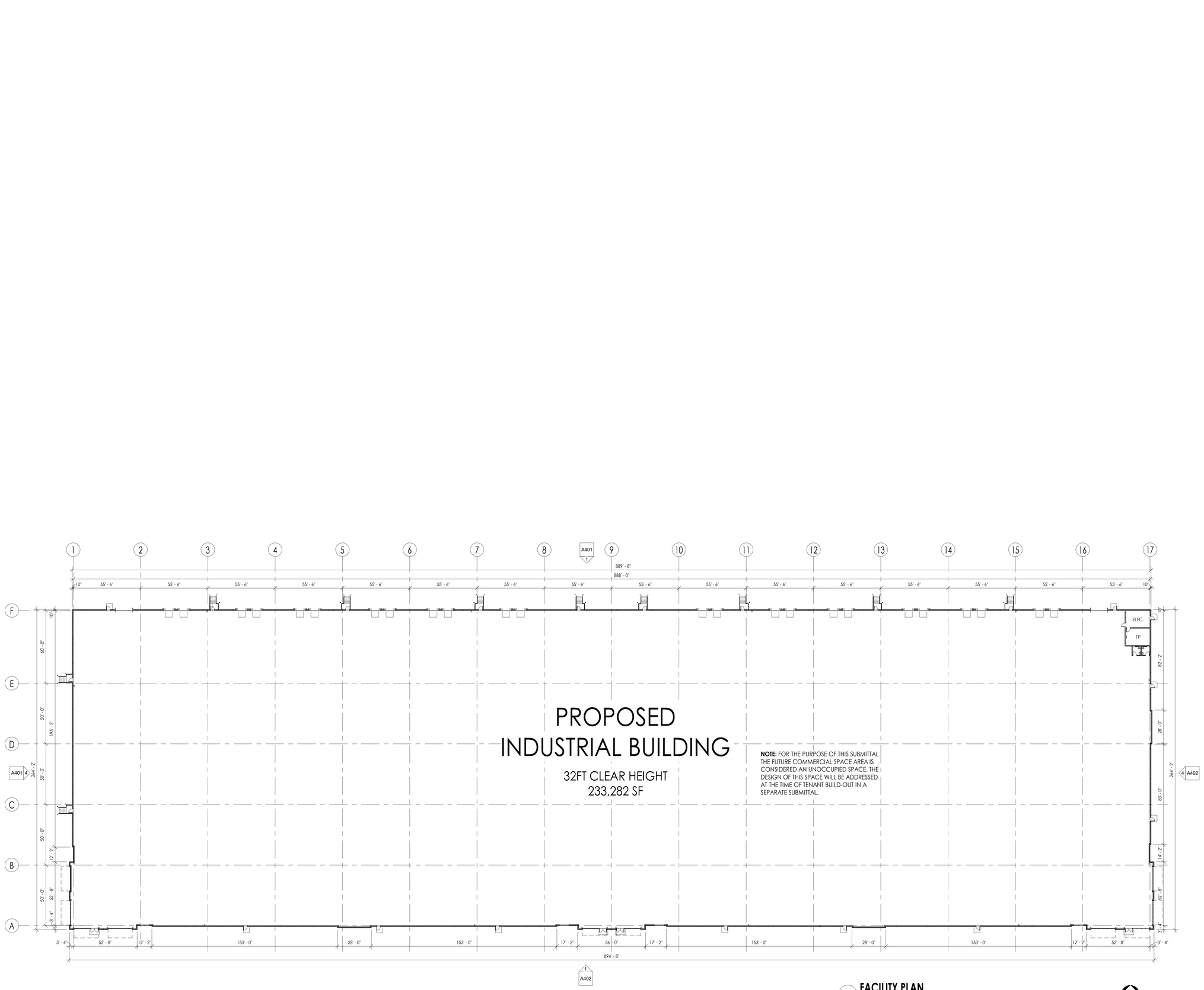
ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE



1 **FACILITY PLAN**
SCALE 1" = 30'-0"

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET
FACILITY PLAN

A100

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GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

D. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

E. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

F. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

G. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

H. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

I. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.

J. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

K. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

L. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

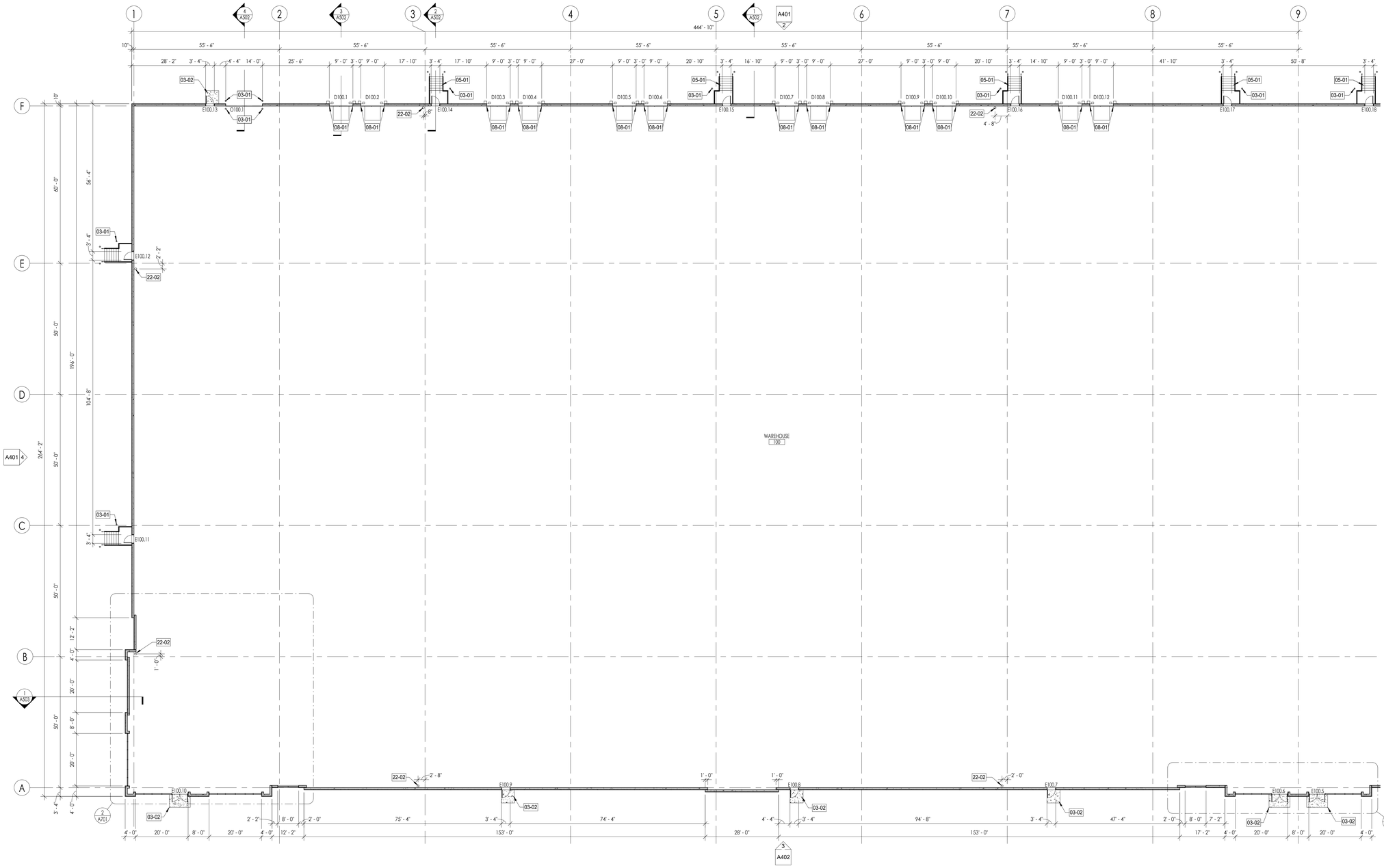
M. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

SHEET KEYNOTES

03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-02	CONCRETE STOOP
05-01	DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
08-01	'Z' GUARDS AT DOCK DOORS
22-02	ROOF DRAIN LEADER. CONFIRM SIZE/LOCATION WITH D/B PLUMBING CONTACTOR

KEY PLAN





1 **CONSTRUCTION PLAN - 1ST FLOOR A**
SCALE 1/16" = 1'-0"

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PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

CONSTRUCTION PLAN 'A'

A101A

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

D. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

E. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

F. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

G. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

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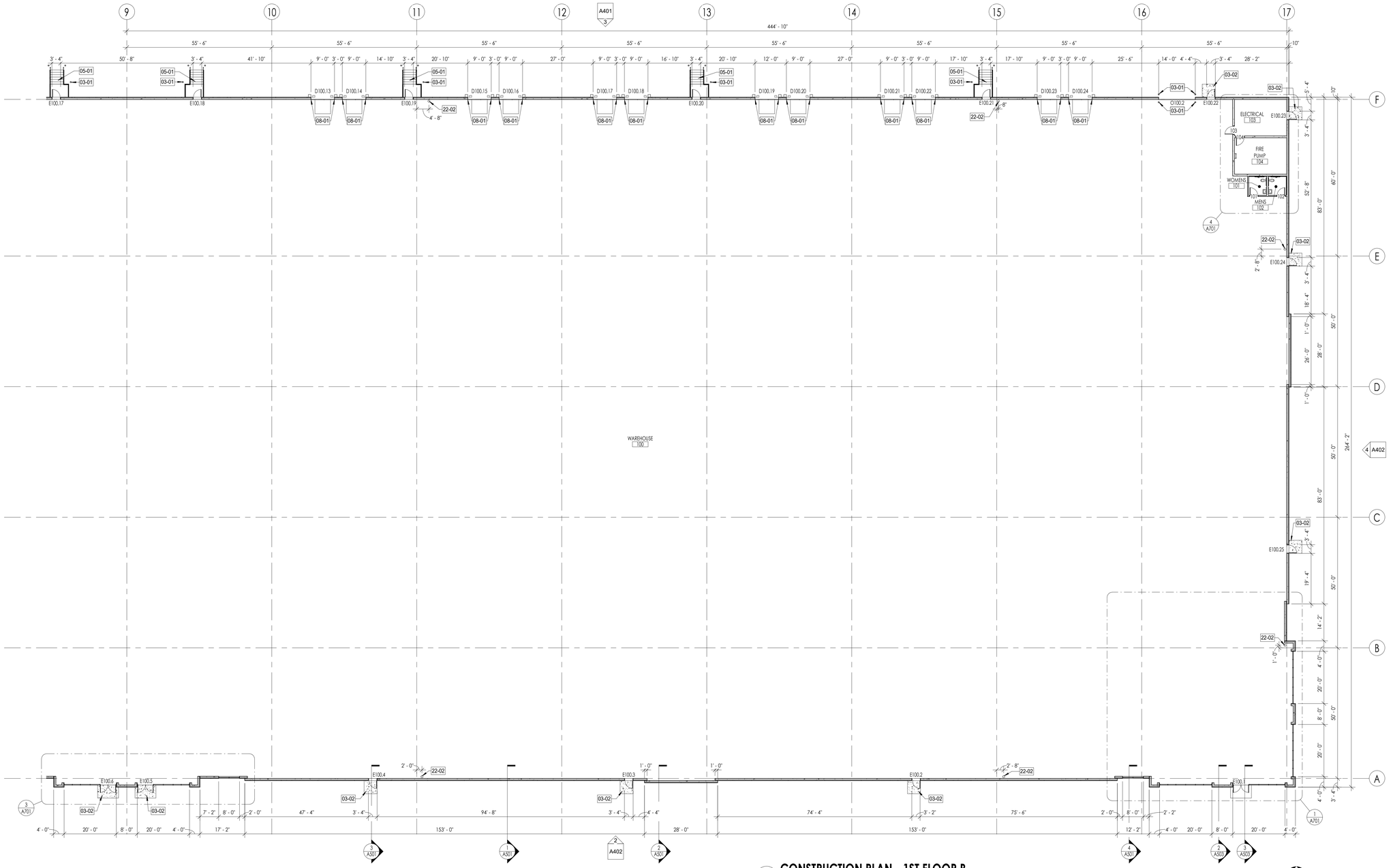
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SHEET KEYNOTES

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KEY PLAN





1 CONSTRUCTION PLAN - 1ST FLOOR B
SCALE 1/16" = 1'-0"

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OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

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SHEET

CONSTRUCTION PLAN 'B'

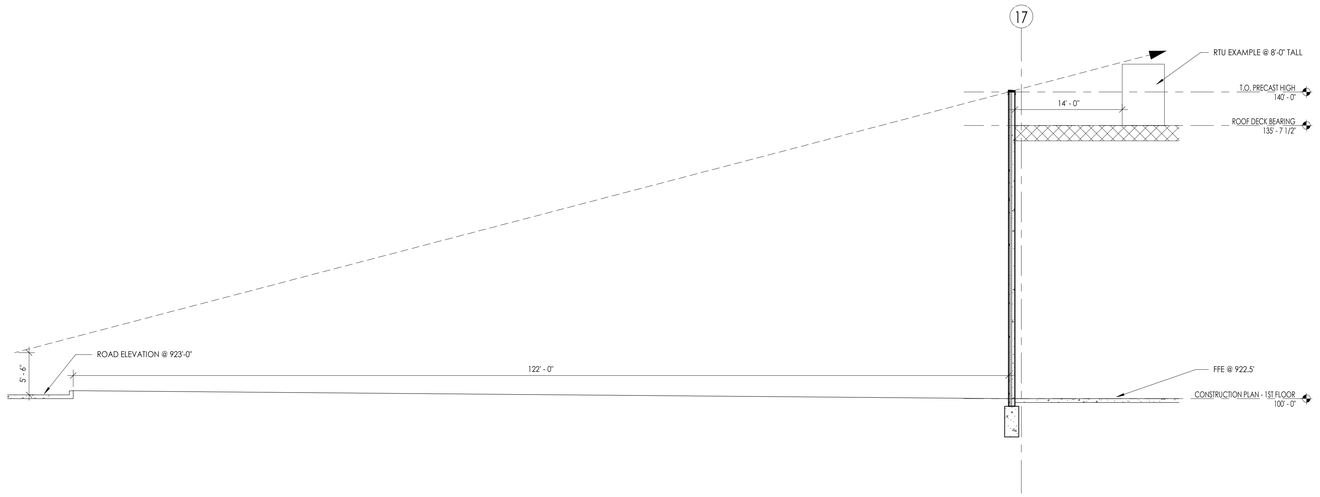
A101B

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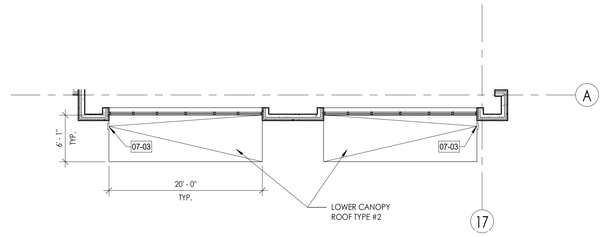
SHEET KEYNOTES

07-01	PRIMARY ROOF DRAIN W/ INTEGRAL DOWNSPOUT, SEE DETAILS 20 & 21/A801
07-03	PREFINISHED METAL THRU-WALL SCUPPER
08-10	INSULATED 30"X36" ROOF SCUTTLE W/ LADDER AND CAGE BELOW -GC TO COORDINATE LOCATION WITH STRUCTURAL FRAMING ABOVE. SEE DETAIL 23/A801

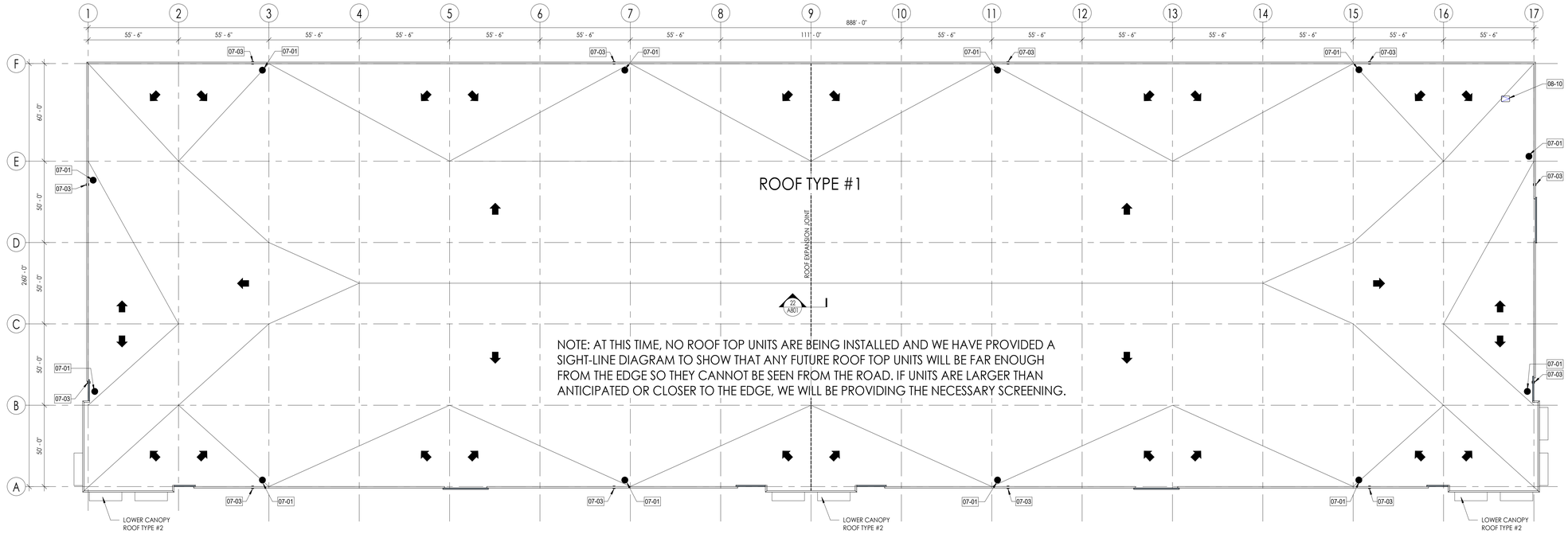
ROOF TYPES
ROOF TYPE #1 - TYPICAL BUILDING ROOF SINGLE PLY 45 MIL. BALLASTED EPDM ROOF 2 LAYERS OF POLYISOCYANURATE W/ STAGGERED JOINTS IN BOTH DIRECTIONS (R-20) 1-1/2" METAL DECKING (SEE STRUCTURAL)
ROOF TYPE #2 - LOWER CANOPY ROOF SINGLE PLY 45 MIL. BALLASTED EPDM ROOF SLOPED POLYISOCYANURATE BOARD (AT 1/4" PER FOOT) 1-1/2" METAL DECKING (SEE STRUCTURAL)
NOTE:
1. PITCH TO ROOF DRAIN AT 1/4" PER FOOT MINIMUM.
2. MINIMUM 20 YEAR WARRANTY ON ROOF TO BE CERTIFIED BY SUPPLIER



3 SIGHT-LINE SECTION DIAGRAM VIEW FROM ROAD
SCALE 1/8" = 1'-0"



2 ENLARGED CANOPY ROOF PLAN
SCALE 1/8" = 1'-0"



1 CONSTRUCTION PLAN - ROOF
SCALE 1" = 30'-0"

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GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

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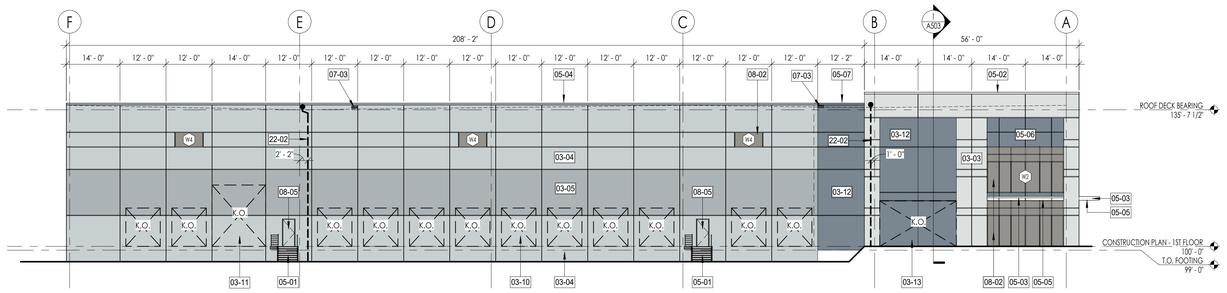
PROJECT ARCHITECT	SRC
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SHEET

CONSTRUCTION PLAN - ROOF

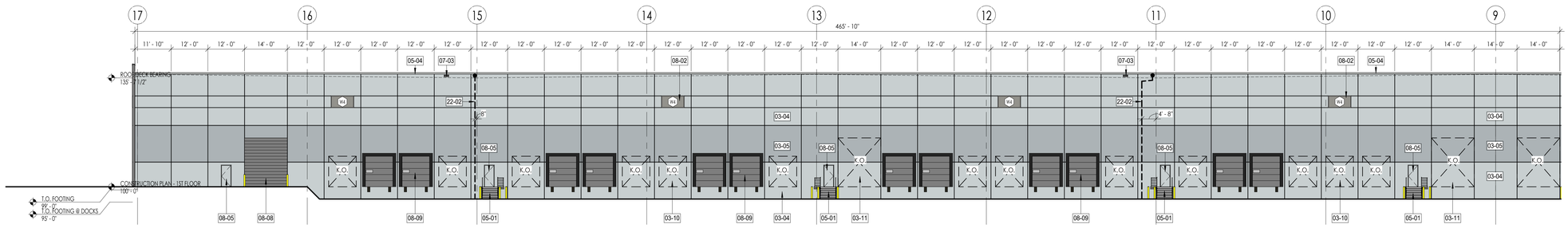
A102

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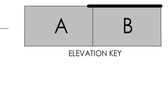


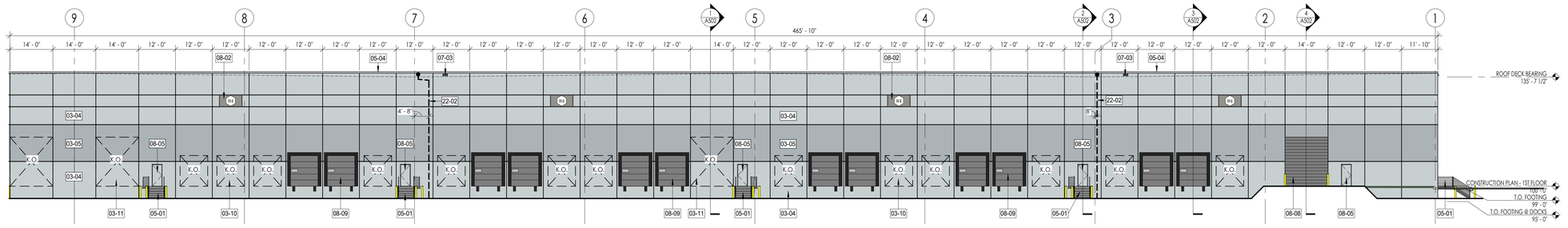
4 WEST ELEVATION
SCALE 1/16" = 1'-0"





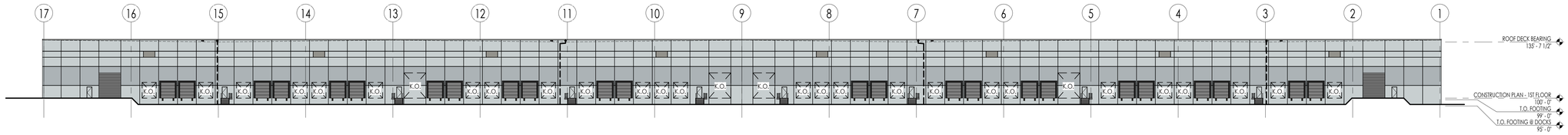
3 NORTH ELEVATION 'B'
SCALE 1/16" = 1'-0"





2 NORTH ELEVATION 'A'
SCALE 1/16" = 1'-0"





1 NORTH ELEVATION - OVERALL
SCALE 1" = 30'-0"



SHEET KEYNOTES

03-03	INSULATED PRECAST WALL PANEL ENTRANCE AREA COLOR (EPT1) - SHERWIN WILLIAMS COLOR: SW 6245 QUICKSILVER
03-04	INSULATED PRECAST WALL PANEL FIELD COLOR (EPT2) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
03-05	INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT3) - SHERWIN WILLIAMS COLOR: SW 6248 JUBILEE
03-10	FUTURE PRECAST KNOCKOUT FOR 9X10 DOCK DOOR
03-11	FUTURE PRECAST KNOCKOUT FOR 14X16 DRIVE-IN DOOR
03-12	INSULATED PRECAST WALL PANEL ACCENT WALL COLOR (EPT4) - SHERWIN WILLIAMS COLOR: SW 6249 STORM CLOUD
03-13	FUTURE PRECAST KNOCKOUT FOR STOREFRONT WINDOW
05-01	DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
05-02	PREFINISHED METAL COPING (AM1) - PAC-CLAD COLOR: STONE WHITE
05-03	PREFINISHED COMPOSITE CANOPY PANEL (AM5) - STONEWOOD ARCHITECTURAL PANEL COLOR: MATCH STOREFRONT WINDOW SYSTEM FINISH
05-04	PREFINISHED METAL COPING (AM10) - PAC-CLAD COLOR: CITYSCAPE
05-05	PREFINISHED COMPOSITE CANOPY SOFFIT PANEL (AM9) - STONEWOOD ARCHITECTURAL PANEL COLOR: MATCH STOREFRONT WINDOW SYSTEM FINISH
05-06	PREFINISHED COMPOSITE WALL PANEL (AM11) - STONEWOOD ARCHITECTURAL PANEL COLOR: SQUIRREL GREY 7000-CD
05-07	FILED FINISHED METAL COPING (AM12) - PAC-CLAD COLOR: MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
07-03	PREFINISHED METAL THRU-WALL SCUPPER
08-02	ALUMINUM STOREFRONT WINDOW SYSTEM (AM2) - KAWNEER COLOR: CLEAR ANODIZED ALUMINUM
08-05	INSULATED STEEL DOOR & FRAME (EPT5) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
08-08	INSULATED OVERHEAD DRIVE-IN DOOR (AM6) - CLOPAY COLOR: STANDARD WHITE
08-09	INSULATED OVERHEAD DOCK DOOR W/ DOCK SEAL (AM7) - CLOPAY COLOR: STANDARD WHITE
22-02	ROOF DRAIN LEADER. CONFIRM SIZE/LOCATION WITH D/B PLUMBING CONTACTOR

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PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

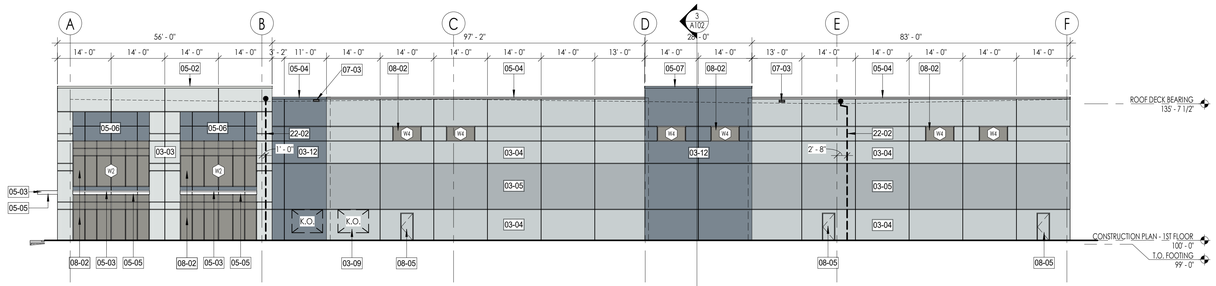
PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

BUILDING ELEVATIONS

A401

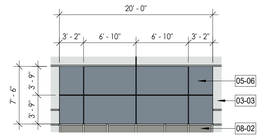
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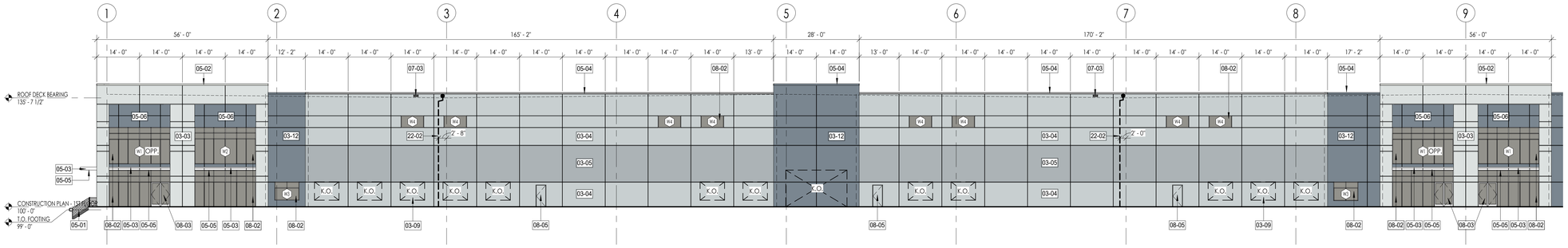
4 EAST ELEVATION
SCALE 1/16" = 1'-0"



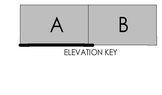
ELEVATION KEY



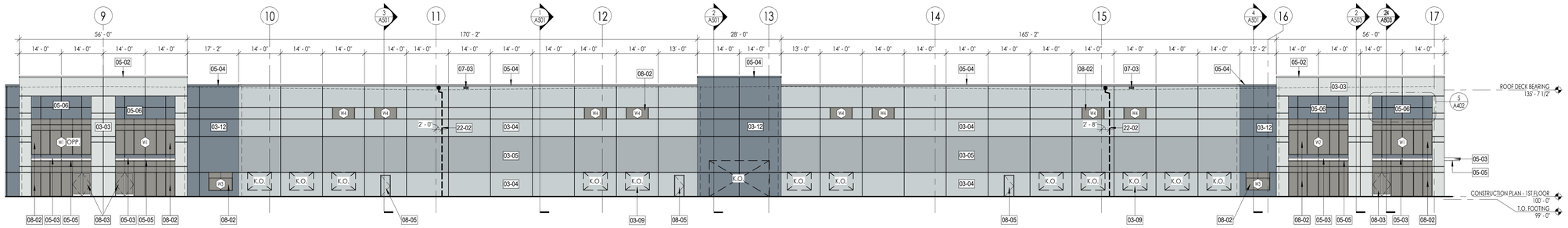
5 TYP. COMPOSITE PANEL ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



ELEVATION KEY



2 SOUTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



ELEVATION KEY



1 SOUTH ELEVATION - OVERALL
SCALE 1" = 30'-0"



ELEVATION KEY

SHEET KEYNOTES

03-03	INSULATED PRECAST WALL PANEL ENTRANCE AREA COLOR (EPT1) - SHERWIN WILLIAMS COLOR: SW 6245 QUICKSILVER
03-04	INSULATED PRECAST WALL PANEL FIELD COLOR (EPT2) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
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07-03	PREFINISHED METAL THRU-WALL SCUPPER
08-02	ALUMINUM STOREFRONT WINDOW SYSTEM (AM2) - KAWNEER COLOR: CLEAR ANODIZED ALUMINUM
08-03	ALUMINUM STOREFRONT DOOR SYSTEM (AM3) - KAWNEER COLOR: CLEAR ANODIZED ALUMINUM
08-05	INSULATED STEEL DOOR & FRAME (EPT5) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
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PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

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SHEET

BUILDING ELEVATIONS

A402

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ARCHITECTS, INC.

ZILBER INDUSTRIAL 5

GERMANTOWN, WISCONSIN

ZILBER
PROPERTY GROUP SM



STEPHEN PERRY SMITH
ARCHITECTS, INC.

ZILBER INDUSTRIAL 5

GERMANTOWN, WISCONSIN

ZILBER
PROPERTY GROUP SM



STEPHEN PERRY SMITH
ARCHITECTS, INC.

ZILBER INDUSTRIAL 5

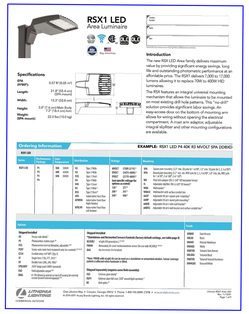
GERMANTOWN, WISCONSIN

ZILBER
PROPERTY GROUP SM

Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
6	OA3	Lithonia	RSX1 LED P2 xxK R3 MVOLT SPA (finish) + 20' POLE + 3' BASE	1.000	72	432
5	OA4	Lithonia	RSX1 LED P2 xxK R4 MVOLT SPA (finish) + 20' POLE + 3' BASE	1.000	72	360
15	OD	Lithonia	LDN4 xx/10 L04AR LSS MVOLT (driver)	1.000	10.58	158.7
7	OW3	Lithonia	RSX1 LED P3 xxK R3 MVOLT WBAx (finish)	1.000	109	763
7	OW4	Lithonia	RSX1 LED P3 xxK R4 MVOLT WBAx (finish)	1.000	109	763

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
East Parking Lot	Fc	0.98	2.2	0.4	5.50	2.45
South Parking Lot	Fc	0.70	3.4	0.2	17.00	3.50
Truck Courtyard	Fc	0.76	2.5	0.2	12.50	3.80



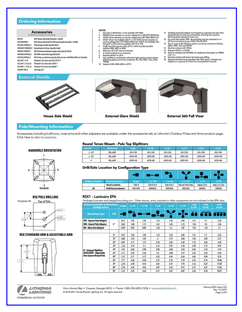

RSX1 LED
Area Luminaire

Specifications

Introduction

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD


Ordering Information

Accessories

External Shields

House Side Shield

External Glare Shield

External 360 Full Visor

Pole/Mounting Information

Square Tenon Mount - Pole Top Slipfitter

Drill/Slot Location Tx Configuration Type

RSX1 - Luminaire EPA

KEYED DRILLING

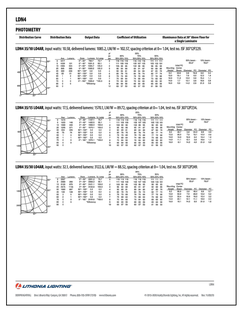
Top of Pole

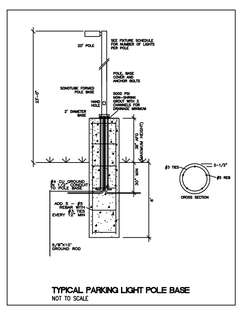
SQUARE AND ROUND POLE STANDARD DRILLING


LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

LDN4


PHOTOMETRY


TYPICAL PARKING LIGHT POLE BASE
NOT TO SCALE

ENTERPRISE Lighting & Control						
COMMENTS						
#	DATE					
REVISIONS						

DRAWN BY : JT

DATE : 12-28-2021

SCALE : 1" = 50'

ZILBER

GERMANTOWN, WI

Z5 SITE LIGHTING PLAN

From: Pinnacle Engineering Group
20725 Watertown Rd. Suite 100
Brookfield, WI 53186

Date: February 2, 2022

Subject: Zilber Industrial 5

This memo summarizes the proposed stormwater management for the Zilber Industrial 5 Project.

The project consists of construction of a new building with concrete and asphalt pavement, landscaping, and storm sewer. The project is located within lot 4 the Germantown Gateway Corporate Park in Germantown Wi and is part of an approved stormwater management report for the business park. The storm sewer was designed per the Village of Germantown 8.09 of the Village ordinances.

Proposed Conditions

The proposed building will consist of 233,327 square foot building, parking, trailer docks, and trailer parking. A stormwater management plan dated September 14, 2018 was created for the Germantown Gateway Corporate Park. The project site is located within the PR-2 drainage basin, see attached exhibit. The area of Lot 4 that lies within PR-2 is 48.84 acres. Per the report the drainage basin has a curve number of 92, however, this is a typo, the hydroCAD report found within the appendix show a curve number of 94 for PR-2, a copy of the results is attached to this memo. A curve number 94 is equal to a 85% impervious value for the site with type C soils. The table below shows the area and curve number of the current proposed and future conditions of the lot.

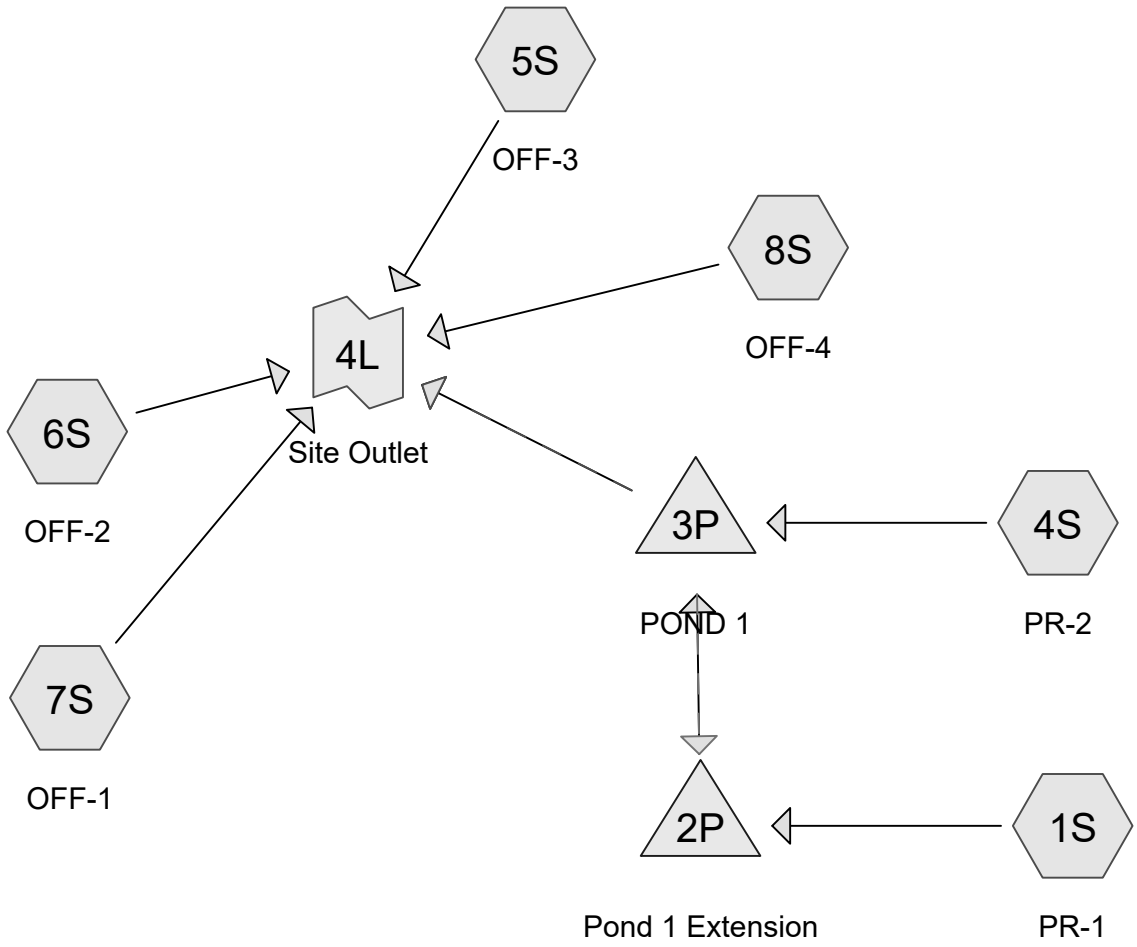
Proposed Areas and Curve Number Table

Area	Area (Ac)	CN
Proposed Buildings, Sidewalks, and Pavement	**22.63**	**98**
Future Buildings, Sidewalks, and Pavement	**12.66**	**98**
Pond	**4.72**	**98**
Green Space	**8.83**	**76**
TOTAL	**48.84**	**94**

The site will be drained by an underground storm sewer system and discharge into the existing pond located to the west of the building and to the existing ditch to the south of the building. The existing ditch currently conveys stormwater runoff from the existing building on Lot 1 and from the public roadway to the east of the building. The ditch will be regraded for current site conditions. The ditch analyzed to ensure that the ditch will have enough capacity to convey the 100-year event from the roadway and building. The results are attached to this memo.

Runoff Water Quality

During construction silt fencing, inlet protection, erosion blankets. Will be used for water quality. The storm runoff will also use the existing pond as a sediment basin. Post-development water quality will be obtained using the existing wet pond located to the west of the building.



Subcat Reach Pond Link

Routing Diagram for 2018-07-12 Germantown Corporate Park
Prepared by {enter your company name here}, Printed 9/23/2018
HydroCAD® 10.00-15 s/n 07894 © 2015 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
4.170	74	>75% Grass cover, Good, HSG C (5S, 6S, 7S)
3.780	76	Row crops, straight row, Poor, HSG C (8S)
120.513	94	Urban commercial, 85% imp, HSG C (1S, 4S)
5.407	98	Water Surface, HSG D (4S)
133.870	**93**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
128.463	HSG C	1S, 4S, 5S, 6S, 7S, 8S
5.407	HSG D	4S
0.000	Other	
133.870		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	4.170	0.000	0.000	4.170	>75% Grass cover, Good	5S, 6S, 7S
0.000	0.000	3.780	0.000	0.000	3.780	Row crops, straight row, Poor	8S
0.000	0.000	120.513	0.000	0.000	120.513	Urban commercial, 85% imp	1S, 4S
0.000	0.000	0.000	5.407	0.000	5.407	Water Surface	4S
0.000	**0.000**	**128.463**	**5.407**	**0.000**	**133.870**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	909.00	908.00	677.9	0.0015	0.013	24.0	0.0	0.0
2	3P	907.00	906.00	53.3	0.0188	0.013	36.0	0.0	0.0
3	3P	908.00	909.00	616.0	-0.0016	0.013	24.0	0.0	0.0

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: PR-1 Runoff Area=7.560 ac 85.00% Impervious Runoff Depth=5.68"
Tc=0.0 min CN=94 Runoff=78.39 cfs 3.580 af

Subcatchment4S: PR-2 Runoff Area=118.360 ac 85.69% Impervious Runoff Depth=5.68"
Tc=6.0 min CN=94 Runoff=1,061.52 cfs 56.054 af

Subcatchment5S: OFF-3 Runoff Area=2.140 ac 0.00% Impervious Runoff Depth=3.52"
Tc=6.0 min CN=74 Runoff=13.41 cfs 0.627 af

Subcatchment6S: OFF-2 Runoff Area=0.730 ac 0.00% Impervious Runoff Depth=3.52"
Tc=6.0 min CN=74 Runoff=4.57 cfs 0.214 af

Subcatchment7S: OFF-1 Runoff Area=1.300 ac 0.00% Impervious Runoff Depth=3.52"
Tc=0.0 min CN=74 Runoff=9.49 cfs 0.381 af

Subcatchment8S: OFF-4 Runoff Area=3.780 ac 0.00% Impervious Runoff Depth=3.72"
Flow Length=207' Slope=0.0082 '/' Tc=32.2 min CN=76 Runoff=12.05 cfs 1.171 af

Pond 2P: Pond 1 Extension Peak Elev=913.35' Storage=2.476 af Inflow=78.39 cfs 3.842 af
24.0" Round Culvert n=0.013 L=677.9' S=0.0015 '/' Outflow=10.53 cfs 3.063 af

Pond 3P: POND 1 Peak Elev=913.25' Storage=2,651,024 cf Inflow=1,071.47 cfs 59.117 af
Primary=74.19 cfs 35.964 af Secondary=0.00 cfs 0.000 af Tertiary=5.49 cfs 0.262 af Outflow=78.83 cfs 36.226 af

Link 4L: Site Outlet Inflow=87.11 cfs 38.350 af
Primary=87.11 cfs 38.350 af

Total Runoff Area = 133.870 ac Runoff Volume = 62.028 af Average Runoff Depth = 5.56"
19.44% Pervious = 26.027 ac 80.56% Impervious = 107.843 ac

Summary for Subcatchment 1S: PR-1

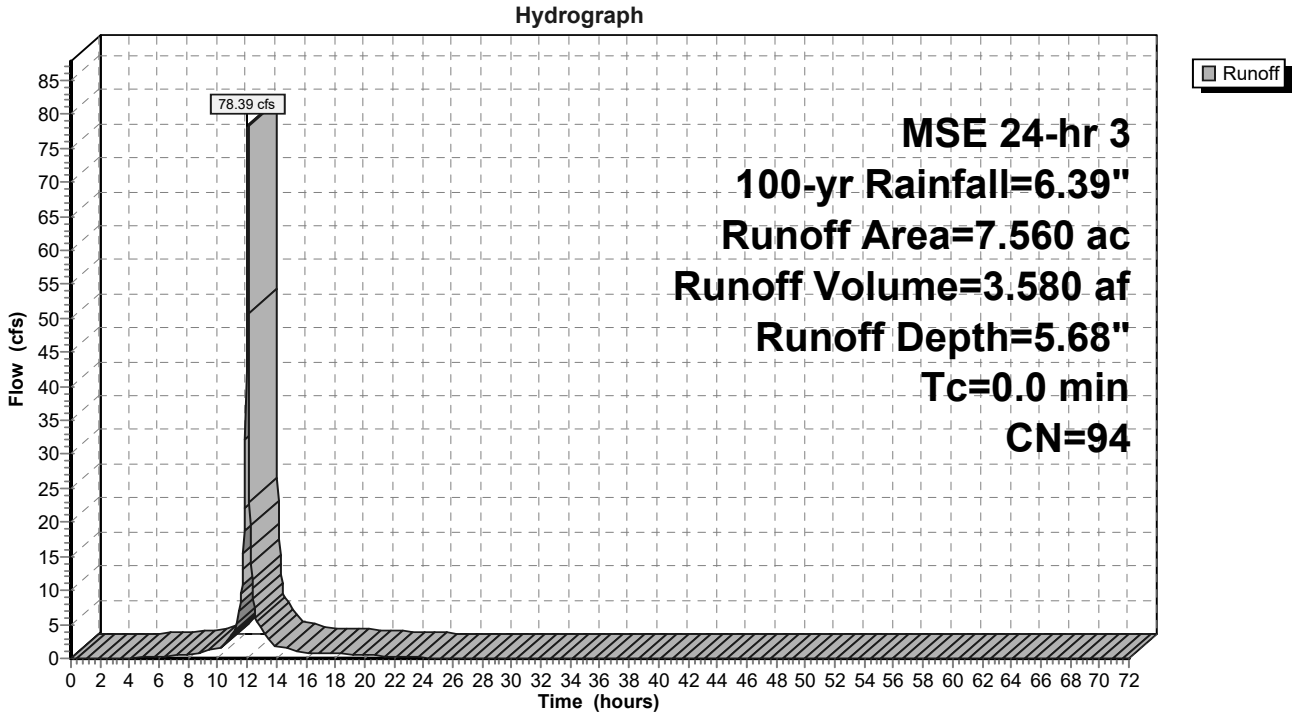
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 78.39 cfs @ 12.04 hrs, Volume= 3.580 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
7.560	94	Urban commercial, 85% imp, HSG C
1.134		15.00% Pervious Area
6.426		85.00% Impervious Area

Subcatchment 1S: PR-1



Summary for Subcatchment 4S: PR-2

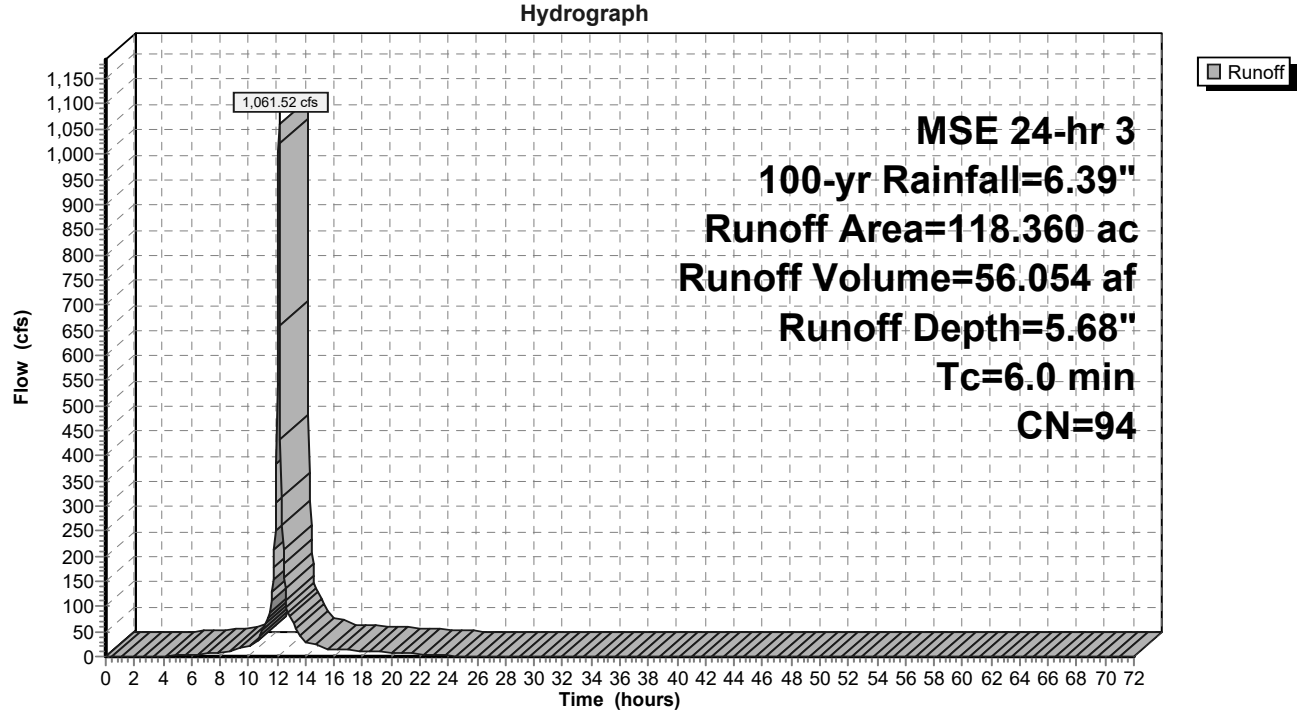
Runoff = 1,061.52 cfs @ 12.13 hrs, Volume= 56.054 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
112.953	94	Urban commercial, 85% imp, HSG C
5.407	98	Water Surface, HSG D
118.360	94	Weighted Average
16.943		14.31% Pervious Area
101.417		85.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: PR-2



Summary for Subcatchment 5S: OFF-3

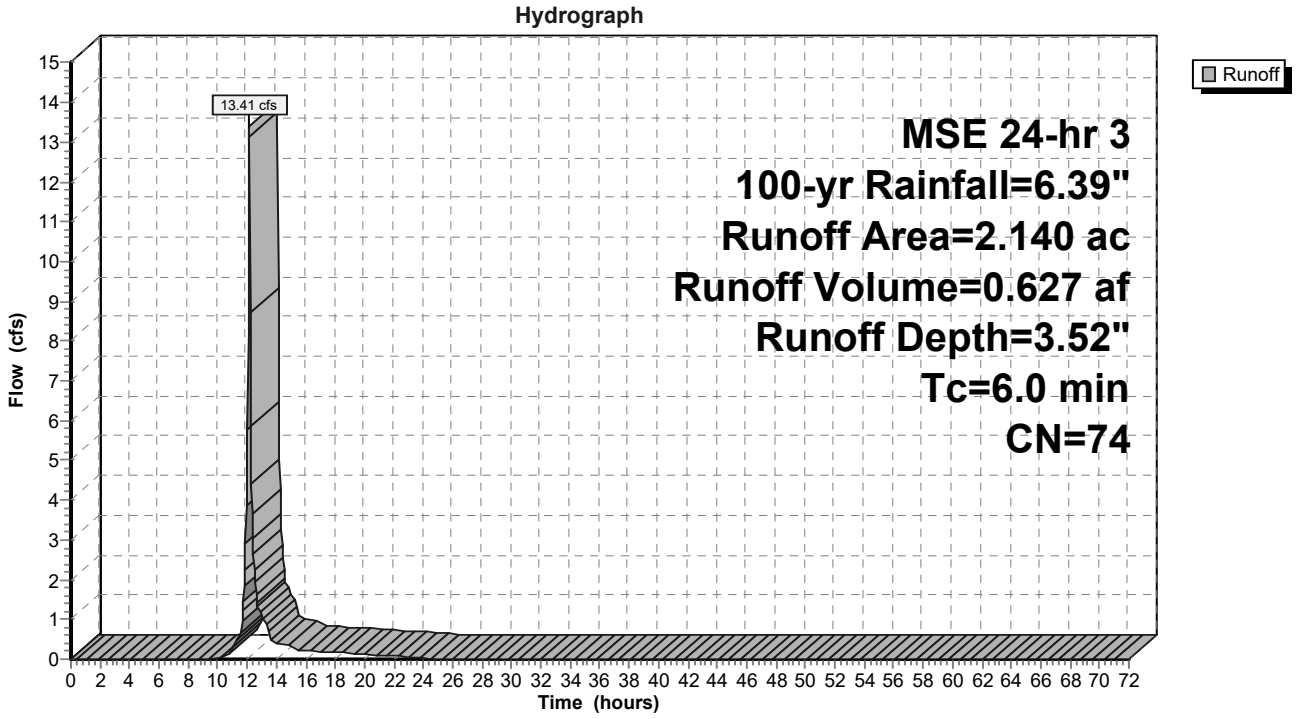
Runoff = 13.41 cfs @ 12.13 hrs, Volume= 0.627 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
2.140	74	>75% Grass cover, Good, HSG C
2.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: OFF-3



Summary for Subcatchment 6S: OFF-2

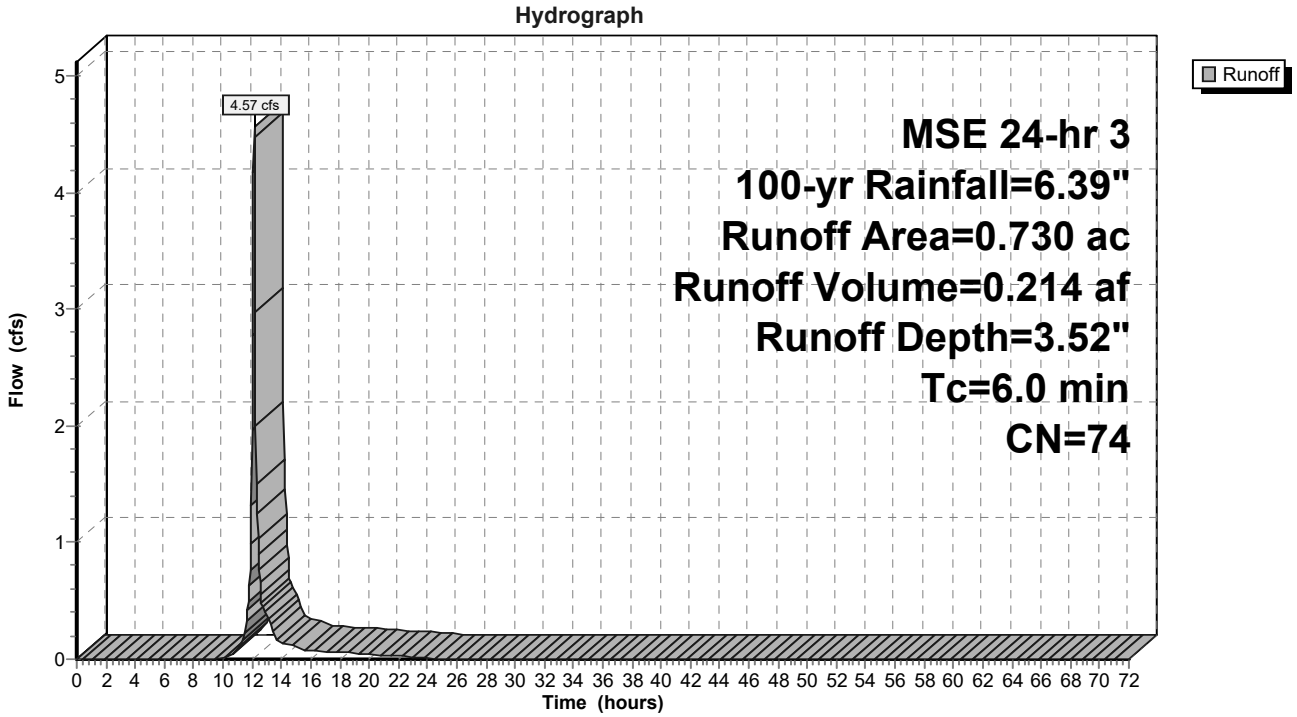
Runoff = 4.57 cfs @ 12.13 hrs, Volume= 0.214 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
0.730	74	>75% Grass cover, Good, HSG C
0.730		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 6S: OFF-2



Summary for Subcatchment 7S: OFF-1

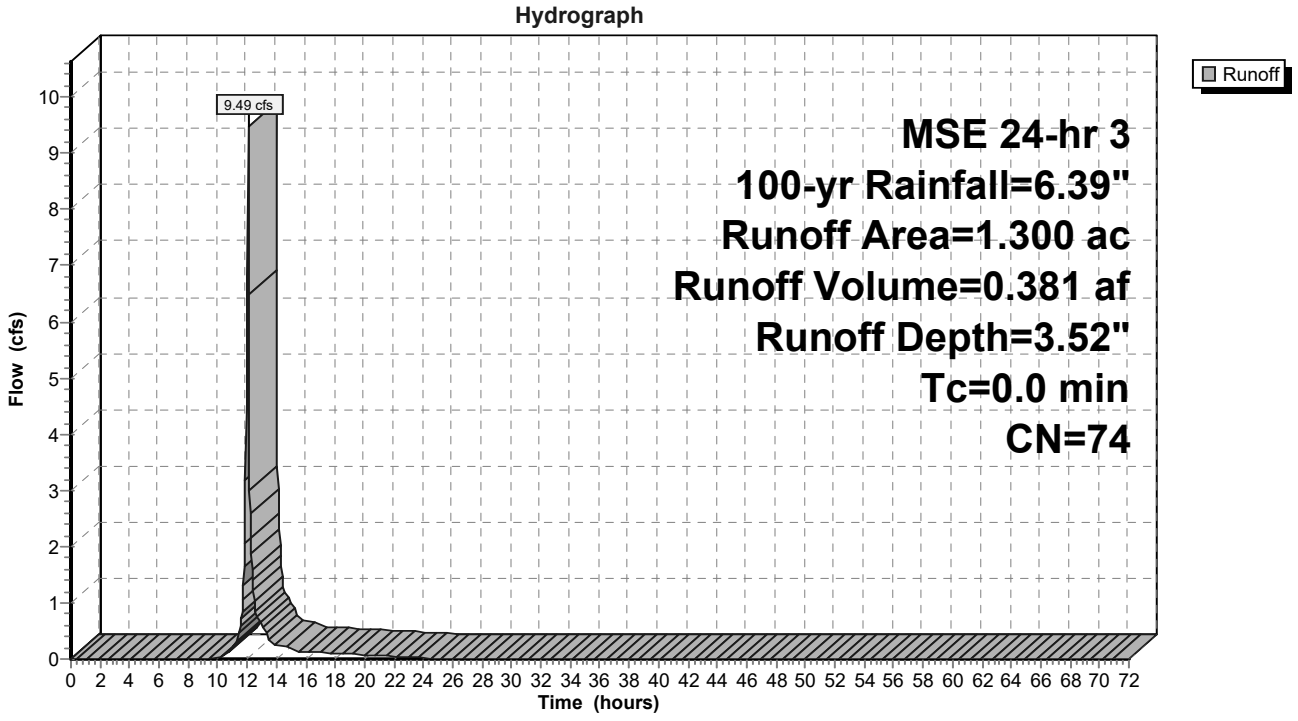
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 9.49 cfs @ 12.05 hrs, Volume= 0.381 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
1.300	74	>75% Grass cover, Good, HSG C
1.300		100.00% Pervious Area

Subcatchment 7S: OFF-1



Summary for Subcatchment 8S: OFF-4

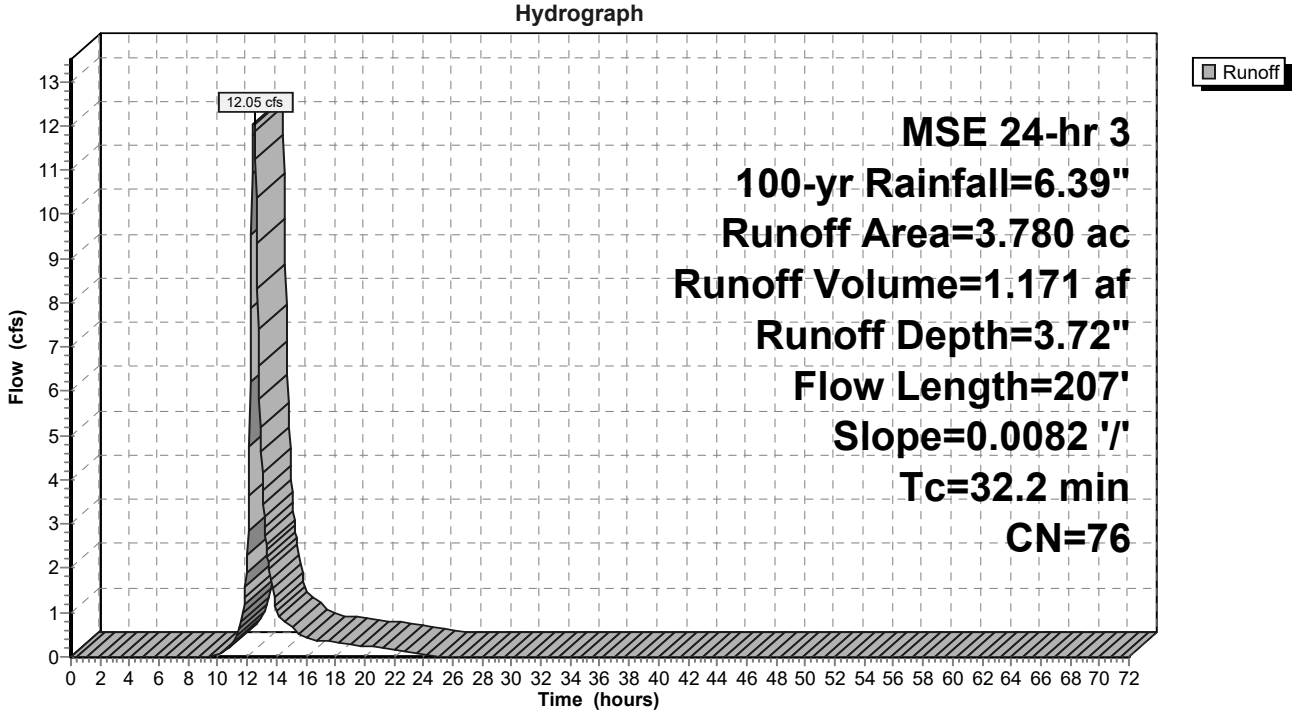
Runoff = 12.05 cfs @ 12.45 hrs, Volume= 1.171 af, Depth= 3.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

	Area (ac)	CN	Description
*	3.780	76	Row crops, straight row, Poor, HSG C
	3.780		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.2	207	0.0082	0.11		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.37"

Subcatchment 8S: OFF-4



Summary for Pond 2P: Pond 1 Extension

Inflow	=	78.39 cfs @	12.04 hrs, Volume=	3.842 af
Outflow	=	10.53 cfs @	12.07 hrs, Volume=	3.063 af, Atten= 87%, Lag= 1.3 min
Primary	=	10.53 cfs @	12.07 hrs, Volume=	3.063 af

Routing by Sim-Route method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 913.35' @ 13.45 hrs Surf.Area= 0.825 ac Storage= 2.476 af

Plug-Flow detention time= 608.8 min calculated for 3.061 af (80% of inflow)
Center-of-Mass det. time= 555.6 min (1,309.9 - 754.3)

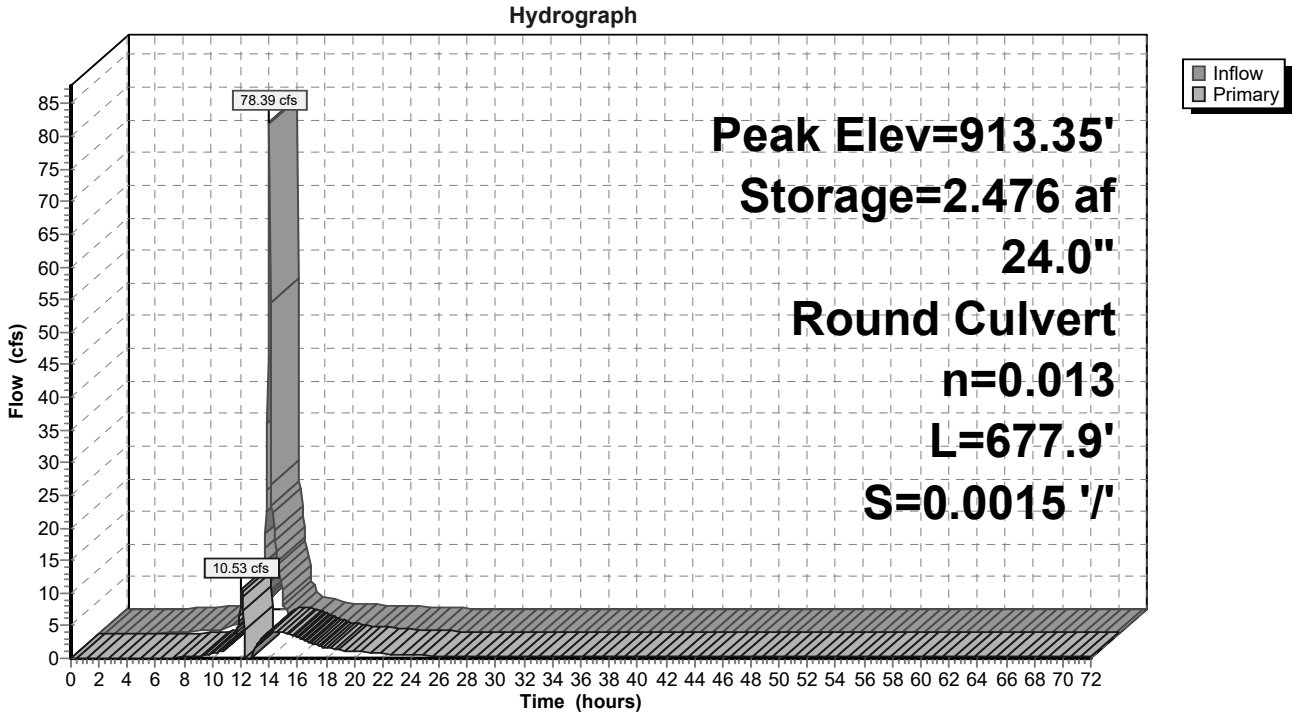
Volume	Invert	Avail.Storage	Storage Description
#1	909.00'	3.038 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
909.00	0.318	0.000	0.000
910.00	0.432	0.375	0.375
911.00	0.548	0.490	0.865
912.00	0.665	0.606	1.471
913.00	0.783	0.724	2.196
914.00	0.903	0.843	3.038

Device	Routing	Invert	Outlet Devices
#1	Primary	909.00'	**24.0" Round Culvert** L= 677.9' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 909.00' / 908.00' S= 0.0015 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=8.98 cfs @ 12.07 hrs HW=911.63' TW=910.46' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 8.98 cfs @ 2.87 fps)

Pond 2P: Pond 1 Extension



Summary for Pond 3P: POND 1

Inflow	=	1,071.47 cfs @	12.13 hrs,	Volume=	59.117 af
Outflow	=	78.83 cfs @	12.62 hrs,	Volume=	36.226 af, Atten= 93%, Lag= 29.7 min
Primary	=	74.19 cfs @	13.05 hrs,	Volume=	35.964 af
Secondary	=	0.00 cfs @	0.00 hrs,	Volume=	0.000 af
Tertiary	=	5.49 cfs @	12.41 hrs,	Volume=	0.262 af

Routing by Sim-Route method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Starting Elev= 907.00' Surf.Area= 235,860 sf Storage= 933,590 cf
Peak Elev= 913.25' @ 13.05 hrs Surf.Area= 313,540 sf Storage= 2,651,024 cf (1,717,434 cf above start)

Plug-Flow detention time= 1,440.5 min calculated for 14.783 af (25% of inflow)
Center-of-Mass det. time= 565.4 min (1,353.8 - 788.4)

Volume	Invert	Avail.Storage	Storage Description
#1	902.00'	2,887,921 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
902.00	164,870	0	0
903.00	172,093	168,482	168,482
904.00	179,093	175,593	344,075
905.00	187,064	183,079	527,153
906.00	194,975	191,020	718,173
907.00	235,860	215,418	933,590
908.00	248,130	241,995	1,175,585
909.00	260,464	254,297	1,429,882
910.00	272,853	266,659	1,696,541
911.00	285,300	279,077	1,975,617
912.00	297,803	291,552	2,267,169
913.00	310,362	304,083	2,571,251
914.00	322,978	316,670	2,887,921

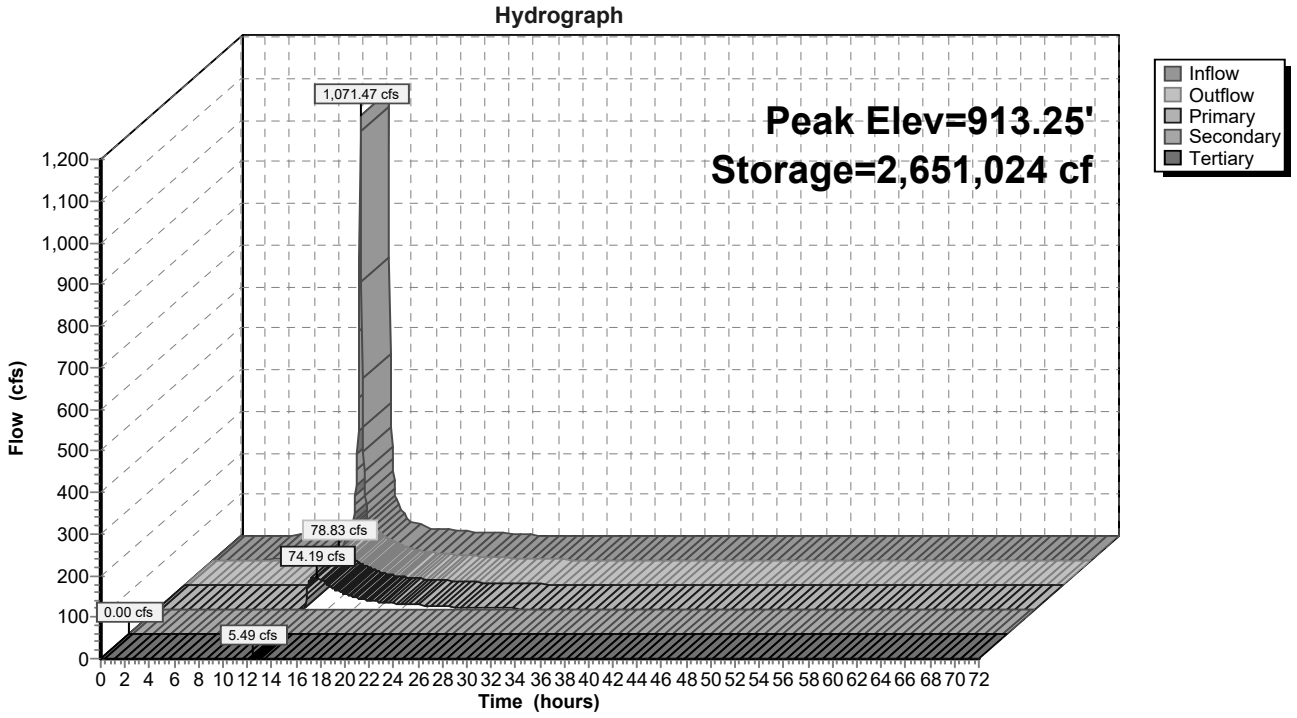
Device	Routing	Invert	Outlet Devices
#1	Primary	907.00'	**36.0" Round Culvert** L= 53.3' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 907.00' / 906.00' S= 0.0188 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Secondary	913.55'	**20.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Device 1	907.00'	**6.0" Vert. Orifice/Grate** C= 0.600
#4	Device 1	911.75'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Tertiary	909.00'	**24.0" Round Culvert** L= 616.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 908.00' / 909.00' S= -0.0016 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=74.19 cfs @ 13.05 hrs HW=913.25' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 74.19 cfs @ 10.50 fps)
  └─**3=Orifice/Grate** (Passes < 2.32 cfs potential flow)
  └─**4=Orifice/Grate** (Passes < 74.15 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' TW=0.00' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Tertiary OutFlow Max=4.85 cfs @ 12.41 hrs HW=912.97' TW=912.63' (Dynamic Tailwater)
└─**5=Culvert** (Outlet Controls 4.85 cfs @ 1.54 fps)

Pond 3P: POND 1



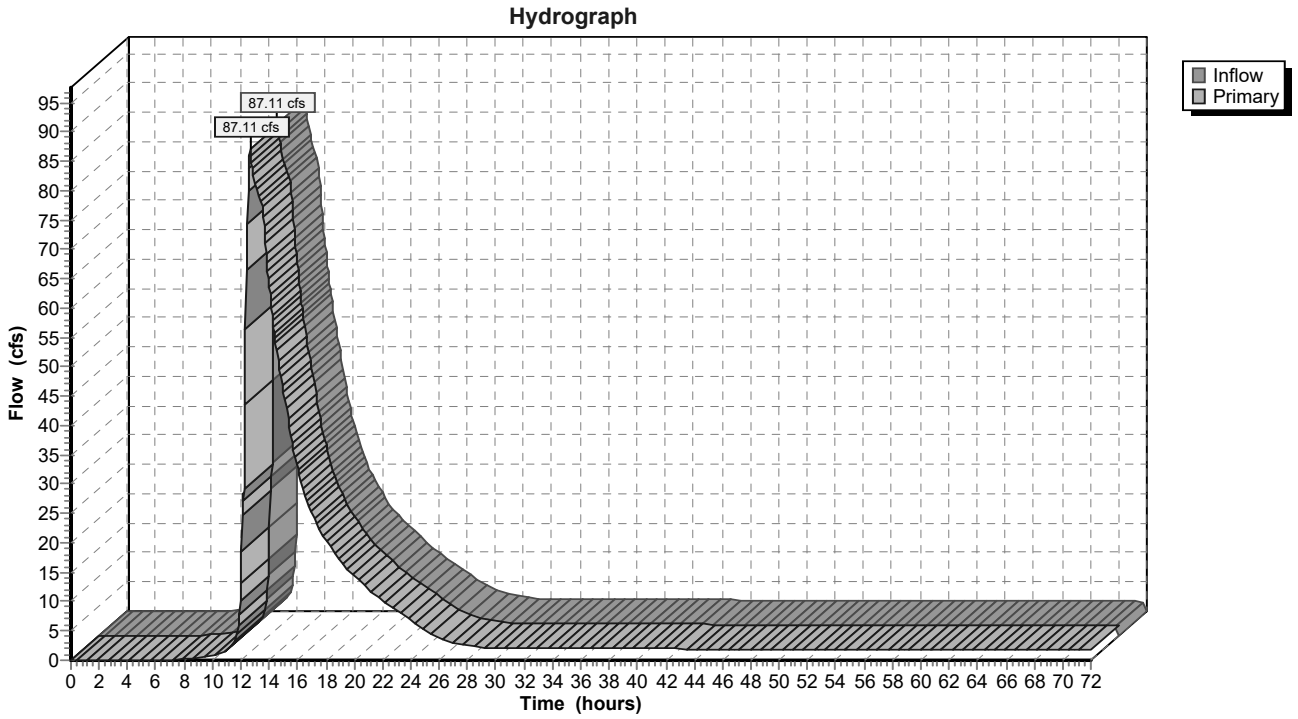
Summary for Link 4L: Site Outlet

2-year max = 18.94
100 year max = 63.13

Inflow	=	87.11 cfs @	12.60 hrs, Volume=	38.350 af
Primary	=	87.11 cfs @	12.65 hrs, Volume=	38.350 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 4L: Site Outlet



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Dec 22 2021

<Name>

Trapezoidal

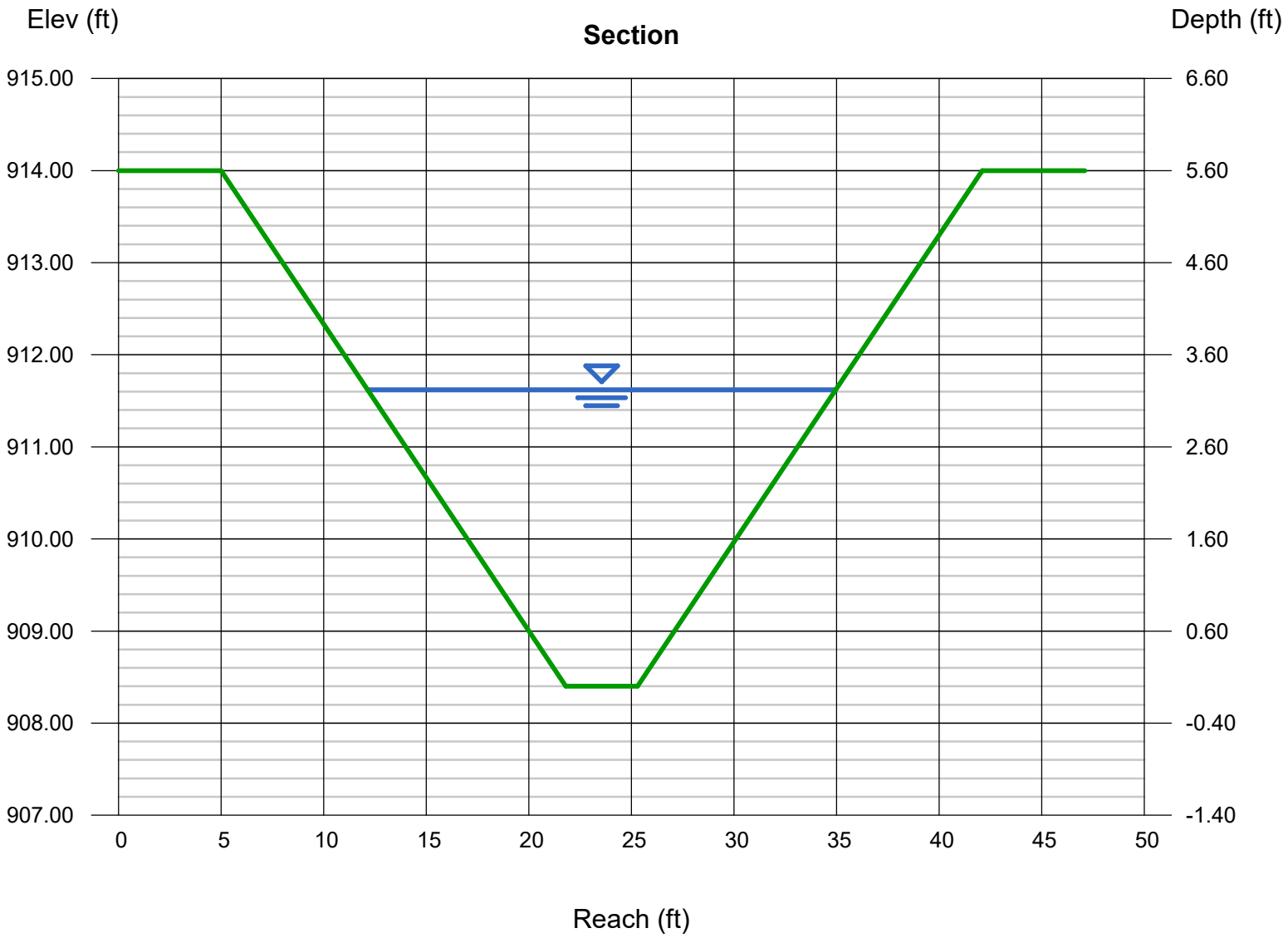
Bottom Width (ft)	= 3.50
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 5.60
Invert Elev (ft)	= 908.40
Slope (%)	= 0.50
N-Value	= 0.015

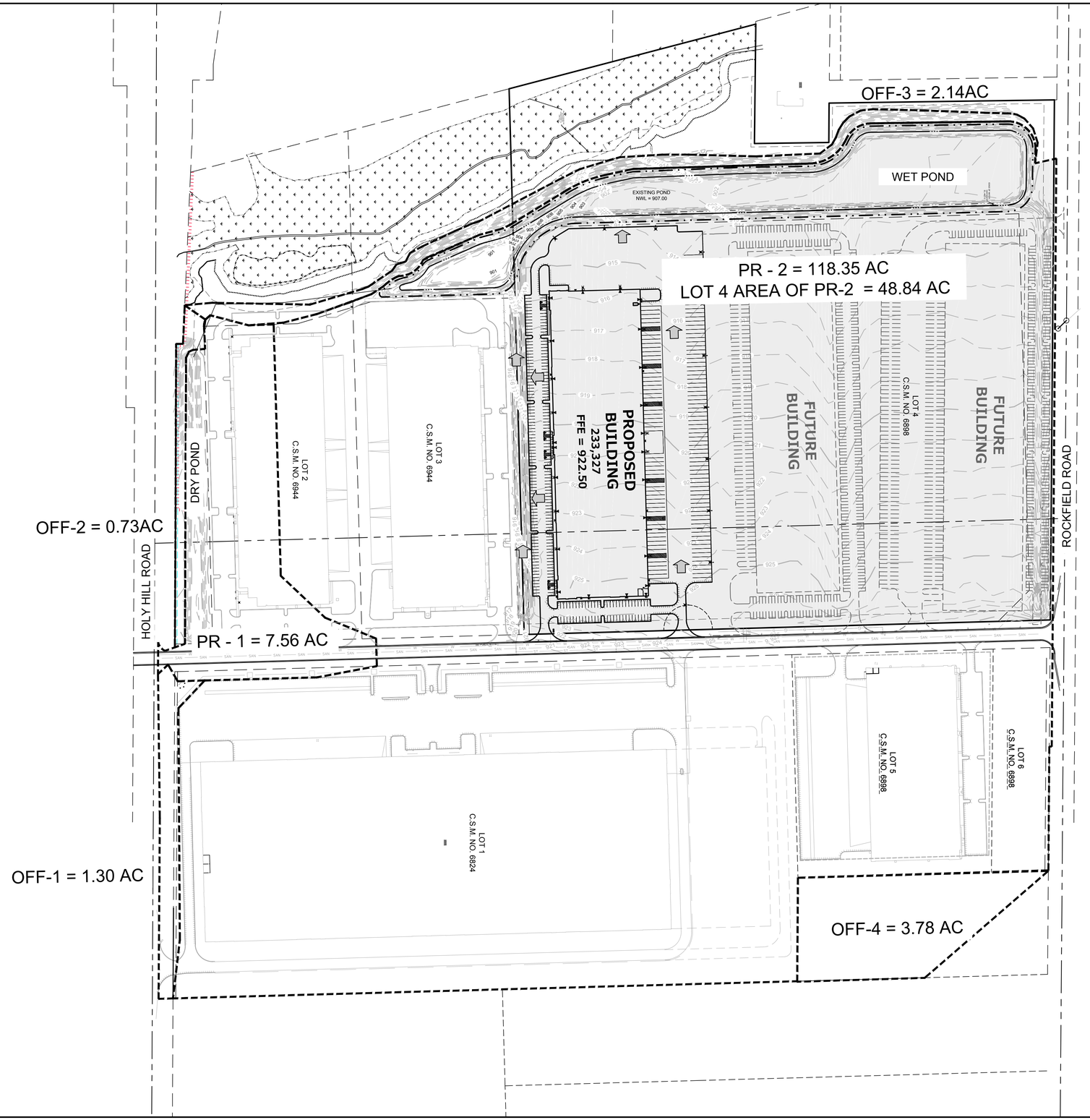
Calculations

Compute by:	Known Q
Known Q (cfs)	= 435.00

Highlighted

Depth (ft)	= 3.22
Q (cfs)	= 435.00
Area (sqft)	= 42.38
Velocity (ft/s)	= 10.27
Wetted Perim (ft)	= 23.87
Crit Depth, Yc (ft)	= 3.67
Top Width (ft)	= 22.82
EGL (ft)	= 4.86





GERMANTOWN CORPORATE PARK - PROPOSED HYDROLOGY EXHIBIT

02/03/2022

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

PLAN | DESIGN | DELIVER

PEGJOB#296.00 - WI

PINNACLE ENGINEERING GROUP
Plan | Design | Deliver
www.pinnacle-engr.com

STORM SEWER COMPUTATIONS
Z5 AT GERMANTOWN CORP. PARK

WASHINGTON COUNTY, WI

SHEET 1 OF 1
DESIGN BY: PEM
PROJECT NUMBER: 1296.00E
DATE: 1/5/2022

DESIGN DATA

County: Washington | **Design Storm:** 10 yr | **Storm Duration:** 6 min | **DESIGN INTENSITY (I):** 6.77 in/hr | Intensity calculated using SEWRPC IDF equations.

STRUCTURE DATA			DRAINAGE AREA AND FLOW DATA (Flow is determined by Rational Method Q = CIA)				PIPE DATA				PIPE CAPACITY INFORMATION (Pipe capacity is determined by Manning's Equation $Q = 1.486/n\ AR^{2/3} S^{1/2}$)					ELEVATIONS		
Notes	Upstream Structure	Downstream Structure	Individual Acres A	Individual Coefficient C	Individual Flow Q (cfs)	Cumulative Flow (cfs)	Length (ft)	Diameter (in)	Slope (%)	Manning Coefficient	Required Drop (ft)	Actual Drop (ft)	Percent Full (%)	Actual Velocity (fps)	Max. Capacity (cfs)	Rim/Toc Up	Invert Up	Invert Down
NEW RUN	INL 2.0	INL 3.0	1.33	0.68	6.11	13.59	170.00	24	0.40	0.012	0.52	0.68	78%	5.56	16.67	916.70	912.70	912.02
	INL 3.0	INL 4.0	0.72	0.90	4.39	28.33	170.00	30	0.55	0.012	0.69	0.94	76%	7.55	35.45	916.70	911.92	910.98
	INL 4.0	INL 5.0	0.72	0.90	4.39	38.87	170.00	36	0.45	0.012	0.49	0.77	72%	7.62	52.14	916.70	910.88	910.12
	INL 5.0	INL 6.0	0.72	0.90	4.39	53.62	170.00	36	0.70	0.012	0.94	1.19	79%	9.66	65.03	916.70	910.02	908.83
	INL 6.0	INL 7.0	0.70	0.90	4.27	65.44	279.67	42	0.50	0.012	1.01	1.40	76%	8.99	82.90	916.70	908.73	907.33
	INL 7.0	ES 8.0	0.83	0.87	4.89	70.33	32.91	42	0.60	0.013	0.16	0.20	80%	9.17	83.83	915.50	907.20	907.00
	STUB 9.0	INL 2.0	0.79	0.86	4.61	4.61	90.00	15	0.55	0.012	0.39	0.50	79%	4.78	5.58	N/A	913.94	913.45
	BC 10.0	INL 2.0	0.47	0.90	2.86	2.86	95.00	10	1.50	0.011	1.16	1.43	80%	6.58	3.41	918.50	915.29	913.86
	STUB 11.0	INL 3.0	1.01	0.90	6.15	6.15	90.00	15	0.95	0.012	0.70	0.86	80%	6.29	7.34	N/A	914.02	913.17
	BC 12.0	INL 3.0	0.69	0.90	4.20	4.20	114.90	10	3.20	0.011	3.03	3.68	80%	9.62	4.98	918.50	915.67	911.99
	STUB 15.0	INL 4.0	1.01	0.90	6.15	6.15	90.00	15	0.95	0.012	0.70	0.86	80%	6.29	7.34	N/A	913.49	912.63
	STUB 16.0	INL 5.0	1.01	0.90	6.15	6.15	90.00	15	0.95	0.012	0.70	0.86	80%	6.29	7.34	N/A	912.62	911.77
	BC 17.0	INL 5.0	0.69	0.90	4.20	4.20	120.13	10	3.20	0.011	3.17	3.84	80%	9.62	4.98	918.50	915.67	911.82
	STUB 20.0	INL 6.0	0.81	0.90	4.94	4.94	90.00	15	0.60	0.012	0.45	0.54	80%	5.01	5.83	N/A	911.52	910.98
	BC 21.0	INL 6.0	0.43	0.90	2.62	2.62	100.24	10	1.25	0.011	1.03	1.25	80%	6.01	3.11	918.50	915.12	913.86
NEW RUN	BC 25.0	INL 26.0	0.34	0.90	2.07	2.07	181.17	10	0.80	0.011	1.16	1.45	79%	4.80	2.49	918.50	914.57	913.12
	INL 26.0	ES 27.0	0.57	0.90	3.47	5.54	32.97	12	3.00	0.013	0.80	0.99	79%	8.89	6.64	915.95	907.99	907.00
NEW RUN	BC 28.0	INL 29.0	0.13	0.90	0.79	0.79	174.05	10	0.30	0.011	0.16	0.52	54%	2.67	1.53	918.50	913.64	913.12
	INL 29.0	ES 30.0	0.61	0.84	3.47	4.27	34.23	12	1.75	0.013	0.49	0.60	80%	6.80	5.07	915.95	907.60	907.00
NEW RUN	BC 31.0	INL 34.0	0.44	0.90	2.68	2.68	91.20	10	1.30	0.011	0.98	1.19	80%	6.13	3.18	922.50	917.91	916.72
	INL 34.0	ES 35.0	0.20	0.84	1.14	3.82	34.55	12	1.40	0.013	0.40	0.48	80%	6.08	4.53	919.55	909.18	908.70
NEW RUN	INL 36.0	ES 37.0	0.30	0.82	1.67	1.67	16.05	12	3.00	0.013	0.04	0.48	32%	6.67	6.64	919.55	915.55	915.07
NEW RUN	BC 38.0	ES 39.0	0.64	0.90	3.90	3.90	89.61	12	3.00	0.013	1.07	2.69	60%	8.31	6.64	922.50	918.50	915.81
NEW RUN	INL 41.0	ES 42.0	0.30	0.84	1.71	1.71	29.37	12	3.00	0.013	0.07	0.88	32%	6.72	6.64	919.55	911.32	910.44
NEW RUN	BC 43.0	INL 46.0	0.64	0.90	3.90	3.90	92.10	10	2.75	0.011	2.09	2.53	80%	8.92	4.62	922.50	919.25	916.72
	INL 46.0	ES 47.0	0.30	0.82	1.67	5.56	25.52	12	2.95	0.013	0.62	0.75	80%	8.83	6.58	919.55	912.05	911.30
NEW RUN	BC 48.0	INL 50.0	0.44	0.90	2.68	2.68	78.15	10	1.35	0.011	0.84	1.06	79%	6.23	3.24	922.50	917.77	916.72
	INL 50.0	ES 51.0	0.30	0.82	1.67	4.35	24.44	12	1.80	0.013	0.36	0.44	80%	6.90	5.14	919.55	913.16	912.72
NEW RUN	BC 52.0	INL 53.0	0.30	0.90	1.83	1.83	43.39	10	0.60	0.011	0.22	0.26	80%	4.17	2.16	922.50	918.22	917.96
	INL 53.0	INL 54.0	0.38	0.63	1.62	3.45	139.72	12	1.00	0.012	1.12	1.40	79%	5.56	4.15	920.80	917.70	916.30
	INL 54.0	INL 55.0	0.30	0.66	1.34	5.59	114.21	15	0.80	0.012	0.73	0.91	79%	5.77	6.73	920.80	915.95	915.04
	INL 55.0	ES 56.0	0.12	0.70	0.57	6.15	46.99	15	1.10	0.013	0.43	0.52	80%	6.25	7.29	920.35	913.38	912.86
	BC 57.0	INL 54.0	0.13	0.90	0.79	0.79	42.39	10	0.37	0.011	0.04	0.16	50%	2.89	1.69	922.50	918.12	917.97

FUTURE BUILDING

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

STUB 20.0
13,210 SQ. FT
0.30 ACRES

STUB 16.0
21,960 SQ. FT
0.50 ACRES

STUB 15.0
22,040 SQ. FT
0.51 ACRES

STUB 11.0
21,960 SQ. FT
0.50 ACRES

STUB 9.0
13,210 SQ. FT
0.30 ACRES

STUB 20.0
22,100 SQ. FT
0.51 ACRES

STUB 16.0
22,100 SQ. FT
0.51 ACRES

STUB 15.0
22,100 SQ. FT
0.51 ACRES

STUB 11.0
22,100 SQ. FT
0.51 ACRES

STUB 9.0
21,038 SQ. FT
0.48 ACRES

INL 7.0
35,988 SQ. FT
0.83 ACRES

INL 6.0
30,289 SQ. FT
0.70 ACRES

INL 5.0
31,450 SQ. FT
0.72 ACRES

INL 4.0
31,450 SQ. FT
0.72 ACRES

INL 3.0
31,450 SQ. FT
0.72 ACRES

INL 2.0
57,844 SQ. FT
1.33 ACRES

INL 53.0
16,628 SQ. FT
0.38 ACRES

EXISTING POND
NWL = 907.00

PROPOSED BUILDING

~~233,327~~

FFE = 922.50

INL 26.0
24,782 SQ. FT
0.57 ACRES

BC 21.0
13,898 SQ. FT
0.43 ACRES

BC 17.0
30,112 SQ. FT
0.69 ACRES

STUB 12.0
30,112 SQ. FT
0.69 ACRES

BC 10.0
20,565 SQ. FT
0.47 ACRES

BC 52.0
13,200 SQ. FT
0.30 ACRES

BC 25.0
14,854 SQ. FT
0.34 ACRES

INL 29.0
26,633 SQ. FT
0.61 ACRES

BC 28.0
5,756 SQ. FT
0.13 ACRES

BC 31.0
19,001 SQ. FT
0.44 ACRES

BC 36.0
28,037 SQ. FT
0.64 ACRES

BC 43.0
28,037 SQ. FT
0.64 ACRES

BC 48.0
19,011 SQ. FT
0.44 ACRES

BC 57.0
5,744 SQ. FT
0.13 ACRES

INL 54.0
13,033 SQ. FT
0.30 ACRES

INL 55.0
5,345 SQ. FT
0.12 ACRES

INL 35.0
8,802 SQ. FT
0.20 ACRES

INL 36.0
13,238 SQ. FT
0.30 ACRES

INL 41.0
13,183 SQ. FT
0.30 ACRES

INL 46.0
13,238 SQ. FT
0.30 ACRES

INL 50.0
13,223 SQ. FT
0.30 ACRES

PROPERTY LINE

PROPERTY LINE

1/5/2022 4:15 PM

Z:\PROJECTS\2018\1296.00E-WI\CAD\EXHIBITS\1296.00E STORM DRAINAGE EXHIBIT.DWG

ZILBER INDUSTRIAL 5 - STORM SEWER DRAINAGE EXHIBIT

1/5/2022

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00E

#

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: April 4, 2022

AGENDA ITEM: New Business [REZONING ORDINANCE, 2020 LAND USE PLAN MAP AMENDMENT ORDINANCE & CERTIFIED SURVEY MAP]

ITEM TITLE: Colgate Gas Inc., Property Owner – W220N9626 Amy Belle Road and N96W21962 County Line Road; Applications to: Amend the 2020 Land Use Map from "Rural Residential" to "Low Density Residential" and "Commercial"; Rezone 0.72 acres from B-5: Highway Business to Rs-4 Single-family Residential; and a 2-Lot Certified Survey Map (CSM)

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:
Colgate Gas Inc, property owner, is requesting approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey map (CSM) and a site plan to relocate the common property line to include the detached building with the gas station property. The two existing parcels are both owned by Colgate Gas Inc. Colgate Gas Inc. intends to sell the residential property located north of the BP Gas station and would like to keep the detached accessory structure with the gas station property.

As discussed at the Plan Commission meeting, any future site modifications (including paving and lighting installation) will require a revised site plan to be reviewed and approved by the Plan Commission. This could be considered the first part of a larger gas station expansion project that is planned for the site and will go before the Plan Commission at a later date for review and approval.

At their March 14, 2022 meeting, the Plan Commission recommended approval of the proposed 2020 Land Use Plan Map Amendment, Rezoning, and CSM and also approved a site plan to add a 7' wood privacy fence and landscaping along the relocated common property line. This Site Plan approval included a condition of no outdoor storage on Lot 2 (gas station property).

PLAN COMMISSION RECOMMENDATIONS:
APPROVE the proposed 2020 Land Use Plan (LUP) map amendment to change the classification from "Rural Residential" to "Low Density Residential and "Commercial", as proposed.

APPROVE the rezoning from the B-5: Highway Business District to the Rs-4 Single-family Residential District, as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) as proposed subject to one (1) condition.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including the rezoning and LUP amendment ordinances, CSM, 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.

ORDINANCE NO. 06-2022

AN ORDINANCE TO AMEND THE LAND USE PLAN MAP OF THE VILLAGE OF GERMANTOWN 2020 "SMART GROWTH" COMPREHENSIVE PLAN:
Colgate Gas Inc. Property
(W220N9626 Amy Belle Road & N96W21962 County Line Road)

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

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

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

SECTION 3. That Colgate Gas Inc., property owner of 1.8944 acres, has submitted an application to amend the Land Use Plan map of the "Village of Germantown Year 2020 Smart Growth Plan" to change land use classification for the property located at W220N9626 Amy Belle Road, shown in Exhibit 1 as Lot 1 (0.72493 acres), from "Rural Residential" to "Low Density Residential", and to change land use classification for the property located at N96W21962 County Line Road, shown in Exhibit 1 as Lot 2 (1.10844 acres), from "Rural Residential" and "Commercial" to "Commercial".

SECTION 4. That the Village Plan Commission conducted a public hearing of the application on March 14, 2022, following publication and notification of said hearing and provided a recommendation to the Village Board.
#

SECTION 5. That, after consideration of the application, supporting documentation, and public hearing testimony received, the Village Board does by enactment of this ordinance formally change the land use classification of the 1.8944-acre property located at W220N9626 Amy Belle Road and N96W21962 County Line Road as shown on Exhibit 1 attached hereto from "Rural Residential" and "Commercial" to "Low Density Residential" and "Commercial".

SECTION 6. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____

Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter
Village President

ATTEST:

_____
Deanna Braunschweig, Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

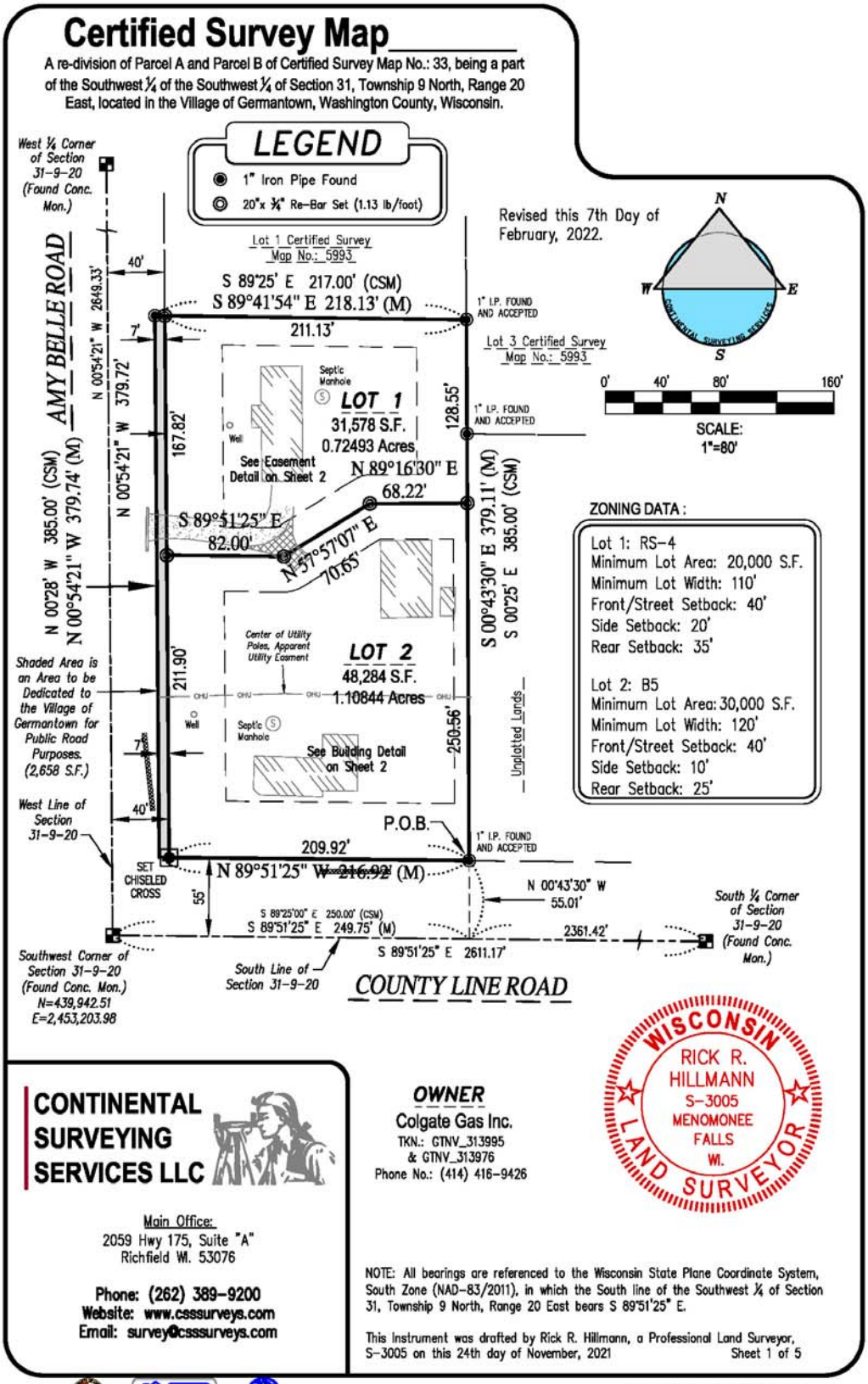
DRAFT

EXHIBIT 1.

Colgate Gas Inc. Property

2020 Land Use Plan Map Amendment

Addresses: W220N9626 Amy Belle Road and N96W21962 County Line Road



ORDINANCE NO. 07-2022

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

Colgate Gas Inc., Property Owner

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the B-5: Highway Business Zoning District to the Rs-4: Single-family Residential Zoning District for the property at W220N9626 Amy Belle Road, shown in Exhibit 1, and with the following description:

> That part of the Parcel "A" of Certified Survey Map No.: 33, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin bound and described as follows; Commencing at the Southwest corner of said Section; thence North 00°54'21" West on and along the West Line of said ¼ Section, 275.00 feet to a point; thence South 89°51'25" East, 40.00 feet to the Point of beginning of this description; thence North 00°54'21" West and parallel with said West line, 159.73 feet to a point; thence South 89°41'54" East, 211.13 feet to a point; thence South 00°54'21" East and parallel with said west line, 128.55 feet to a point; thence South 89°16'30" West, 68.22 feet to a point; thence South 57°57'07" West, 55.46 feet to a point; thence North 89°51'25" West, 95.00 feet to the Place of beginning of this description.

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

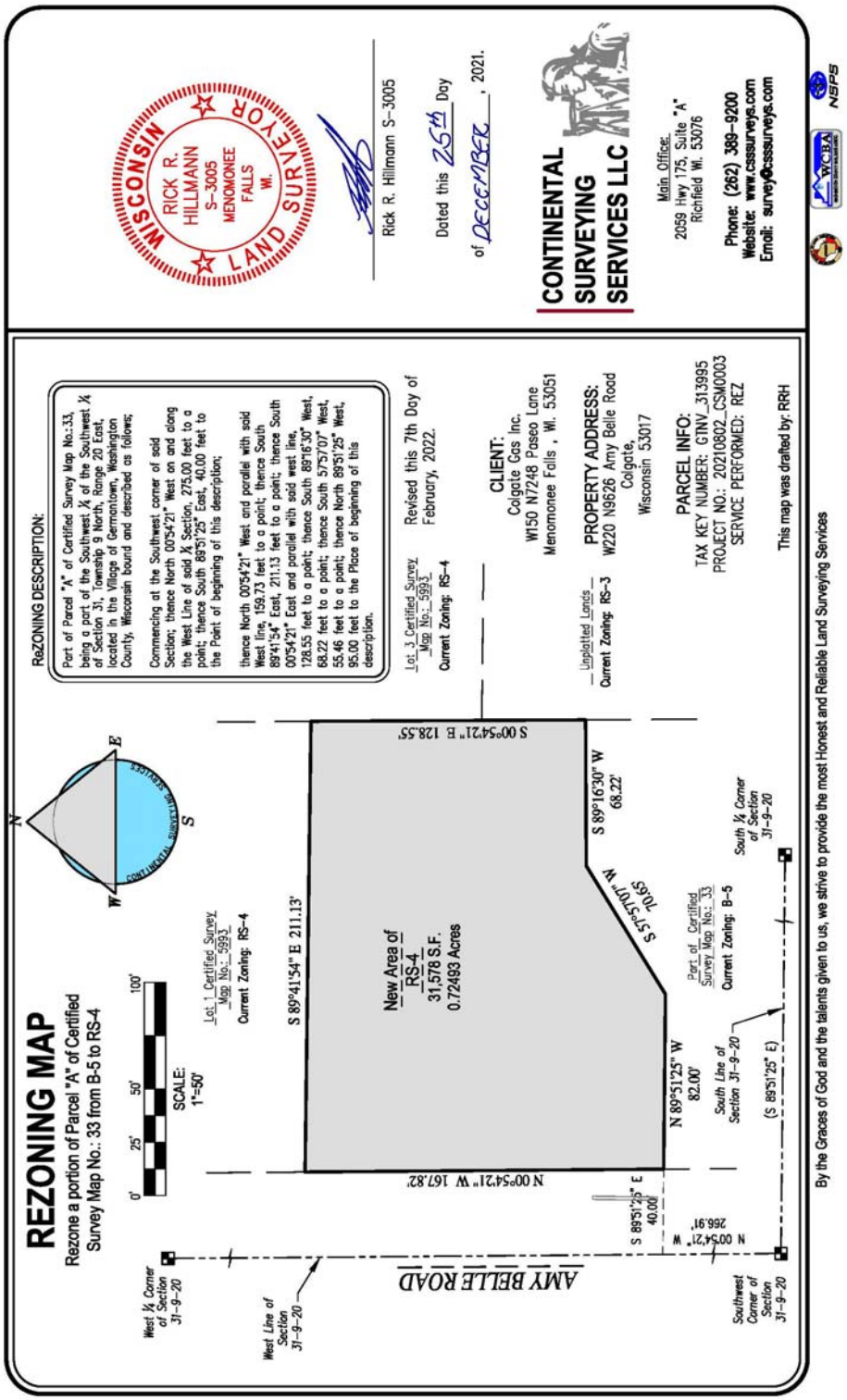
_____
Brian Sajdak, Attorney

Published:

DRAFT

EXHIBIT 1.

REZONING MAP



Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

3. ***All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
4. ***All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of a building permit for the Zilber 5 building (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):***
    a. ***January 17, 2022, memo from Public Works Director, Larry Ratayczak***
5. ***State approved plans and a $20,000 occupancy bond are required by Inspection services as part of the building permit application.***
6. ***The Developer and/or building owner shall provide a detailed plan or set of specifications for the type, i.e. design, materials, color, etc. of roof-mounted mechanical screening that will be installed if screening is required at the time one or more tenants apply for building permits and occupancy from the Village. Said specifications shall be submitted to the Village Planner for review and approval prior to issuance of an occupancy permit for any tenant in the Zilber 5 building. As indicated on the building plan set (Sheet A102), if any roof-top HVAC or other mechanical unit is installed closer than 14 feet to a parapet wall or is larger or taller than an 8' tall unit analyzed in the plan set, screening of such unit shall be required.***

Discussion followed. Commissioner Laszewski questioned if anything had changed with regard to lighting for this building given the previous feedback for other buildings in the area. Director Retzlaff stated nothing is different on this building compared to Zilber 2,3 or 4. He said lighting is a concern for the area and we will hold to our guidelines to make sure the lighting is consistent. Commissioner Kimmler commented it is the lighting on the buildings that makes it more noticeable and seen from far away. He added it would be better to light the ground and not light the buildings as development progresses further east down Goldendale Road. Director Retzlaff agreed to work on a plan for lighting and how we can accommodate safety as well as address the resident's concerns. Commissioner Kimmler asked if high mounted wall lights that illuminate the building could be eliminated as we move further north.

MOTION carried unanimously.

Colgate Gas, applicant and property owner of W220 N9626 Amy Belle Road and N96 W21962 County Line Road. The request is for approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey Map and a site plan to relocate the common property line to include the detached building with the gas station property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:00 pm.

- Jane Kyle, W220 N9706 Amy Belle Road, asked how the gas station would get to the storage building because the driveway is the same as the house property.

- Jasmeet Kang, property manager for the gas station, explained the owner intends to sell the house and they will access the storage building from the gas station side. They do not plan to make an asphalt driveway until other improvements are done to the property except for adding the fence along the north property line.
- Debra Koeferl, 2908 County Line Road, asked if trucks will come out onto Amy Belle Road in the future. She said traffic is a problem now with that road and there is an issue with standing water after heavy rain.
- Jane Kyle said trucks back up on the road now and block some of the traffic on Amy Belle Road.
- Jasmeet Kang agreed traffic flow is a problem for the semi-trucks and can be dangerous. But future improvements will allow the trucks to exit onto Amy Belle Road.
- James Daunt, N96 W21864 County Line Road, Chairman Wolter read comments into the record. Mr. Daunt was against any improvements, complained about gas station customers that come onto his property, there is a lot of trash and bright lights.
- Trustee Myers asked if we can put a timeframe on when the problem needs to be taken care of. Director Retzlaff commented that the owner is willing to address the issue with site improvements and did not know that we can put a timeframe on that. Mr. Kang said the sale of the house will help to move forward to plan B. Chairman Wolter said the gas station has brought residents out in the past. There have been concerns with the appearance. He said some cosmetic changes have happened and hopes the new group listens to the concerns of the neighbors. Director Retzlaff spoke of a recent lighting complaint and that the owners addressed the issue, made adjustments and the neighbors were happy. Mr. Kang explained there is a WE Energies light pole located on the property line shared with Mr. Daunt that faces the gas station. Director Retzlaff said the ownership issue can be addressed and the lights adjusted. The garbage issue could easily be fixed by installing a fence along the east property line. Mr. Kang agreed to look if they have funds to do that.

Public Hearing closed 7:26 pm.

MOTION Shadid second Laszewski to Approve the proposed 2020 Land Use Plan (LUP) map amendment to change classification from "Rural Residential" to "Low Density Residential" and "Commercial" as proposed.

APPROVE the rezoning from the B-5: Highway Business District to the Rs-4: Single-family Residential District, as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) as proposed subject to the following conditions:

1. ***All technical issues and plan corrections identified by the Public Works Department surveyor (see letter dated March 9, 2022) shall be addressed and reflected in a revised CSM submitted to the Village prior to recording the CSM.***

MOTION carried unanimously.

MOTION Shadid second Nilles to Approve the site development & landscaping plans for the commercial property located at N96W21962 County Line Road, subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:***
    a. ***Site Plan and application materials dated March 2, 2022.***
    b. ***Any future site modifications (including paving and lighting installation) will require a revised site plan to be reviewed and approved by the Plan Commission.***
    c. ***There shall be no outdoor storage allowed on Lot 2 (gas station property).***

Commissioner Shadid stated he would like to see more landscaping to buffer the resident to the east when the site plan comes forward. Director Retzlaff said when a complete site plan for the improvements is reviewed it will necessitate a fence enclosure on the east side. The property owner now knows this is part of our expectations moving forward.

MOTION carried unanimously.

Elizabeth Ortin, applicant for Anderson Brothers Construction, property owners of W188 N10707 Maple Road. Request is for approval of a Conditional Use Permit (CUP) to operate an indoor recreation establishment at the property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:35 pm

- Roy Anderson, property owner, said this is a big plus to go from a gun store to a business that is kid and parent friendly.
- Elizabeth Ortin, applicant, explained she is trying to do something the whole family can do together. She decided on a racing theme that will include putting race cars together, slot car racing, having a possible league night, with a possible liquor license in the future. She said they will have a small area for a pizza oven but that nothing will be made there.
- Hubert Ortin, applicant, explained the setup for the race tracks.

Public Hearing closed at 7:45 pm

MOTION Shadid second Laszewski to Approve a conditional use permit (CUP) for Elizabeth Ortin and A Kid at Heart Playland to operate as an "Indoor Recreation Establishment" in the existing building located at W188N10707 Maple Road subject to the following conditions:

1. ***This permit authorizes limited uses and activities as set forth in the conditional use permit application dated February 9, 2022 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were***

2020 LAND USE PLAN MAP AMENDMENT, REZONING, CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATIONS

3/14/22 Plan Commission Meeting

Colgate Gas Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

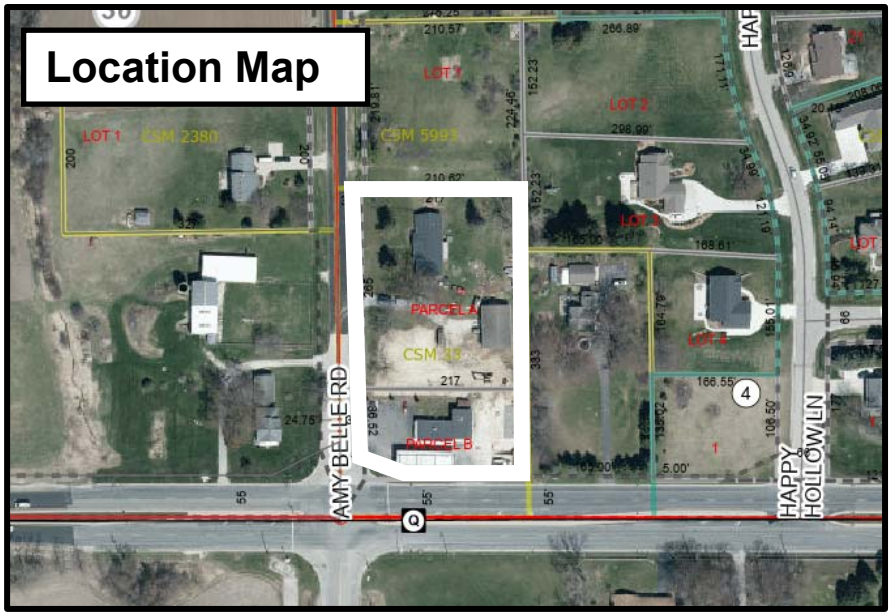
Colgate Gas Inc, property owner, is requesting approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey map (CSM) and a site plan to relocate the common property line to include the detached building with the gas station property.

Location: W220N9626 Amy Belle Road (Residential Property)
N96W21962 County Line Road (BP Gas Station Property)

Applicant/
Property Owner: Colgate Gas Inc.
W150N7248 Paseo Lane
Menomonee Falls, WI 53051

Existing LUP Classification: Rural Residential & Commercial
Proposed LUP Classification: Low Density Residential & Commercial
Existing Zoning: B-5: Highway Business
Proposed Zoning: Rs-4: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Residential (Menomonee Falls)	R-1
East	Residential	Rs-3 & Rs-4
West	Agricultural (Richfield)	A-2



Proposal

Colgate Gas Inc, property owner, is requesting approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey map (CSM) and a site plan to relocate the common property line to include the detached building with the gas station property.

The two existing parcels are both owned by Colgate Gas Inc. Colgate Gas Inc. intends to sell the residential property located north of the BP Gas station and would like to keep the detached accessory structure with the gas station property.

CSM

An area of approximately 0.6 acres will be detached from the residential parcel and added to the gas station parcel. No new parcel is being created. The CSM effectively moves the common property line between the two parcels to include the detached accessory structure from the residential property and adjoin it to the commercial property. The Gas station property will go from 0.55 acres to 1.11 acres and the residential property will be reduced from 1.5 acres to 0.72 acres.

LUP Map Amendment & Rezoning

As the north (residential parcel) is decreasing in size and will be less than 1 acre, the Land Use Plan Map classification needs to be amended from Rural Residential to Low Density Residential. The portion of the residential property that will be added to the gas station property will also need to be reclassified, from Rural Residential to Commercial.

Currently, both parcels are zoned B-5 Highway Business. The residential property needs to be rezoned from B-5 to Rs-4, which has a minimum lot size of 20,000 square feet. The proposed lot meets this requirement.

Site Plan

With the modification of the property to include the detached accessory building, the applicant will be adding a 7’ treated wood privacy fence and landscaping to help screen the gas station from the residential property. The fence and landscaping will extend the full length of the common property line. No other improvements are being completed at this time. Any other modifications to the site will require another site plan application to be reviewed and approved by the Plan Commission.

Staff Comments

Staff supports the LUP map re-classification, rezoning, and CSM. The fence and landscaping should help to buffer the gas station from the residential properties to the north. No outdoor storage will be allowed on the property.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2020 Land Use Plan (LUP) map amendment to change classification from “Rural Residential” to “Low Density Residential” and “Commercial” as proposed.

APPROVE the rezoning from the B-5: Highway Business District to the Rs-4: Single-family Residential District, as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) as proposed subject to the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department surveyor (see letter dated March 9, 2022) shall be addressed and reflected in a revised CSM submitted to the Village prior to recording the CSM.

APPROVE the site development & landscaping plans for the commercial property located at N96W21962 County Line Road, subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Site Plan and application materials dated March 2, 2022.
    b. Any future site modifications (including paving and lighting installation) will require a revised site plan to be reviewed and approved by the Plan Commission.
    c. There shall be no outdoor storage allowed on Lot 2 (gas station property).

The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

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March 9, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Colgate Gas CSM Review

Certified Survey Map

Applicant or Owner: Colgate Gas, Inc.
Land Surveyor/Firm: Rick Hillmann / Continental Surveying Services, LLC

1. All of the bearings in the legal description do not match with the bearings labeled on Sheet 1. Either the legal description bearings need to be revised or the bearings on the map need to change.

2. The first and last paragraphs of the Surveyor's Certificate need to include "dedicated".

3. Remove the "Existing Residential" label from the gas station building on Sheet 2.

4. The Owner's Certificate needs to be changed to read "Didar Singh" rather than "Jasmeet Kang".

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.

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

GRAEF

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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.

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.

Sincerely,

Burt J. Naumann

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown
...Willkommen

Fee Must Accompany Application

☒ $1,165 Paid [illegible] Date 1-13-22

☐ $200 PC Consultation Only

Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

APPLICANT OR AGENT:
COLGATE GAS INC

Address: N96W21962 COUNTY LINE RD
COLGATE WI 53017

Phone: 414-416-9426

E-Mail: colgatebp21962@gmail.com

PROPERTY OWNER(S):
SAME

Address:

Phone:

E-Mail:

☒ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Rural Residential

Proposed Land Use Map Designation(s): Low Density Residential

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

W220N9626 AMY BELLE RD.
COLGATE WI 53017

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

Attach separate legal description if necessary

SW¼ of SW¼ of SECTION 31
TOWNSHIP 9 NORTH, RANGE 20 EAST. VILLAGE OF GERMANTOWN

Size of Property or Area: Acres:_____ Square Feet: 30,862

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

	Adjacent Property Land Uses	Zoning
North	RS-4	
South	BS	
East	RS-4	
West	ROAD	

☐ **REQUEST TO AMEND PLAN TEXT**

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

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

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

All Amendment Applications:

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

Land Use Plan Map Amendment Only:

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

AFFIDAVIT OF UNDERSTANDING

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

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

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

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

DS I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

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

Applicant/Agent	01/13/2022 Date	Property Owner	01/13/2022 Date
Applicant/Agent	Date	Property Owner	Date

Village of Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: [illegible] Received by: 1-13-22

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

COLGATE GAS INC.
N96W21962 GRANTY LINE RD.
COLGATE, WI 53017

Phone (414) 416-9426
E-Mail Colgatebb2962@gmail.com

PROPERTY OWNER

SAME

Phone ( )
E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION

W220N9626 AMY BELLE RD
COLGATE WI 53017

TAX KEY NUMBER

313995

3

REZONING REQUEST

FROM B-5

TO RS-4

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SW ¼ OF SW ¼ OF SECTION 31
TOWNSHIP 9 NORTH, RANGE 20 EAST.
VILLAGE OF GERMANTOWN

5 PURPOSE OF REZONING REQUEST

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

Requesting to Rezone single family home to RS-4 as suitable for it's original purpose.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

DS I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — Date: 01/13/2022

Owner — Date: 01/13/2022

Village of Germantown
...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid [signature] Date 1-13-22

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**

COLGATE GAS INC.
N96W21962 COUNTYLINE RD.
COLGATE WI 53017

Phone (414) 416-9426
Fax ( )
E-Mail Colgatebp21962@gmail.com

PROPERTY OWNER

SAME

Phone ( )

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER**

W220N9626 AMY BELLE RD. COLGATE WI | 313995

3 **PURPOSE OF LAND SPLIT**

TO REZONE THE SINGLE FAMILY HOME TO RS-4	Will the land split require rezoning? YES	
	From B5	To RS-4

4 **READ AND INITIAL THE FOLLOWING:**

DS 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.

DS 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.

DS 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.

DS 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] 01/13/2022
Applicant Date

[signature] 01/13/2022
Owner Date

Village of Germantown
Willkommen

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

PAID [illegible] DATE 1-13-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

COLGATE GAS INC.
N96W21962 COUNTYLINE RD.
COLGATE WI 53017

Phone (414) 416-9426
E-Mail Colgatebp21962@gmail.com

PROPERTY OWNER

SAME

Phone ( )
E-Mail

2 **PROPERTY ADDRESS**

W220N9626 AMY BELLE RD.
COLGATE WI 53017

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

North	South	East	West
RS-4	B5	RS-4	ROAD

4 **READ AND INITIAL THE FOLLOWING:**

DS I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

DS I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

DS I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

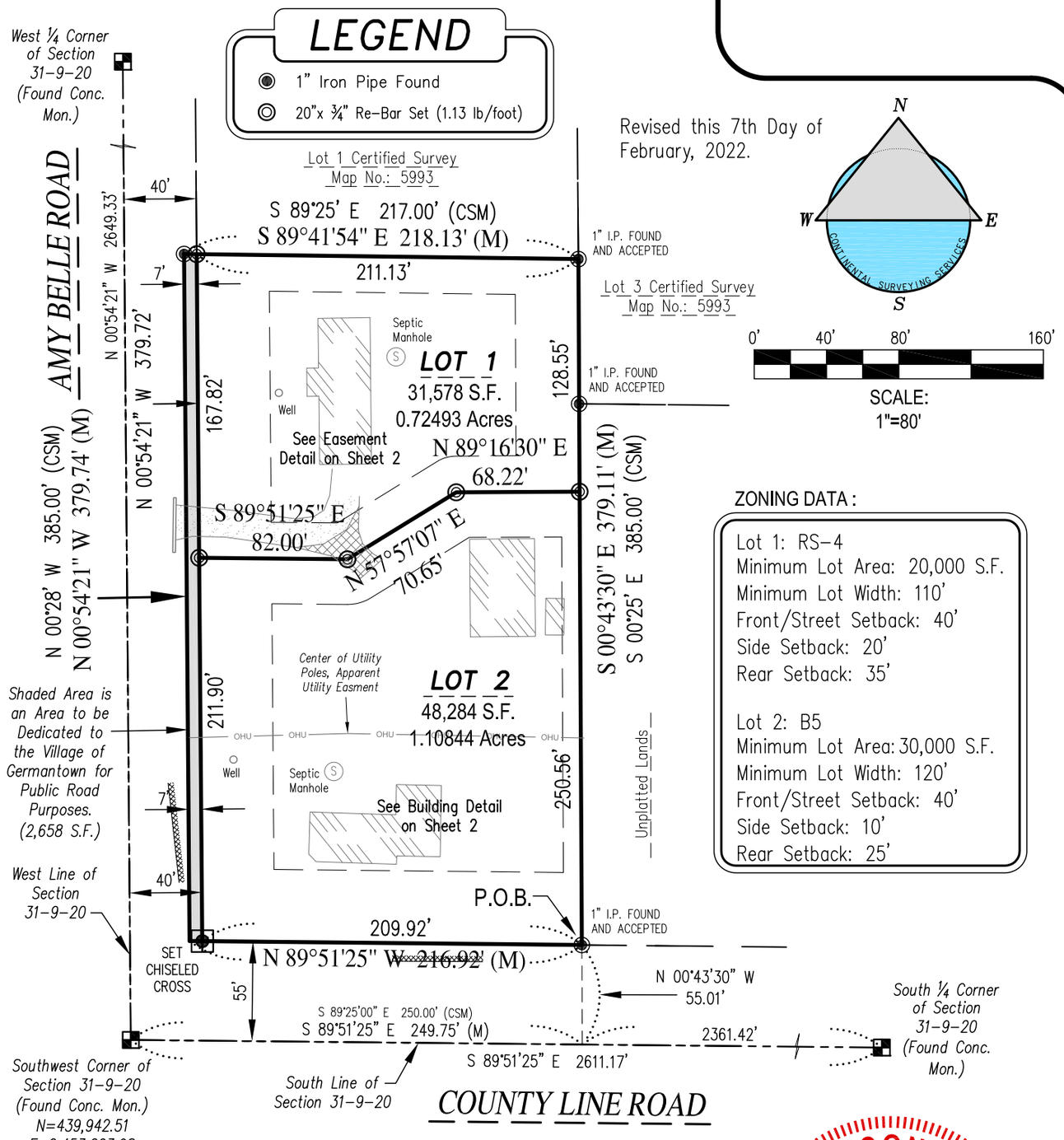
5 **SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

[signature] 01/13/2022
Applicant Date

[signature] 01/13/2022
Owner Date

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.



ZONING DATA :

Lot 1: RS-4
Minimum Lot Area: 20,000 S.F.
Minimum Lot Width: 110'
Front/Street Setback: 40'
Side Setback: 20'
Rear Setback: 35'

Lot 2: B5
Minimum Lot Area: 30,000 S.F.
Minimum Lot Width: 120'
Front/Street Setback: 40'
Side Setback: 10'
Rear Setback: 25'

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

OWNER
Colgate Gas Inc.
TKN.: GTNV_313995
& GTNV_313976
Phone No.: (414) 416-9426

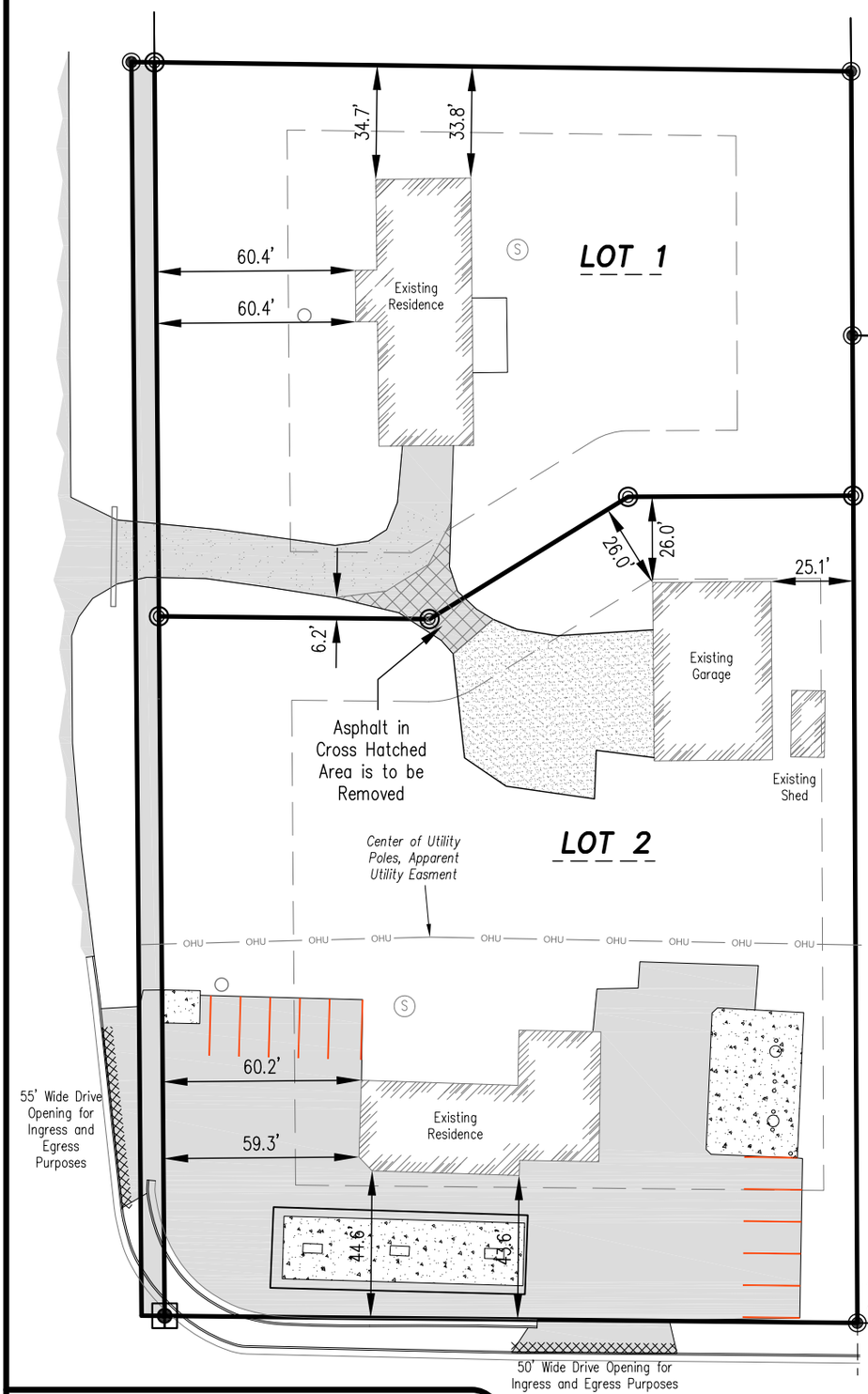
NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the South line of the Southwest ¼ of Section 31, Township 9 North, Range 20 East bears S 89°51'25" E.

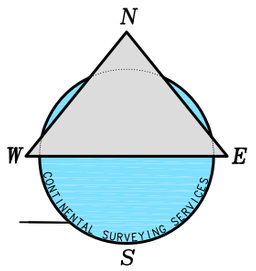
This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Project No.: 20210802_CSM0003

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

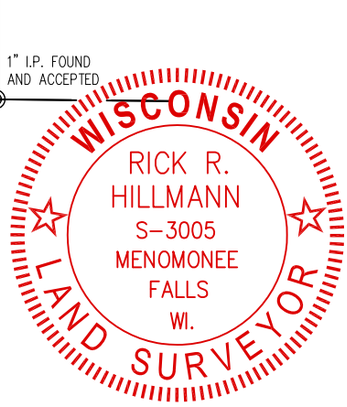




0' 25' 50' 100'

SCALE: 1"=50'

Revised this 7th Day of February, 2022.



CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the South line of the Southwest ¼ of Section 31, Township 9 North, Range 20 East bears S 89°51'25" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Project No.: 20210802_CSM0003

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, bound and described and follows:

Commencing at the Southwest corner of said Section; thence South 89°25' East on and along the South line of said ¼ Section, 249.75 feet to a point; thence North 00°17'05" West, 55.01 feet to a point on the North Line of County Line Road and the Point of Beginning of lands hereinafter described;

Thence North 89°25'00" West on and along said North Line, 216.92 feet to the intersection of said North line and the East line of Amy Belle Road; thence North 00°27'56" West on and along said East Line 379.74 feet to a point on the North Line of Certified Survey Map No.: 33; thence South 89°15'29" East on and along said North line 218.13 feet to the Northeast Corner of Certified Survey Map No.: 33; thence South 00°17'05" East on and along the East line of said Certified Survey Map, 379.11 feet to the place of beginning of this description.

The gross area of said parcel contains 82,520 Square feet or 1.89440 Acres of land more or less.

That I have made such survey, land division and map by the direction of Colgate Gas Inc., 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 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping same.

Dated this_____ day of _____, 20_____.

_____

Rick R. Hillmann PLS
Professional Land Surveyor S-3005

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Colgate Gas Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified survey Map. As Owner, I hereby dedicate that part of Amy Belle Road to the Village of Germantown for Public Road Proposes as represented on Sheet 1 of 5 of this certified Survey map.

Colgate Gas Inc., does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the Village of Germantown, this _____ day of _____, 20_____.

_____
Jasmeet Kang - Owner

In the presence of:
Colgate Gas Inc.
Jasmeet Kang

STATE OF WISCONSIN)
)ss.
County of _____)
Personally came before me this_____ day of_____, 20_____, Jasmeet Kang, Owner of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the Owner of the corporation, and acknowledged that he executed the foregoing instrument and acknowledged the same.

_____
Print Name_____
Notary Public, _____ County, WI.
My Commission Expires: _____

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

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 _____, 20_____.

_____

Dean Wolter, Chairman

_____

Laura A. Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Amy Belle Road for Public Road Purposes as shown on Sheet 1 of 5 is hereby 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



CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

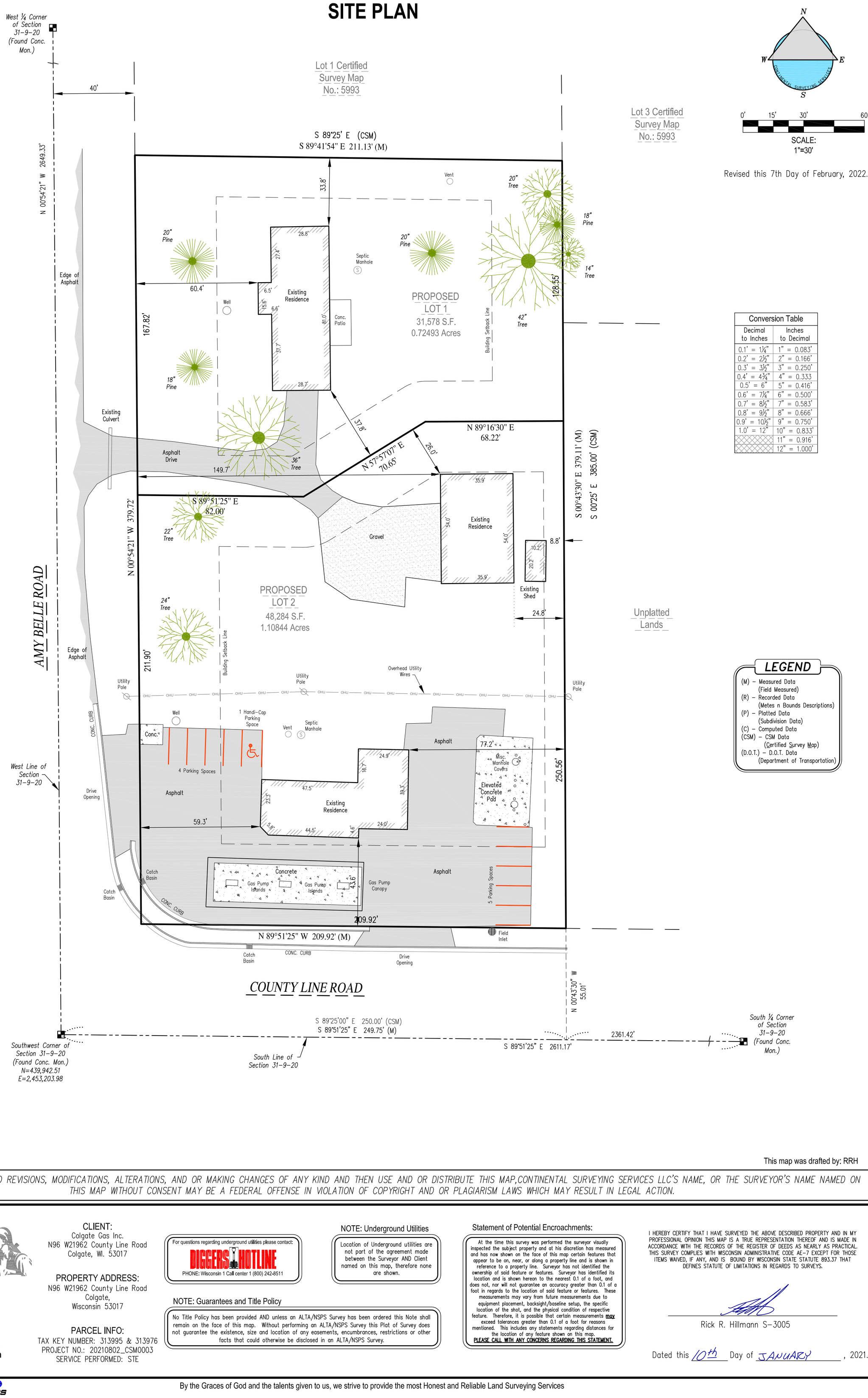
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Project No.: 20210802_CSM0003

SITE PLAN





Revised this 7th Day of February, 2022.

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1¼"	1" = 0.083'
0.2' = 2½"	2" = 0.166'
0.3' = 3½"	3" = 0.250'
0.4' = 4¾"	4" = 0.333
0.5' = 6"	5" = 0.416'
0.6' = 7¼"	6" = 0.500'
0.7' = 8½"	7" = 0.583'
0.8' = 9½"	8" = 0.666'
0.9' = 10½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

LEGEND

(M) – Measured Data (Field Measured)
(R) – Recorded Data (Metes n Bounds Descriptions)
(P) – Platted Data (Subdivision Data)
(C) – Computed Data
(CSM) – CSM Data (Certified Survey Map)
(D.O.T.) – D.O.T. Data (Department of Transportation)

This map was drafted by: RRH

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

CLIENT:
Colgate Gas Inc.
N96 W21962 County Line Road
Colgate, WI. 53017

PROPERTY ADDRESS:
N96 W21962 County Line Road
Colgate,
Wisconsin 53017

PARCEL INFO:
TAX KEY NUMBER: 313995 & 313976
PROJECT NO.: 20210802_CSM0003
SERVICE PERFORMED: STE

For questions regarding underground utilities please contact:
DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Guarantees and Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

Statement of Potential Encroachments:

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements **may** exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

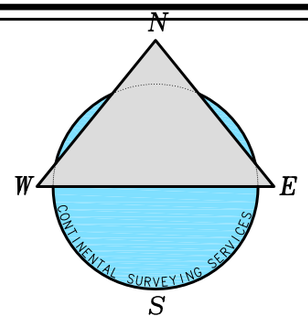
Rick R. Hillmann S-3005

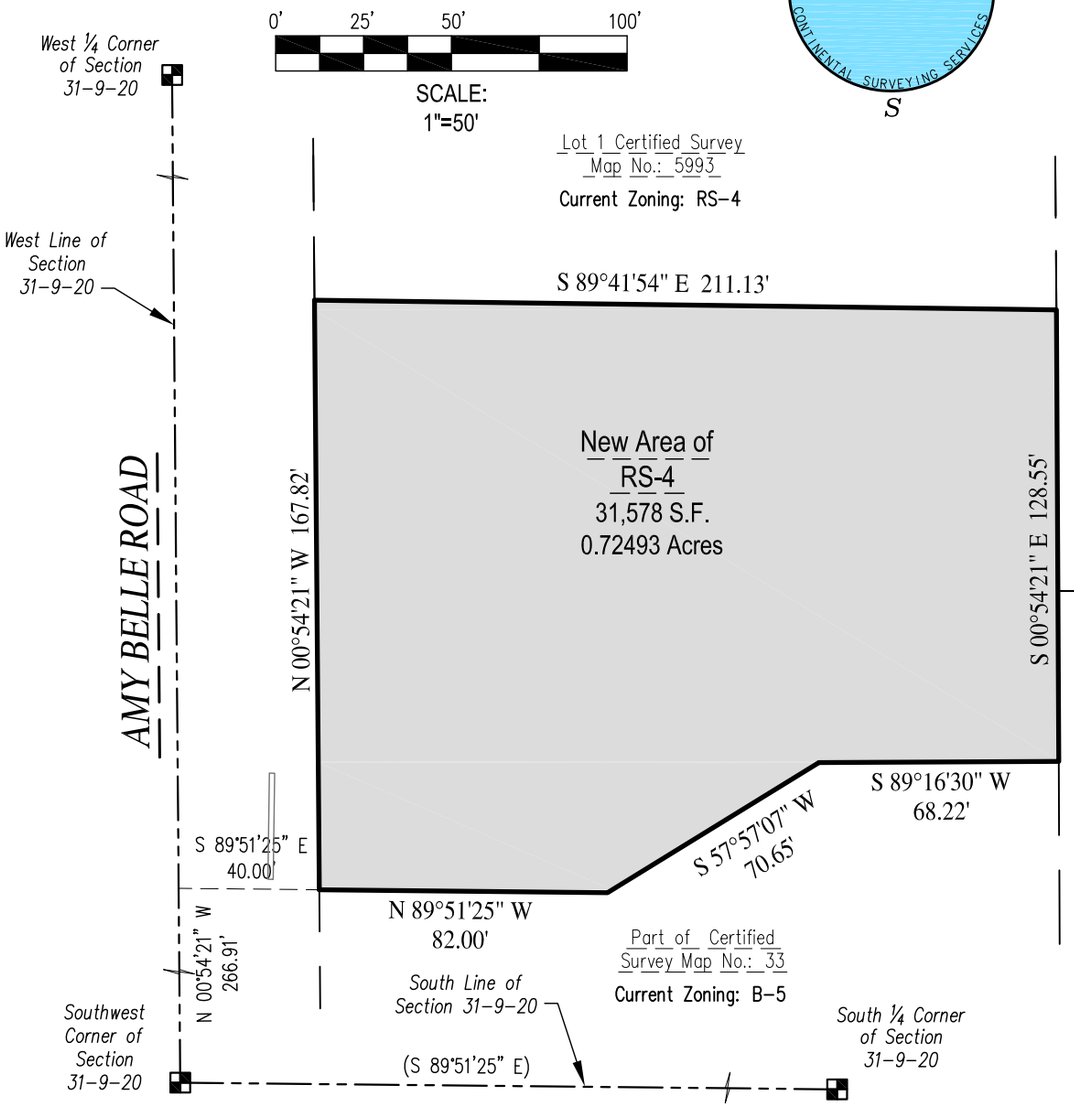
Dated this 10th Day of JANUARY, 2021.

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

REZONING MAP

Rezone a portion of Parcel "A" of Certified Survey Map No.: 33 from B-5 to RS-4





ReZONING DESCRIPTION:

Part of Parcel "A" of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin bound and described as follows;

Commencing at the Southwest corner of said Section; thence North 00°54'21" West on and along the West Line of said ¼ Section, 275.00 feet to a point; thence South 89°51'25" East, 40.00 feet to the Point of beginning of this description;

thence North 00°54'21" West and parallel with said West line, 159.73 feet to a point; thence South 89°41'54" East, 211.13 feet to a point; thence South 00°54'21" East and parallel with said west line, 128.55 feet to a point; thence South 89°16'30" West, 68.22 feet to a point; thence South 57°57'07" West, 55.46 feet to a point; thence North 89°51'25" West, 95.00 feet to the Place of beginning of this description.

Lot 3 Certified Survey Map No.: 5993
Current Zoning: RS-4

Unplatted Lands
Current Zoning: RS-3

Revised this 7th Day of February, 2022.

CLIENT:
Colgate Gas Inc.
W150 N7248 Paseo Lane
Menomonee Falls , WI. 53051

PROPERTY ADDRESS:
W220 N9626 Amy Belle Road
Colgate,
Wisconsin 53017

PARCEL INFO:
TAX KEY NUMBER: GTNV_313995
PROJECT NO.: 20210802_CSM0003
SERVICE PERFORMED: REZ

This map was drafted by: RRH

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

Rick R. Hillmann S-3005

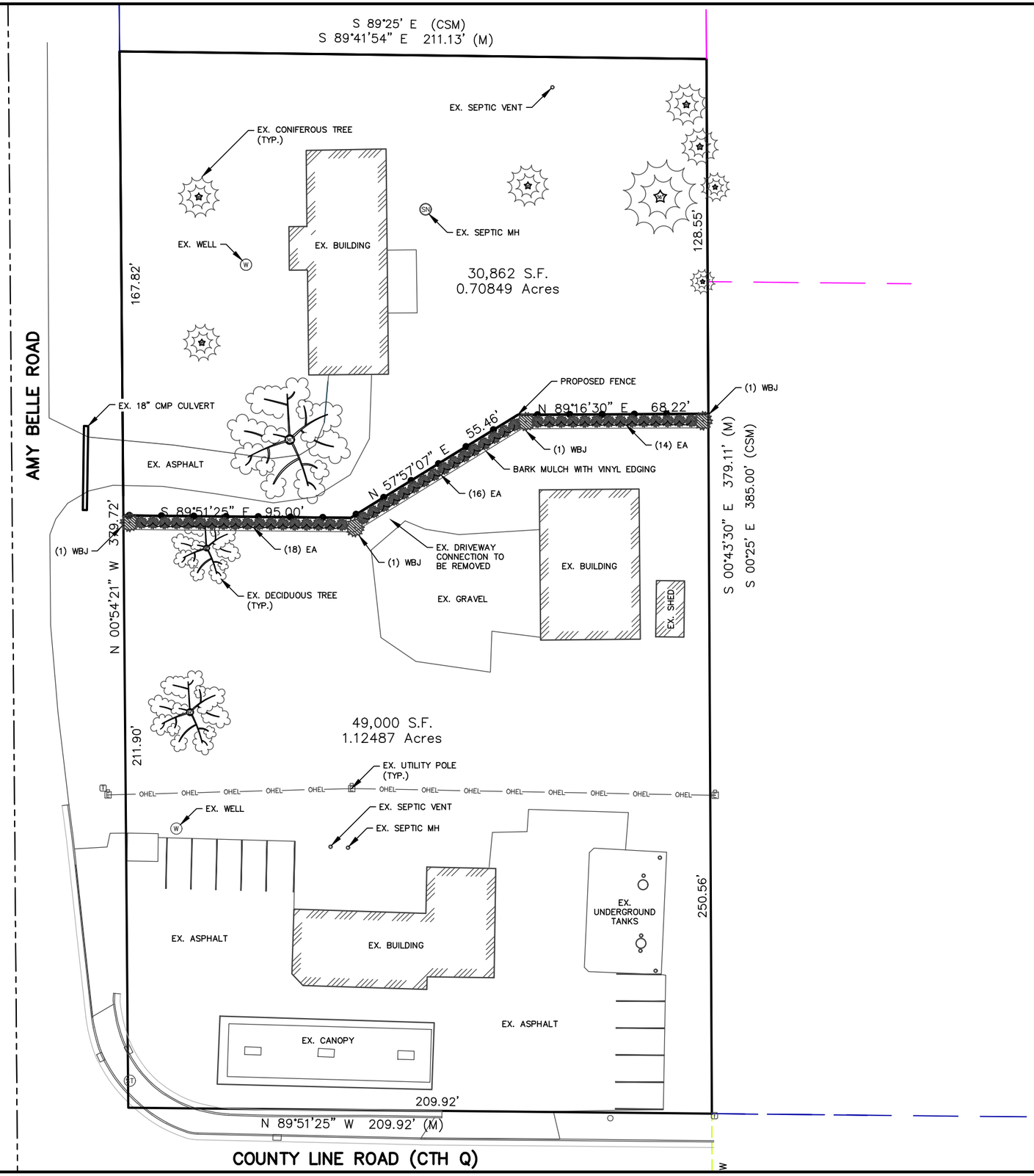
Dated this 25th Day of DECEMBER, 2021.

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



N

0 20 40

PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(52)		UPRIGHT EVERGREEN SHRUBS	
EA	48	4'	EMERALD ARBORVITAE	BB
WBJ	4	4'	WICHITA BLUE JUNIPER	BB

NOTES:

1) DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
2) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
3) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
4) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

N96 W21962 COUNTY LINE ROAD
LANDSCAPE PLAN
DATED: MARCH 2, 2022

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

\JK-18-21\JK18BASE.DWG

Emily Zandt

From: jasmeetkang@icloud.com
Sent: Wednesday, March 9, 2022 2:01 PM
To: Emily Zandt
Subject: RE: Colgate Gas Inc Site Plan

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

No new lighting is getting added. Fence will be 7 feet height.

Thanks
Jasmeet
On Mar 9, 2022, 1:45 PM -0600, Emily Zandt <ezandt@germantownwi.gov>, wrote:

> Jasmeet,
>
> How tall will the fence be? Any additional lighting planned for the accessory building?
>
> Thanks,
> Emily

From: jasmeetkang@icloud.com <jasmeetkang@icloud.com>
Sent: Friday, March 4, 2022 7:59 PM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: RE: Colgate Gas Inc Site Plan

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes. Arborvitae should be 4feet. Fence would be standard pressure treated wood fence. Garage will be accessed thru gas station side.

Thanks
Jasmeet

On Mar 4, 2022, 1:20 PM -0600, Emily Zandt <ezandt@germantownwi.gov>, wrote:

> Jasmeet,

A couple questions…

What type of fence are you planning to install? How tall?

Is the plan supposed to say 4' arborvitaes instead of 4"?

In the short term, how do you intend to access the detached building from the gas station?

Thanks,
Emily

From: Jasmeet Kang <jasmeetkang@me.com>
Sent: Wednesday, March 2, 2022 3:27 PM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: Re: Colgate Gas Inc Site Plan

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Emily,

Please see attached for landscaping plan. Let me know if you have any questions.

Thank you

Jasmeet Kang

> On Feb 9, 2022, at 12:56 PM, Emily Zandt <ezandt@germantownwi.gov> wrote:
>
> Jasmeet,

#

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: April 4, 2022

AGENDA ITEM: New Business (**CONDITIONAL USE PERMIT)**

ITEM TITLE: Elizabeth Ortin, applicant and Anderson Brothers Construction, property owner is requesting approval of a Conditional Use Permit (CUP) to operate an “Indoor Recreation Establishment” in the commercial property located at W188N10707 Maple Road

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:
Elizabeth Ortin, applicant and Anderson Brothers Construction, property owner is requesting approval of a Conditional Use Permit (CUP) to operate an “Indoor Recreation Establishment” in the commercial property located at W188N10707 Maple Road (former Ron’s Gun Shop).

“A Kid at Heart Playland” will be an indoor play facility for families and children of all ages. The business will include a racing theme and provide opportunities for education and imaginative play. The business will have varied hours across seasons but will generally be open between 9 am and 10pm. Two to three part time employees are anticipated. Limited food and drinks may be available for purchase.

PLAN COMMISSION RECOMMENDATION:

APPROVE a conditional use permit (CUP) for Elizabeth Ortin and A Kid at Heart Playland to operate from the property located at W188N10707 Maple Road subject to ten (10) conditions (see draft *Conditional Use Permit No 01-2022*).

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.

CUP # 01-2022 Document No.	CONDITIONAL USE PERMIT Document Title

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

Whereas the Applicant:
Elizabeth Ortin, on behalf of Anderson Brothers Construction, Appliance World, Property Owner

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

Now, therefore, this permit is issued to the Applicant to allow the operation of an "Indoor Recreation Establishment" from the property located at W188N10707 Maple Road pursuant to Section 17.28(3)(e) of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 294-987

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

Part of the Northeast ¼ of the Southeast ¼ of the of Section 22, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. Lot 2 of CSM 5691. 4.33 acres; Tax Key: GTNV 294-987

Pursuant to the following condition(s):

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated February 9, 2022 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling.

Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.

4. The business use permitted under this CUP shall not include childcare services of any kind.
5. No outdoor play areas or outdoor storage of any kind is allowed on the property.
6. Hours of operation shall be limited to 9am to 10pm, 7 days per week.
7. The business owner/operator is responsible for obtaining and maintaining any necessary permits from the Washington-Ozaukee Health Department for food service at the site, if food will be served.
8. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
9. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
10. All permanent and temporary signage requires a permit from the Village Community Development Department. Contact Lori Johnson, Planning & Zoning Services, at 262-250-4735 for sign permit information and applications.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2022.

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2022, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR
As business operator, I, Elizabeth Ortin, do hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2022

_____
(type or print name on this line)

_____
Elizabeth Ortin, Business Owner/Operator, A Kid at Heart Playland

STATE OF WISCONSIN) SS
_____ COUNTY)
Personally came before me this _____ day of _____, 2022, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin My Commission Expires: _____

DRAFT

MOTION Shadid second Nilles to Approve the site development & landscaping plans for the commercial property located at N96W21962 County Line Road, subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:***
    a. ***Site Plan and application materials dated March 2, 2022.***
    b. ***Any future site modifications (including paving and lighting installation) will require a revised site plan to be reviewed and approved by the Plan Commission.***
    c. ***There shall be no outdoor storage allowed on Lot 2 (gas station property).***

Commissioner Shadid stated he would like to see more landscaping to buffer the resident to the east when the site plan comes forward. Director Retzlaff said when a complete site plan for the improvements is reviewed it will necessitate a fence enclosure on the east side. The property owner now knows this is part of our expectations moving forward.

MOTION carried unanimously.

Elizabeth Ortin, applicant for Anderson Brothers Construction, property owners of W188 N10707 Maple Road. Request is for approval of a Conditional Use Permit (CUP) to operate an indoor recreation establishment at the property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:35 pm

- Roy Anderson, property owner, said this is a big plus to go from a gun store to a business that is kid and parent friendly.
- Elizabeth Ortin, applicant, explained she is trying to do something the whole family can do together. She decided on a racing theme that will include putting race cars together, slot car racing, having a possible league night, with a possible liquor license in the future. She said they will have a small area for a pizza oven but that nothing will be made there.
- Hubert Ortin, applicant, explained the setup for the race tracks.

Public Hearing closed at 7:45 pm

MOTION Shadid second Laszewski to Approve a conditional use permit (CUP) for Elizabeth Ortin and A Kid at Heart Playland to operate as an "Indoor Recreation Establishment" in the existing building located at W188N10707 Maple Road subject to the following conditions:

1. ***This permit authorizes limited uses and activities as set forth in the conditional use permit application dated February 9, 2022 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were***

anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

3. ***All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.***
4. ***The business use permitted under this CUP shall not include childcare services of any kind.***
5. ***No outdoor play areas or outdoor storage of any kind is allowed on the property.***
6. ***Hours of operation shall be limited to 9am to 10pm, 7 days per week.***
7. ***The business owner/operator is responsible for obtaining and maintaining any necessary permits from the Washington-Ozaukee Health Department for food service at the site, if food will be served.***
8. ***If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.***
9. ***The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.***
10. ***All permanent and temporary signage requires a permit from the Village Community Development Department. Contact Lori Johnson, Planning & Zoning Services, at 262-250-4735 for sign permit information and applications.***

Discussion followed if there was ample parking available and the hours of operation. Director Retzlaff stated there was quite a bit parking available. Ms. Ortin said the hours of operation would vary given the time of year but that they would comply with what was stated. Associate Planner Zandt stated any signs for the business will require a permit. Chairman Wolter asked if there would be signage for the business. Ms. Ortin explained she would be looking at a building sign and a sign at Maple Road. Associate Planner Zandt indicated one of the conditions of approval states that at the time signage is proposed, it will need to come back to the Plan Commission for approval unless it is a face replacement that may be approved administratively.

MOTION carried unanimously.

Katelyn LeTourneau and Kevin Schodron, property owners of N120 W15515 Freistadt Road are seeking approval of the Village's Historic Designation for the former Braun Farm. Director Retzlaff summarized the proposal.

MOTION Shadid second Laszewski to Approve the requested Historic Designation for the Katelyn LeTourneau and Kevin Schodron property (former Braun Farm) located at N120 W15515 Freistadt Road.

CONDITIONAL USE PERMIT (CUP) APPLICATION

3/14/22 Plan Commission Meeting

Elizabeth Ortin / Anderson Brothers Construction

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Elizabeth Ortin, applicant and Anderson Brothers Construction, property owner, is requesting approval of a Conditional Use Permit (CUP) to operate an "Indoor Recreation Establishment" (A Kid at Heart Playland) in the commercial property located at W188N10707 Maple Road (formerly Ron's Gun Shop).

Location: W188N10707 Maple Road

Applicant/
Property Owner: Elizabeth Ortin
W174N8901 Christopher Blvd
Menomonee Falls, WI

Anderson Brothers Construction
671 Stonegate Pass
Colgate, WI

Zoning: B-1: Neighborhood Business District

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Commercial	B-5
East	Agricultural	A-1
West	I-41 Interstate	NA



Background/Proposal

Elizabeth Ortin, applicant and Anderson Brothers Construction, property owner, is requesting approval of a Conditional Use Permit (CUP) to operate an "Indoor Recreation Establishment" (A Kid at Heart Playland) in the commercial property located at W188N10707 Maple Road (formerly Ron's Gun Shop).

As described in the application, the applicant is proposing an indoor play facility for families with children of all ages. "A Kid at Heart Playland" will have activities for people of all ages to enjoy educational and imaginative play.

The proposed business hours will be varied daily but will be between 9am and 10pm Wednesday through Monday (closed Tuesdays). There are anticipated to be 2-3 part time employees, but additional will be hired as needed. Opportunities for party rentals will be provided. There will be no childcare services provided at this facility. Basic, easily prepared foods will be available for purchase. The applicant is also considering applying through the Village to obtain permits to sell beer and wine.

There are no plans at this time to change or alter the interior space. Movable, modular (3-4') walls will be used to divide the generally open space into different areas. The existing offices in the back of the space will be used for party rentals.

Staff Comments

Planning and Zoning

Indoor Recreation Establishments are permitted in the B-1 Neighborhood Business District with a conditional use permit (CUP). Staff supports this use in the proposed location with a few conditions. No outdoor play areas or storage shall be permitted. The business shall not be used as a childcare facility in any capacity.

VILLAGE STAFF RECOMMENDATION

APPROVE a conditional use permit (CUP) for Elizabeth Ortin and A Kid at Heart Playland to operate as an "Indoor Recreation Establishment" in the existing building located at W188N10707 Maple Road subject to the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated February 9, 2022 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made

during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.

2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.
4. The business use permitted under this CUP shall not include childcare services of any kind.
5. No outdoor play areas or outdoor storage of any kind is allowed on the property.
6. Hours of operation shall be limited to 9am to 10pm, 7 days per week.
7. The business owner/operator is responsible for obtaining and maintaining any necessary permits from the Washington-Ozaukee Health Department for food service at the site, if food will be served.
8. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
9. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
10. All permanent and temporary signage requires a permit from the Village Community Development Department. Contact Lori Johnson, Planning & Zoning Services, at 262-250-4735 for sign permit information and applications.

Village of Germantown
...Willkommen

Fee must accompany application

☒ $1460 Paid [illegible] Date 2-9-22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Elizabeth Ortin
W174N8901 Christopher Blvd
Menomonee Falls, WI 53051

Phone (262) 305-1444
Fax ( )
E-Mail elizaortin@yahoo.com

PROPERTY OWNER

Roy Anderson

Phone (414) 467-9800

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Elizabeth Ortin

3 **PROPERTY ADDRESS** **TAX KEY NUMBER**

W188N10707 Maple Rd (Formerly Ron's Gun Shop)

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

vacant / storage

5 **DESCRIPTION OF PROPOSED OPERATION**

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations

Our family would like to open A Kid at Heart Playland. This would be a place for families to come and have everyone find something fun to do. There would be Sbt car racing for adults and older children. The younger kids will have themed rooms to explore and play. This is not a daycare however. We want to provide a place for the family, as a whole, can come and spend quality time making great memories! Continued on attached sheet.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

EO I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

EO I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

EO I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

EO I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[signature] 2/9/22

Applicant Date

Owner Date

Opportunity

Problem & Solution

Problem Worth Solving

Many family play places, educational and entertainment based centers in general, cater to certain aged kids i.e. young children 0-6, and older kids often become bored. Or other venues that cater to older children, often ignoring the needs younger siblings. There are few places locally where families with children of all ages can go and find something for all to enjoy or participate in. In addition, many places offer arcade style entertainment that is overstimulating to young minds.

Our solution

We've created a physical, and imaginative, space where people of all ages can either be a kid, or embrace their inner child. There is separate areas for imaginative play for smaller children. One room will be a rotating theme decided by popular vote. For example, a vet center-where you can bring your favorite stuffed animal in for a check up, a camping theme- where you can pretend to cook over a fire and lay down and look at the stars, or a diner with a kitchen to serve to your family and friends. These are just a few examples of ideas for the 'imagine room.'

There will be a building area for children to get creative. This room will target middle aged kids but will have items appropriate for younger aged children as well. This room will be stocked with magnetic tiles, hot wheels tracks, large marble runs, and large building blocks for the younger kids. They will not be small Lego style blocks, more like duplo blocks. All ages can build epic towers or hot wheel racing tracks, race your friends or see how cool of a track you can create! My children and their friends have the magnetic tiles and play with them for hours. They build huge buildings or garages for their cars and other toys. There are several attachment kits available that are compatible with the magnetic tiles to make large ball runs. After you've completed your tower or maze you can start your ball rolling at the top and watch it wind in and out and through your creation to the finishing cup. Magnetic tiles are plastic tiles that come in a variety of shapes and sizes, all tiles are either square or triangle shaped. In the sides of the tiles are covered magnets. When you place any two tiles together they connect and hold surprisingly well. The fun is

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

piecing the tiles together to build whatever your mind can create, buildings, cars, shapes. The amazing thing is kids are using geometry and developing architecture skills without even realizing it. They discover that two triangles can make a square or if they place enough long triangles together they can make a hexagon. The buildings my children have come up with at such a young age is astounding. Your imagination is the only limit.

For the hot wheels tracks, we will have various starting points to start building your race track, complete with hot wheel clamps that connect your track to any table or shelf as a starting line. Then you can use gravity to help your car go really fast. My kids have even tested them to see how far they can twist the track and still keep a car going. They would clamp it to the side of an end table and twist the tracks and finally connect them to a straight piece of track. The object is not speed but gravity definance. We will also have loops and other traditional hot wheels centers available for those that just want to race and see their car do all the things hot wheel race centers are known for.

There are larger race tracks for all ages in the race track area. Adults and older kids can race electric slot cars on huge commercial style wooden tracks or plastic tracks, both built for speed! Slot cars were popular in the 60s-80s. The cars vary in size from about the size of your finger to the size of your whole hand. The track has a slot going through the middle of each of the lanes. The race car fits in the slot and uses that to stay on the track at high speeds. There are systems that connect to the tracks so you can clock your lap times. The fun is racing other people and trying to get the fastest time around the track. But there is also a skill level associated with racing. If you go to fast around a curve your car will fly off the track. You have to figure out just how much you can push it to go fast but still stay on your track. I'm not much of a racer but even I got hooked when I was visiting a race track with my kids. It really gets your adrenaline pumping!

Younger kids can play on the more interactive Tyco US1 trucking tracks. Kids can load their truck with logs or coal, then deliver that load to another destination and empty the truck. These tracks are more designed for the visual package. They are not build for speed but for imagination. We will create a village/town complete with an airport with a plane that flies around, a police station, trees, restaurants. This track is designed to spark little minds and let them create situations where they run the town.

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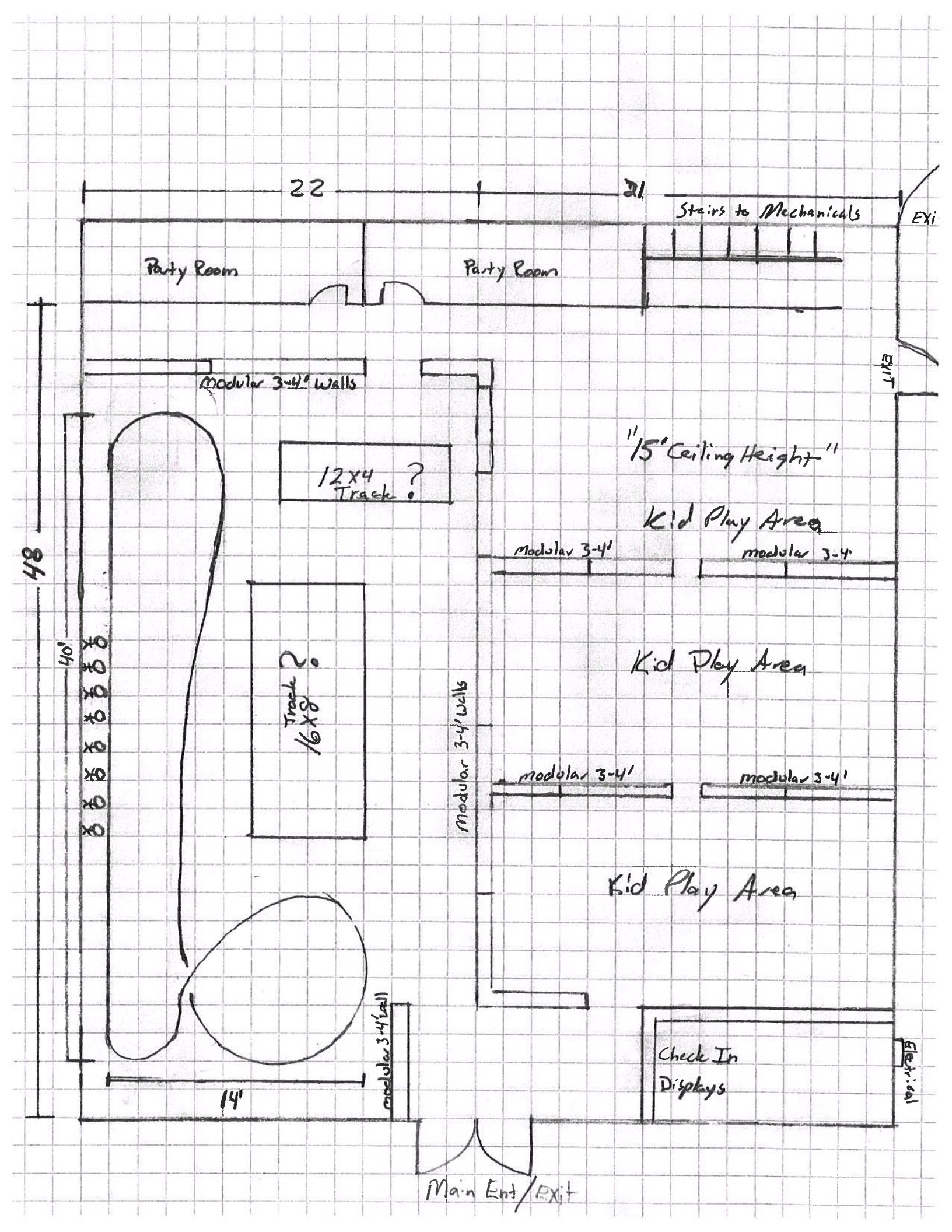
We will provide basic food ie pizza, pretzels, and other easily prepared foods. We are also talking with the village to offer beer and wine. We would like to offer adult's only nights and start leagues as the public becomes more acquainted with our concept

Our hours will be Mon - 9a-12p (reopening for evening hours)
4-7p
Tues - closed
Wed - 9a-12p
4-7p
Thur - 9a-12p
4-7p
Fri - 9a-12p
4-10p
Sat - 9a-10p
Sun - 10a-7p

These are school hours. We might be open longer during the summer depending on the public's requests.

We will have 2-3 part time employees, possibly more if needed during the summer.

We shouldn't need to change/alter any existing structure of the unit. We will partition areas with storage shelves and seating. It is currently about 2200 sq ft total, most of which is open flooring. There are 2 smaller offices that we will use for party rentals, ie birthday parties.


22
21
Stairs to Mechanicals
EXI
Party Room
Party Room
EXIT
Modular 3-4' Walls
"15' Ceiling Height"
12X4 Track ?
Kid Play Area
48
Modular 3-4'
Modular 3-4'
40'
Track ? 16X8'
Kid Play Area
Modular 3-4' Walls
Modular 3-4'
Modular 3-4'
Kid Play Area
Modular 3-4' Wall
Check In
Displays
Electrical
14'
Main Ent/Exit

Village of Germantown
Willkommen

Fee must accompany application

$1460 Paid [illegible] Date 2-9-22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Elizabeth Ortin
W174N8901 Christopher Blvd
Menomonee Falls, WI 53051

Phone (262) 305-1444
Fax ( )
E-Mail elizaortin@yahoo.com

PROPERTY OWNER

Ray Anderson

Phone (414) 467-9800

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Elizabeth Ortin

3 **PROPERTY ADDRESS** **TAX KEY NUMBER**

W188N10707 Maple Rd (Formerly Ron's Gun Shop)

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

vacant / storage

5 **DESCRIPTION OF PROPOSED OPERATION**

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Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Our family would like to open A Kid at Heart Playland. This would be a place for families to come and have everyone find something fun to do. There would be Sbt car racing for adults and older children. The younger kids will have themed rooms to explore and play. This is not a daycare however. We want to provide a place for the family, as a whole, can come and

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_____ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant _____ Date 2/9/22

Owner _____ Date 2/17/22

RESOLUTION NO. 14-2022

RESOLUTION AUTHORIZING THE ISSUANCE AND
SALE OF NOT TO EXCEED $4,365,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2022A

WHEREAS, it is necessary that funds be raised by the Village of Germantown, Washington County, Wisconsin (the "Village") for the purpose of paying the costs of 2022 capital improvements including Village building, grounds, street, sidewalk and drainage improvements, right of way and equipment acquisition and Tax Incremental District No. 7 project costs (the "Project") and there are insufficient funds on hand to pay said costs;

WHEREAS, the Village hereby finds and determines that the Project is within the Village's power to undertake and serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, villages are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes; and

WHEREAS, the Village Clerk/Treasurer (in consultation with the Village's financial advisor) shall cause an Official Notice of Sale to be distributed, offering the aforesaid general obligation promissory notes for public sale.

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

Section 1. Authorization of the Notes; Parameters. For the purpose of paying the cost of the Project, there shall be borrowed from a purchaser (the "Purchaser") selected through a competitive sale with the assistance and counsel of the Village's financial advisor, Ehlers and Associates, Inc., pursuant to Chapter 67 of the Wisconsin Statutes, the principal sum of not to exceed FOUR MILLION THREE HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($4,365,000), provided that: (i) the price paid by the Purchaser for the Notes shall not be less than 99.00% nor more than 104.00% of the par amount of the Notes, (ii) the true interest rate to be paid on the Notes shall not exceed 3.75%; and (iii) the Notes shall comply in all other respects with the terms provided herein.

Section 2. Sale of the Notes; Delegation of Authority with Respect to Final Approval. Subject to such Final Approval (defined below), to evidence such indebtedness, the Village President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, general obligation promissory notes aggregating the principal amount of not to exceed FOUR MILLION THREE HUNDRED SIXTY-FIVE THOUSAND DOLLARS ($4,365,000) (the "Notes"). The issuance and sale of the Notes to the Purchaser is subject to final approval by the Village Administrator or Village Clerk/Treasurer. Such final approval shall be evidenced by the execution of an approving certificate (the approval of such issuance and sale, and the execution of said certificate

shall comprise and are referred to collectively herein as the "Final Approval"). The Village Board hereby delegates the authority to provide such Final Approval to the Village Administrator or the Village Clerk/Treasurer. Said officers may act for the Village Board to provide such Final Approval with respect to the Notes.

Section 3. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2022A"; shall be dated the date of their issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest semi-annually and mature on March 1 of each year, in the years and principal amounts as set forth in the Schedule attached hereto as Exhibit A, provided, however, that the annual principal maturities set forth on said Schedule may be increased or decreased by an amount up to $200,000 with the final maturity schedule being attached to and incorporated into the Final Approval. The maturity schedule for the Notes may include term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption and must conform to the maturity schedule requirements set forth above. If the final maturity schedule for the Notes includes term bonds, the Village President and Village Clerk are hereby authorized to enter into a fiscal agency agreement pursuant to Section 67.10(2) of the Wisconsin Statutes with a fiscal agent (the "Fiscal Agent") or a redemption agreement with a redemption agent, either of which will be identified in the Final Approval.

Section 4. Designation of Purchaser as Agent. The Village hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Redemption Provisions. The redemption provisions relating to the Notes shall be set forth in the Final Approval.

Section 6. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 7. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all taxable property of the Village. The amounts of said direct annual irrepealable tax to be levied shall be as set forth in the amortization schedule attached to the Final Approval.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village levied in said years are collected. So long as any part of the principal of or interest on the Notes remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein, including any capitalized interest funded with proceeds of the Notes.

Section 8. Debt Service Fund Account. There is hereby established in the Village treasury a fund account separate and distinct from every other Village fund or account designated "Debt Service Fund Account for Village of Germantown General Obligation Promissory Notes, Series 2022A." There shall be deposited in said fund account any premium plus accrued interest paid on the Notes at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 7 hereof and all other sums as may be necessary to pay interest on the Notes when the same shall become due and to retire the Notes at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 9. Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and be disbursed solely for the purposes for which borrowed or for the payment for the principal of and the interest on the Notes.

Section 10. Arbitrage Covenant. The Village shall not take any action with respect to the Note Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the Notes (the "Closing"), would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The Note Proceeds may be temporarily invested in legal investments until needed, provided however, that the Village hereby covenants and agrees that so long as the Notes remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the Notes, whether such moneys were derived from the Note Proceeds or from any other source, will not be used or invested in a manner which would cause the Notes to be "arbitrage bonds" within the meaning of the Code or Regulations.

The Village Clerk, or other officer of the Village charged with responsibility for issuing the Notes, shall provide an appropriate certificate of the Village, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the Village regarding the amount and use of the Note Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 11. Additional Tax Covenants; Exemption from Rebate. The Village hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the Notes) to assure that the Notes are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of the Village as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the Village to take all reasonable and lawful actions to comply with any new tax laws enacted so that the Notes will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The Village anticipates that the Notes will qualify for the eighteen month expenditure exemption from the rebate requirements of the Code. The Village Clerk or other officer of the Village charged with the responsibility of issuing the Notes, shall provide an appropriate certificate of the Village as of the Closing, for inclusion in the transcript of proceedings, with respect to said exemption from the rebate requirements, and the Village Clerk or other officer is hereby authorized to make any election on behalf of the Village in order to comply with the rebate requirements of the Code. If, for any reason, the Village did not qualify for any exemption from the rebate requirements of the Code, the Village covenants that it would take all necessary steps to comply with such requirements.

Section 12. Persons Treated as Owners; Transfer of Notes. The Village Clerk or the Fiscal Agent shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Village Clerk or the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Village Clerk or the Fiscal Agent shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Village Clerk or the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Village Clerk or the Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the Village President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village maintained by the Village Clerk or the Fiscal Agent at the close of business on the corresponding record date.

Section 13. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the Village has executed such Letter of Representation and delivered it to the DTC on behalf of the Village.

Section 14. Execution of the Notes. The Notes shall be issued in typewritten form, one Note for each maturity, executed on behalf of the Village by the manual or facsimile signatures of the Village President and Village Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, if any, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the delivery of the Notes, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 15. Payment of the Notes. The principal of and interest on the Notes shall be paid by the Treasurer or the Fiscal Agent in lawful money of the United States.

Section 16. Continuing Disclosure. The Village hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the Village will execute and deliver on the Closing Date. Any Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Village to comply with its obligations under this Section.

Section 17. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 4th day of April, 2022.

_____
Dean Wolter,
Village President

ATTEST:

_____
Deanna Braunschweig,
Village Clerk

(SEAL)

EXHIBIT A

Village of Germantown

$4,365,000 General Obligation Promissory Notes, Series 2022A
Issue Summary
Dated: May 25, 2022 Assumes NON BQ A1 sale of 3/15/22 + .35

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/25/2022	-	-	-	-	-
03/01/2023	250,000.00	1.950%	79,764.00	329,764.00	-
09/01/2023	-	-	49,582.50	49,582.50	379,346.50
03/01/2024	335,000.00	2.050%	49,582.50	384,582.50	-
09/01/2024	-	-	46,148.75	46,148.75	430,731.25
03/01/2025	425,000.00	2.200%	46,148.75	471,148.75	-
09/01/2025	-	-	41,473.75	41,473.75	512,622.50
03/01/2026	440,000.00	2.250%	41,473.75	481,473.75	-
09/01/2026	-	-	36,523.75	36,523.75	517,997.50
03/01/2027	450,000.00	2.350%	36,523.75	486,523.75	-
09/01/2027	-	-	31,236.25	31,236.25	517,760.00
03/01/2028	465,000.00	2.400%	31,236.25	496,236.25	-
09/01/2028	-	-	25,656.25	25,656.25	521,892.50
03/01/2029	480,000.00	2.450%	25,656.25	505,656.25	-
09/01/2029	-	-	19,776.25	19,776.25	525,432.50
03/01/2030	495,000.00	2.500%	19,776.25	514,776.25	-
09/01/2030	-	-	13,588.75	13,588.75	528,365.00
03/01/2031	505,000.00	2.550%	13,588.75	518,588.75	-
09/01/2031	-	-	7,150.00	7,150.00	525,738.75
03/01/2032	520,000.00	2.750%	7,150.00	527,150.00	-
09/01/2032	-	-	-	-	527,150.00
Total	**$4,365,000.00**	**-**	**$622,036.50**	**$4,987,036.50**	**-**

Yield Statistics

Bond Year Dollars	$25,041.50
Average Life	5.737 Years
Average Coupon	2.4840225%
Net Interest Cost (NIC)	2.6583332%
True Interest Cost (TIC)	2.6699464%
Bond Yield for Arbitrage Purposes	2.4781180%
All Inclusive Cost (AIC)	2.9102906%

IRS Form 8038

Net Interest Cost	2.4840225%
Weighted Average Maturity	5.737 Years

EXHIBIT B

(Form of Note)

UNITED STATES OF AMERICA
REGISTERED STATE OF WISCONSIN
NO. R-__ WASHINGTON COUNTY
VILLAGE OF GERMANTOWN
GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2022A

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
MARCH 1, 20__	MAY 25, 2022	_.___%	374118___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
($_____)

KNOW ALL MEN BY THESE PRESENTS, that the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on March 1 and September 1 of each year commencing March 1, 2023 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the Village Clerk or Treasurer at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date").

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $4,365,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Chapter 67, Wisconsin Statutes, for the purpose of paying the costs of 2022 capital improvements including Village building, grounds, street, sidewalk and drainage improvements, right of way and equipment acquisition and Tax Incremental District No. 7 project costs, all as authorized by a resolution of the Village Board duly adopted by said governing body at a meeting held on April 4, 2022. Said resolution is recorded in the official minutes of the Village Board for said date.

At the option of the Village, the Notes maturing on March 1, 20__ and thereafter are subject to redemption prior to maturity on March 1, 20__ or on any date thereafter. Said Notes are redeemable as a whole or in part, from maturities selected by the Village and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Village Clerk or Treasurer. In the event that the Depository does not continue to act as depository for the Notes, and the Village Board appoints another depository, new fully registered Notes in the same aggregate principal amount shall be issued to the new depository upon surrender of the Notes to the Village Clerk or Treasurer, in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Village Clerk or Treasurer shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the Village of Germantown, Washington County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the signatures of its duly qualified Village President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the 25th day of May, 2022.

By:_____
Dean Wolter,
Village President

(SEAL)

By:_____
Deanna Braunschweig,
Village Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated:_____

Signature Guaranteed:

(e.g. Bank, Trust Company or Securities Firm)

(Depository or its Nominee Name)

(Authorized Officer)

NOTICE: The above-named Depository or its Nominee Name must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

April 4, 2022

Pre-Sale Report for

Village of Germantown, Wisconsin

$4,365,000 General Obligation Promissory Notes, Series 2022A

Prepared by:

Ehlers
N21W23350 Ridgeview Parkway West,
Suite 100
Waukesha, WI 53188

Advisors:

Philip Cosson, Senior Municipal Advisor
Jonathan Schatz, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$4,365,000 General Obligation Promissory Notes, Series 2022A

Purposes:

The proposed issue includes financing for the following purposes:

- 2022 Capital & TID 7 Projects. Debt service will be paid from ad valorem property taxes.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s) 67.12(12)

The Notes will be general obligations of the Village for which its full faith, credit and taxing powers are pledged.

The Notes count against the Village's General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation. Following issuance of the Notes, the Village's total General Obligation debt principal outstanding will be $43,825,000, which is 28% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $114,074,725.

Term/Call Feature:

The Notes are being issued for a term of 10 years. Principal on the Notes will be due on March 1 in the years 2023 through 2032. Interest is payable every six months beginning March 1, 2023.

The Notes will be subject to prepayment at the discretion of the Village on April 1, 2029 or any date thereafter.

Bank Qualification:

Because the Village is issuing, or expects to issue, more than $10,000,000 in tax-exempt obligations during the calendar year, the Village will be not able to designate the Notes as "bank qualified" obligations.

Rating:

The Village's most recent bond issues were rated by Moody's Investors Service. The current ratings on those bonds are "Aa2". The Village will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.

Basis for Recommendation:

Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Notes as a suitable option based on:

- The expectation this form of financing will provide the overall lowest cost of funds while also meeting the Village's objectives for term, structure and optional redemption.
- The Village having adequate General Obligation debt capacity to undertake this financing and anticipating any potential rating impacts.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Notes from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the Village.

For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the Village's objectives for this financing.

Parameters:

The Village Board will consider adoption of a Parameters Resolution on April 27, 2022, which delegates authority to the Village Administrator or Clerk/Treasurer to accept and

approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $4,365,000

* Maximum Bid of 99%

* Minimum Bid of 104%

* Maximum True Interest Cost (TIC) of 3.75%

* Maturity Schedule Adjustments not to exceed $200,000 per maturity

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the Village's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the Village has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The Village must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The Village's specific arbitrage responsibilities will be detailed in the Certificate with Respect to Arbitrage Certificate (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

We recommend that the Village review its specific responsibilities related to the Notes with an arbitrage expert in order to utilize one or more of the exceptions listed above.

Investment of Note Proceeds:

Ehlers can assist the Village in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Risk Factors:

GO with Planned Abatement: The Village expects to abate a portion of the Village debt service with tax incremental revenues. In the event this revenue is not available, the Village is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Griggs Law Office LLC.

Paying Agent: Bond Trust Services Corporation.

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	April 4, 2022
Due Diligence Call to review Official Statement:	Week of April 18, 2022
Distribute Official Statement:	Week of April 18, 2022
Conference with Rating Agency:	Week of April 18, 2022
Designated Officials Award Sale of the Notes:	April 27, 2022
Estimated Closing Date:	May 18, 2022

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Bond Buyer Index

EHLERS' CONTACTS

Philip Cosson, Senior Municipal Advisor	(262) 796-6161
Jonathan Schatz, Municipal Advisor	(262) 796-6195
Peter Curtin, Public Finance Analyst	(262) 796-6187
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvements Financing Plan
Village of Germantown, WI

		2022 G.O. Notes 2022A	Levy Portion	TID 7 Portion		2022 Taxable G. O. Notes 2022B	TID 7 Portion		2022 Water Revenue Bonds 2022C	Water Projects Portion	Water TID 7 Portion	Water TID 6 Portion	CR 2005 Water Rev Bds Portion		2022 Note Anticipation Notes 2022D	DPW site Portion
CIP Projects[1]																
Levy Projects		3,569,000	3,569,000			-			-						-	
TID 7 Projects		700,000		700,000		2,500,000	2,500,000		-						-	
Water Projects		-				-			2,500,000	2,500,000					-	
Water Projects TID 7		-				-			600,000		600,000				-	
Water Projects TID 6		-				-			500,000			500,000			-	
CR 2005 Wate Revenue Bonds		-				-			322,344				322,344		-	
DPW Site		-				-			-						4,467,000	4,467,000
Subtotal Project Costs		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
CIP Projects[1]		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
Less Other Available Revenues																
Debt Service Funds Available		-				-			(88,628)				(88,628)		-	0
Net Borrowing Requirement		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,833,716**	**2,500,000**	**600,000**	**500,000**	**233,716**		**4,467,000**	**4,467,000**
Debt Service Reserve																
Debt Service Reserve Funds On Hand		-				-			(90,000)				(90,000)		-	
New Debt Service Reserve Requirement		-				-			428,500	286,000	69,000	57,000	16,500		-	
Subtotal Reserve Fund Requirement		0	0	0		0	0		338,500	286,000	69,000	57,000	(73,500)		0	0
Estimated Issuance Expenses		**97,500**	**81,529**	**15,971**		**76,350**	**76,350**		**111,913**	**74,695**	**18,021**	**14,887**	**4,309**		**64,500**	**64,500**
Municipal Advisor (Ehlers)		25,000	20,905	4,095		25,000	25,000		25,000	16,686	4,026	3,326	963		25,000	**25,000**
Bond Counsel (Griggs)		16,000	13,379	2,621		11,250	11,250		18,000	12,014	2,898	2,394	693		16,000	**16,000**
Rating Fee - Moody's		12,000	10,034	1,966		13,500	13,500		14,500	9,678	2,335	1,929	558		0	**0**
Maximum Underwriter's Discount	10.00	43,650	36,500	7,150	10.00	25,750	25,750	12.50	53,563	35,750	8,625	7,125	2,063	5.00	22,650	**22,650**
Paying Agent		850	711	139		850	850		850	567	137	113	33		850	**850**
Subtotal Issuance Expenses		97,500	81,529	15,971		76,350	76,350		111,913	74,695	18,021	14,887	4,309		64,500	64,500
TOTAL TO BE FINANCED		**4,366,500**	**3,650,529**	**715,971**		**2,576,350**	**2,576,350**		**4,284,129**	**2,860,695**	**687,021**	**571,887**	**164,526**		**4,531,500**	**4,531,500**
Estimated Interest Earnings	**0.25%**	(2,668)	(2,231)	(438)	**0.25%**	(1,561)	(1,561)	**0.25%**	(2,250)	(1,563)	(375)	(313)	0	**0.25%**	(2,792)	(2,792)
Assumed spend down (months)	3				3			3						3		
Rounding		1,168	1,701	(533)		211	211		3,121	867	3,354	(1,574)	474		1,292	1,292
NET BOND SIZE		4,365,000	3,650,000	715,000		2,575,000	2,575,000		4,285,000	2,860,000	690,000	570,000	165,000		4,530,000	4,530,000

Notes:
1) Project Total Estimates

Prepared 3/29/2022

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Table 2
Allocation of Debt Service - 2022 G.O. Notes 2022A

Village of Germantown, WI

Year	Levy Portion				TID 7 Portion			
Ending	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total
	3/1							
2022								
2023	250,000	1.95%	107,250	357,250			22,097	22,097
2024	335,000	2.05%	78,286	413,286			17,445	17,445
2025	345,000	2.20%	71,058	416,058	80,000	2.20%	16,565	96,565
2026	355,000	2.25%	63,269	418,269	85,000	2.25%	14,729	99,729
2027	365,000	2.35%	54,986	419,986	85,000	2.35%	12,774	97,774
2028	375,000	2.40%	46,198	421,198	90,000	2.40%	10,695	100,695
2029	390,000	2.45%	36,920	426,920	90,000	2.45%	8,513	98,513
2030	400,000	2.50%	27,143	427,143	95,000	2.50%	6,223	101,223
2031	410,000	2.55%	16,915	426,915	95,000	2.55%	3,824	98,824
2032	425,000	2.75%	5,844	430,844	95,000	2.75%	1,306	96,306
2033								
Total	3,650,000		507,867	4,157,867	715,000		114,170	829,171

Year	Totals		
Ending	Principal	Interest	Total
2022	0	0	0
2023	250,000	129,347	379,347
2024	335,000	95,731	430,731
2025	425,000	87,623	512,623
2026	440,000	77,998	517,998
2027	450,000	67,760	517,760
2028	465,000	56,893	521,893
2029	480,000	45,433	525,433
2030	495,000	33,365	528,365
2031	505,000	20,739	525,739
2032	520,000	7,150	527,150
2033			
Total	4,365,000	622,037	4,987,037

Notes: Rates Assume a Non-BQ A1 sale of 3/15/22 + 0.35%

Prepared 3/29/2022

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Table 3
Financing Plan Tax Impact
Village of Germantown, WI

Year Ending	Existing Debt: Net Tax Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Debt: 2022 G.O. Notes 2022A 3,875,000 Dated: 5/25/2022 Total Principal and Interest	Debt: 2022 Taxable G. O. Notes 2022B 2,575,000 Dated: 5/25/2022 Total Principal and Interest	Abatements: Less: TID 7	Levy and Tax Rate: Total Net Debt Service Levy	Levy and Tax Rate: Total Tax Rate for Debt Service	Levy and Tax Rate: Levy Change from Prior Year	Levy and Tax Rate: Annual Taxes $300,000 Home	Year Ending
2022	3,115,250	2,999,419,149	$1.07				3,115,250	$1.04	(97,377)	$312	2022
2023	2,832,320	3,079,168,529	$0.94	379,347	87,365	(87,365)	3,211,667	$1.04	96,416	$313	2023
2024	2,610,085	3,161,038,307	$0.85	430,731	68,973	(68,973)	3,040,816	$0.96	(170,850)	$289	2024
2025	2,283,650	3,245,084,861	$0.72	512,623	68,973	(68,973)	2,796,273	$0.86	(244,544)	$259	2025
2026	1,980,496	3,331,366,067	$0.61	517,998	365,448	(365,448)	2,498,494	$0.75	(297,779)	$225	2026
2027	1,693,895	3,419,941,343	$0.51	517,760	368,125	(368,125)	2,211,655	$0.65	(286,839)	$194	2027
2028	1,406,478	3,510,871,682	$0.41	521,893	375,184	(375,184)	1,928,370	$0.55	(283,285)	$165	2028
2029	1,137,910	3,604,219,702	$0.32	525,433	416,071	(416,071)	1,663,343	$0.46	(265,028)	$138	2029
2030	775,088	3,700,049,684	$0.22	528,365	430,603	(430,603)	1,303,453	$0.35	(359,890)	$106	2030
2031	326,950	3,798,427,621	$0.09	525,739	434,189	(434,189)	852,689	$0.22	(450,764)	$67	2031
2032	0	3,899,421,257	$0.00	527,150	456,638	(456,638)	527,150	$0.14	(325,539)	$41	2032
2033	0	4,003,100,139	$0.00	0	0		0	$0.00	(527,150)	$0	2033
2034	0	4,109,535,665	$0.00	0	0		0	$0.00	(0)	$0	2034
2035	0	4,218,801,127	$0.00	0	0		0	$0.00	0	$0	2035
2036	0	4,330,971,769	$0.00	0	0		0	$0.00	0	$0	2036
2037	0	4,446,124,835	$0.00	0	0		0	$0.00	0	$0	2037
2038	0	4,564,339,622	$0.00	0	0		0	$0.00	0	$0	2038
2039	0	4,685,697,537	$0.00	0	0		0	$0.00	0	$0	2039
2040	0	4,810,282,149	$0.00	0	0		0	$0.00	0	$0	2040
Total	24,261,624			4,987,037	3,071,566	(3,071,566)					Total

Notes:

Prepared 3/29/2022

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Table 4
General Obligation Debt Capacity Analysis - Impact of Financing Plan
Village of Germantown, WI

Existing Debt					Proposed Debt				
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	G.O. Notes 2022A and Taxable G.O. Notes 2022B	Combined Principal Existing	% of Limit	Residual Capacity	Year Ending
2021	2,807,971,400	140,398,570	49,665,000	**35%**	0	$49,665,000	**35%**	$90,733,570	2021
2022	2,871,536,760	143,576,838	50,155,000	**35%**	6,940,000	$57,095,000	**40%**	$86,481,838	2022
2023	2,936,541,078	146,827,054	46,515,000	**32%**	6,690,000	$53,205,000	**36%**	$93,622,054	2023
2024	3,003,016,930	150,150,847	42,880,000	**29%**	6,355,000	$49,235,000	**33%**	$100,915,847	2024
2025	3,070,997,627	153,549,881	39,355,000	**26%**	5,930,000	$45,285,000	**29%**	$108,264,881	2025
2026	3,140,517,234	157,025,862	35,900,000	**23%**	5,190,000	$41,090,000	**26%**	$115,935,862	2026
2027	3,211,610,589	160,580,529	32,565,000	**20%**	4,430,000	$36,995,000	**23%**	$123,585,529	2027
2028	3,284,313,318	164,215,666	29,300,000	**18%**	3,640,000	$32,940,000	**20%**	$131,275,666	2028
2029	3,358,661,852	167,933,093	26,160,000	**16%**	2,785,000	$28,945,000	**17%**	$138,988,093	2029
2030	3,434,693,449	171,734,672	23,185,000	**14%**	1,890,000	$25,075,000	**15%**	$146,659,672	2030
2031	3,512,446,208	175,622,310	20,235,000	**12%**	970,000	$21,205,000	**12%**	$154,417,310	2031
2032	3,591,959,093	179,597,955	17,520,000	**10%**		$17,520,000	**10%**	$162,077,955	2032
2033	3,673,271,949	183,663,597	15,185,000	**8%**		$15,185,000	**8%**	$168,478,597	2033

Notes:

Prepared 3/29/2022

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Village of Germantown

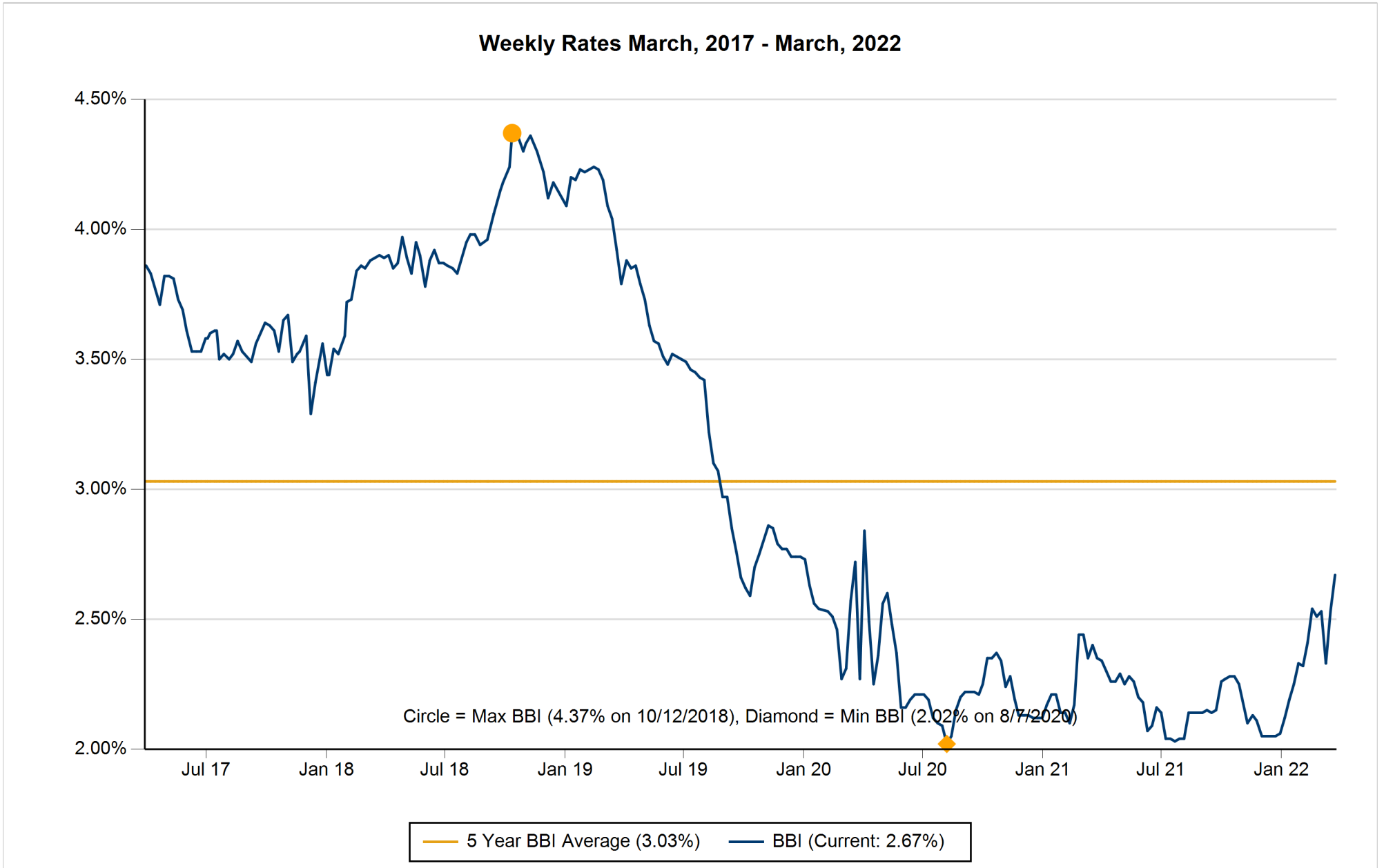
Tax Increment District #7

Financing Plan

	Projected Revenues						Expenditures											Balances			
							GO Bonds, Series 2018A			GO Notes, Series 2022A			Taxable GO Notes, Series 2022B			Water Revenue Bonds, 2022C						
Year							2,480,000			715,000			2,575,000			685,000						
	Tax Increments	Interest on Fund Balance	JW Speaker Shortfall Pmt	Capitalized Interest	Other Revenue	Total Revenues	Dated Date: Principal	06/06/18 Rate	Interest	Dated Date:	05/25/22 Est. Rate	Interest	Dated Date:	05/25/22 Est. Rate	Interest	Dated Date: Principal	05/25/22 Est. Rate	Interest	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2021	87,070	388	106,880	0		194,338	120,000	3.00%	73,950										5,000	198,950	(4,612)	47,138	3,075,000	2021
2022	72,248	354	118,102	0		190,704	120,000	3.00%	70,350										5,000	195,350	(4,646)	42,492	2,955,000	2022
2023	72,248	319	114,502			187,069	120,000	3.00%	66,750			22,097			87,365		1.36%	22,351	5,000	323,563	(136,494)	(94,002)	2,835,000	2023
2024	313,792	0	104,524			418,316	120,000	3.00%	63,150			17,445			68,973		1.63%	15,594	5,000	290,161	128,155	34,153	2,715,000	2024
2025	313,792	256	110,774			424,822	130,000	3.00%	59,400	80,000	2.20%	16,565		2.25%	68,973	55,000	1.76%	15,110	5,000	430,047	(5,225)	28,928	2,505,000	2025
2026	777,868	217				778,085	145,000	3.00%	55,275	85,000	2.25%	14,729	300,000	2.35%	65,448	55,000	1.91%	14,100	5,000	739,552	38,534	67,462	2,275,000	2026
2027	777,868	506				778,374	150,000	3.00%	50,850	85,000	2.35%	12,774	310,000	2.45%	58,125	60,000	1.98%	12,981	5,000	744,730	33,645	101,107	2,040,000	2027
2028	777,868	758				778,627	150,000	3.00%	46,350	90,000	2.40%	10,695	325,000	2.55%	50,184	60,000	2.10%	11,757	5,000	748,986	29,641	130,747	1,800,000	2028
2029	1,179,877	981				1,180,858	225,000	3.00%	40,725	90,000	2.45%	8,513	375,000	2.65%	41,071	60,000	2.19%	10,470	5,000	855,779	325,079	455,826	1,485,000	2029
2030	1,179,877	3,419				1,183,296	300,000	3.00%	32,850	95,000	2.50%	6,223	400,000	2.75%	30,603	60,000	2.26%	9,135	5,000	938,810	244,486	700,312	1,090,000	2030
2031	1,179,877	5,252				1,185,129	300,000	3.10%	23,700	95,000	2.55%	3,824	415,000	2.85%	19,189	65,000	2.34%	7,697	5,000	934,409	250,720	951,032	695,000	2031
2032	1,179,877	7,133				1,187,010	300,000	3.15%	14,325	95,000	2.75%	1,306	450,000	2.95%	6,638	65,000	2.40%	6,156	5,000	943,425	243,585	1,194,617	300,000	2032
2033	1,179,877	8,960				1,188,837	300,000	3.20%	4,800							70,000	2.49%	4,505	15,000	394,305	794,532	1,989,149	0	2033
2034	1,179,877	14,919				1,194,796										70,000	2.56%	2,737		72,737	1,122,059	3,111,208	0	2034
2035	1,179,877	23,334				1,203,211										70,000	2.63%	921		70,921	1,132,291	4,243,498	0	2035
2036	1,179,877	31,826				1,211,703														0	1,211,703	5,455,201	0	2036
2037	1,179,877	40,914				1,220,791														0	1,220,791	6,675,992	0	2037
2038	1,179,877	50,070				1,229,947														0	1,229,947	7,905,939	0	2038
2039	1,179,877	59,295				1,239,171														0	1,239,171	9,145,111	0	2039
Total	16,213,426	259,801	554,783	0	13,231	17,041,241	2,480,000		753,975	715,000		114,170	2,575,000		496,566	690,000		133,511	119,512	9,493,622				Total

Notes:

5 YEAR TREND IN MUNICIPAL BOND INDICES



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer

EHLERS
PUBLIC FINANCE ADVISORS

RESOLUTION NO. 15-2022

RESOLUTION AUTHORIZING THE ISSUANCE AND
SALE OF NOT TO EXCEED $2,575,000
TAXABLE GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2022B

WHEREAS, it is necessary that funds be raised by the Village of Germantown, Washington County, Wisconsin (the "Village") for the purpose of paying Tax Incremental District No. 7 project costs (the "Project") and there are insufficient funds on hand to pay said costs;

WHEREAS, the Village hereby finds and determines that the Project is within the Village's power to undertake and serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, villages are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes; and

WHEREAS, the Village Clerk/Treasurer (in consultation with the Village's financial advisor) shall cause an Official Notice of Sale to be distributed, offering the aforesaid general obligation promissory notes for public sale.

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

Section 1. Authorization of the Notes; Parameters. For the purpose of paying the cost of the Project, there shall be borrowed from a purchaser (the "Purchaser") selected through a competitive sale with the assistance and counsel of the Village's financial advisor, Ehlers and Associates, Inc., pursuant to Chapter 67 of the Wisconsin Statutes, the principal sum of not to exceed TWO MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($2,575,000), provided that: (i) the price paid by the Purchaser for the Notes shall not be less than 99.00% nor more than 106.00% of the par amount of the Notes, (ii) the true interest rate to be paid on the Notes shall not exceed 4.00%; and (iii) the Notes shall comply in all other respects with the terms provided herein.

Section 2. Sale of the Notes; Delegation of Authority with Respect to Final Approval. Subject to such Final Approval (defined below), to evidence such indebtedness, the Village President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, taxable general obligation promissory notes aggregating the principal amount of not to exceed TWO MILLION FIVE HUNDRED SEVENTY-FIVE THOUSAND DOLLARS ($2,575,000) (the "Notes"). The issuance and sale of the Notes to the Purchaser is subject to final approval by the Village Administrator or the Village Clerk/Treasurer. Such final approval shall be evidenced by the execution of an approving certificate (the approval of such issuance and sale, and the execution of said certificate shall comprise and are referred to collectively herein as the "Final Approval").

The Village Board hereby delegates the authority to provide such Final Approval to the Village Administrator or the Village Clerk/Treasurer. Said officers may act for the Village Board to provide such Final Approval with respect to the Notes.

Section 3. Terms of the Notes. The Notes shall be designated "Taxable General Obligation Promissory Notes, Series 2022B"; shall be dated the date of their issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest semi-annually and mature on March 1 of each year, in the years and principal amounts as set forth in the Schedule attached hereto as Exhibit A, provided, however, that the annual principal maturities set forth on said Schedule may be increased or decreased by an amount up to $200,000 with the final maturity schedule being attached to and incorporated into the Final Approval. The maturity schedule for the Notes may include term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption and must conform to the maturity schedule requirements set forth above. If the final maturity schedule for the Notes includes term bonds, the Village President and Village Clerk are hereby authorized to enter into a fiscal agency agreement pursuant to Section 67.10(2) of the Wisconsin Statutes with a fiscal agent (the "Fiscal Agent") or a redemption agreement with a redemption agent, either of which will be identified in the Final Approval.

Section 4. Designation of Purchaser as Agent. The Village hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Notes to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Redemption Provisions. The redemption provisions relating to the Notes shall be set forth in the Final Approval.

Section 6. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 7. Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the Village are hereby irrevocably pledged and a direct annual irrepealable tax is hereby levied upon all taxable property of the Village. The amounts of said direct annual irrepealable tax to be levied shall be as set forth in the amortization schedule attached to the Final Approval.

The aforesaid direct annual irrepealable tax hereby levied shall be collected in addition to all other taxes and in the same manner and at the same time as other taxes of the Village levied in said years are collected. So long as any part of the principal of or interest on the Notes remains unpaid, the tax herein above levied shall be and continues irrepealable except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus in the Debt Service Fund Account created herein, including any capitalized interest funded with proceeds of the Notes.

Section 8. Debt Service Fund Account. There is hereby established in the Village treasury a fund account separate and distinct from every other Village fund or account designated "Debt Service Fund Account for Village of Germantown Taxable General Obligation Promissory

Notes, Series 2022B." There shall be deposited in said fund account any premium plus accrued interest paid on the Notes at the time of delivery to the Purchaser, all money raised by taxation pursuant to Section 7 hereof and all other sums as may be necessary to pay interest on the Notes when the same shall become due and to retire the Notes at their respective maturity dates. Said fund account shall be used for the sole purpose of paying the principal of and interest on the Notes and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 9. Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and be disbursed solely for the purposes for which borrowed or for the payment for the principal of and the interest on the Notes.

Section 10. Persons Treated as Owners; Transfer of Notes. The Village Clerk or the Fiscal Agent shall keep books for the registration and for the transfer of the Notes. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Village Clerk or the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Village Clerk or the Fiscal Agent shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Village Clerk or the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Village Clerk or the Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the Village President and Village Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Notes. Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the Village maintained by the Village Clerk or the Fiscal Agent at the close of business on the corresponding record date.

Section 11. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the Village has executed such Letter of Representation and delivered it to the DTC on behalf of the Village.

Section 12. Execution of the Notes. The Notes shall be issued in typewritten form, one Note for each maturity, executed on behalf of the Village by the manual or facsimile signatures of the Village President and Village Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, if any, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the delivery of the Notes, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 13. Payment of the Notes. The principal of and interest on the Notes shall be paid by the Treasurer or the Fiscal Agent in lawful money of the United States.

Section 14. Continuing Disclosure. The Village hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the Village will execute and deliver on the Closing Date. Any Noteholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Village to comply with its obligations under this Section.

Section 15. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 4th day of April, 2022.

_____
Dean Wolter,
Village President

ATTEST:

_____
Deanna Braunschweig,
Village Clerk

(SEAL)

EXHIBIT A

Village of Germantown

$2,575,000 Taxable General Obligation Promissory Notes, Series 2022B
SINGLE PURPOSE
Dated: May 25, 2022 Assumes Aa3 TAX sale of 3/9/22 + .35

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/25/2022	-	-	-	-	-
03/01/2023	-	-	52,878.92	52,878.92	-
09/01/2023	-	-	34,486.25	34,486.25	87,365.17
03/01/2024	-	-	34,486.25	34,486.25	-
09/01/2024	-	-	34,486.25	34,486.25	68,972.50
03/01/2025	-	-	34,486.25	34,486.25	-
09/01/2025	-	-	34,486.25	34,486.25	68,972.50
03/01/2026	300,000.00	2.350%	34,486.25	334,486.25	-
09/01/2026	-	-	30,961.25	30,961.25	365,447.50
03/01/2027	310,000.00	2.450%	30,961.25	340,961.25	-
09/01/2027	-	-	27,163.75	27,163.75	368,125.00
03/01/2028	325,000.00	2.550%	27,163.75	352,163.75	-
09/01/2028	-	-	23,020.00	23,020.00	375,183.75
03/01/2029	375,000.00	2.650%	23,020.00	398,020.00	-
09/01/2029	-	-	18,051.25	18,051.25	416,071.25
03/01/2030	400,000.00	2.750%	18,051.25	418,051.25	-
09/01/2030	-	-	12,551.25	12,551.25	430,602.50
03/01/2031	415,000.00	2.850%	12,551.25	427,551.25	-
09/01/2031	-	-	6,637.50	6,637.50	434,188.75
03/01/2032	450,000.00	2.950%	6,637.50	456,637.50	-
09/01/2032	-	-	-	-	456,637.50
Total	**$2,575,000.00**	**-**	**$496,566.42**	**$3,071,566.42**	**-**

Yield Statistics

Bond Year Dollars	$18,159.17
Average Life	7.052 Years
Average Coupon	2.7345221%
Net Interest Cost (NIC)	2.8763237%
True Interest Cost (TIC)	2.8874215%
Bond Yield for Arbitrage Purposes	2.7288467%
All Inclusive Cost (AIC)	3.2047653%

IRS Form 8038

Net Interest Cost	2.7345221%
Weighted Average Maturity	7.052 Years

EXHIBIT B

(Form of Note)

UNITED STATES OF AMERICA
REGISTERED STATE OF WISCONSIN
NO. R-__ WASHINGTON COUNTY
VILLAGE OF GERMANTOWN
TAXABLE GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2022B

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
MARCH 1, 20__	MAY 25, 2022	_.___%	374118___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
($_____)

KNOW ALL MEN BY THESE PRESENTS, that the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on March 1 and September 1 of each year commencing March 1, 2023 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by the Village Clerk or Treasurer at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the "Record Date").

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the Village are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of $2,575,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Chapter 67, Wisconsin Statutes, for the purpose of paying Tax Incremental District No. 7 project costs, all as authorized by a resolution of the Village Board duly adopted by said governing body at a meeting held on April 4, 2022. Said resolution is recorded in the official minutes of the Village Board for said date.

At the option of the Village, the Notes maturing on March 1, 20__ and thereafter are subject to redemption prior to maturity on March 1, 20__ or on any date thereafter. Said Notes are redeemable as a whole or in part, from maturities selected by the Village and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the Village, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Village Clerk or Treasurer. In the event that the Depository does not continue to act as depository for the Notes, and the Village Board appoints another depository, new fully registered Notes in the same aggregate principal amount shall be issued to the new depository upon surrender of the Notes to the Village Clerk or Treasurer, in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Village Clerk or Treasurer shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the Village of Germantown, Washington County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the signatures of its duly qualified Village President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the 25th day of May, 2022.

By:_____
Dean Wolter,
Village President

(SEAL)

By:_____
Deanna Braunschweig,
Village Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated:_____

Signature Guaranteed:

(e.g. Bank, Trust Company or Securities Firm)

(Depository or its Nominee Name)

(Authorized Officer)

NOTICE: The above-named Depository or its Nominee Name must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

April 4, 2022

Pre-Sale Report for

Village of Germantown, Wisconsin

$2,575,000 Taxable General Obligation Promissory Notes, Series 2022B

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N21W23350 Ridgeview Parkway West,
Suite 100
Waukesha, WI 53188

Advisors:

Philip Cosson, Senior Municipal Advisor
Jonathan Schatz, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$2,575,000 Taxable General Obligation Promissory Notes, Series 2022B

Purposes:

- Financing an escrow account for TID #7 as required by the development agreement with Capstone Quadrangle. Debt service will be paid from TID #7 increment.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s) 67.12(12)

The Notes will be general obligations of the Village for which its full faith, credit and taxing powers are pledged.

The Notes count against the Village's General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation. Following issuance of the Notes, the Village's total General Obligation debt principal outstanding will be $46,400,000, which is 29% of its limit. Remaining General Obligation Borrowing Capacity will be approximately $111,499,725.

Term/Call Feature:

The Notes are being issued for a term of 10 years. Principal on the Notes will be due on March 1 in the years 2026 through 2032. Interest is payable every six months beginning March 1, 2023.

The Notes will be subject to prepayment at the discretion of the Village on April 1, 2029 or any date thereafter.

Bank Qualification:

Because the Notes are taxable obligations they will not be designated as "bank qualified" obligations.

Rating:

The Village's most recent bond issues were rated by Moody's Investors Service. The current ratings on those bonds are "Aa2". The Village will request a new rating for the Notes.

If the winning bidder on the Notes elects to purchase bond insurance, the rating for the issue may be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.

Basis for Recommendation:

Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Notes as a suitable option based on:

- The expectation this form of financing will provide the overall lowest cost of funds while also meeting the Village's objectives for term, structure and optional redemption.
- The Village having adequate General Obligation debt capacity to undertake this financing and anticipating any potential rating impacts.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Notes from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the Village.

For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the Village's objectives for this financing.

Parameters:

The Village Board will consider adoption of a Parameters Resolution on April 27, 2022, which delegates authority to the Village Administrator or Clerk/Treasurer to accept and approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $2,575,000

* Maximum Bid of 99%

* Minimum Bid of 106%

* Maximum True Interest Cost (TIC) of 4.00%

* Maturity Schedule Adjustments not to exceed $200,000 per maturity

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the Village's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the Village has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The Notes are taxable obligations and are therefore not subject to IRS arbitrage and yield restriction requirements.

Investment of Note Proceeds:

Ehlers can assist the Village in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Risk Factors:

GO with Planned Abatement: The Village expects to abate a portion of the Village debt service with tax incremental revenues. In the event this revenue is not available, the Village is obligated to levy property taxes in an amount sufficient to make all debt payments.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Griggs Law Office LLC

Paying Agent: Bond Trust Services Corporation if Term Bonds used

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	April 4, 2022
Due Diligence Call to review Official Statement:	Week of April 18, 2022
Distribute Official Statement:	Week of April 18, 2022
Conference with Rating Agency:	Week of April 18, 2022
Designated Officials Award Sale of the Notes:	April 27, 2022
Estimated Closing Date:	May 18, 2022

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Bond Buyer Index

EHLERS' CONTACTS

Philip Cosson, Senior Municipal Advisor	(262) 796-6161
Jonathan Schatz, Municipal Advisor	(262) 796-6195
Peter Curtin, Public Finance Analyst	(262) 796-6187
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvements Financing Plan
Village of Germantown, WI

		2022 G.O. Notes 2022A	Levy Portion	TID 7 Portion		2022 Taxable G. O. Notes 2022B	TID 7 Portion		2022 Water Revenue Bonds 2022C	Water Projects Portion	Water TID 7 Portion	Water TID 6 Portion	CR 2005 Water Rev Bds Portion		2022 Note Anticipation Notes 2022D	DPW site Portion
CIP Projects[1]																
Levy Projects		3,569,000	3,569,000			-			-						-	
TID 7 Projects		700,000		700,000		2,500,000	2,500,000		-						-	
Water Projects		-				-			2,500,000	2,500,000					-	
Water Projects TID 7		-				-			600,000		600,000				-	
Water Projects TID 6		-				-			500,000			500,000			-	
CR 2005 Wate Revenue Bonds		-				-			322,344				322,344		-	
DPW Site		-				-			-						4,467,000	4,467,000
Subtotal Project Costs		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
CIP Projects[1]		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
Less Other Available Revenues																
Debt Service Funds Available		-				-			(88,628)				(88,628)		-	0
Net Borrowing Requirement		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,833,716**	**2,500,000**	**600,000**	**500,000**	**233,716**		**4,467,000**	**4,467,000**
Debt Service Reserve																
Debt Service Reserve Funds On Hand		-				-			(90,000)				(90,000)		-	
New Debt Service Reserve Requirement		-				-			428,500	286,000	69,000	57,000	16,500		-	
Subtotal Reserve Fund Requirement		0	0	0		0	0		338,500	286,000	69,000	57,000	(73,500)		0	0
Estimated Issuance Expenses		**97,500**	**81,529**	**15,971**		**76,350**	**76,350**		**111,913**	**74,695**	**18,021**	**14,887**	**4,309**		**64,500**	**64,500**
Municipal Advisor (Ehlers)		25,000	20,905	4,095		25,000	25,000		25,000	16,686	4,026	3,326	963		25,000	**25,000**
Bond Counsel (Griggs)		16,000	13,379	2,621		11,250	11,250		18,000	12,014	2,898	2,394	693		16,000	**16,000**
Rating Fee - Moody's		12,000	10,034	1,966		13,500	13,500		14,500	9,678	2,335	1,929	558		0	**0**
Maximum Underwriter's Discount	10.00	43,650	36,500	7,150	10.00	25,750	25,750	12.50	53,563	35,750	8,625	7,125	2,063	5.00	22,650	**22,650**
Paying Agent		850	711	139		850	850		850	567	137	113	33		850	**850**
Subtotal Issuance Expenses		97,500	81,529	15,971		76,350	76,350		111,913	74,695	18,021	14,887	4,309		64,500	64,500
TOTAL TO BE FINANCED		**4,366,500**	**3,650,529**	**715,971**		**2,576,350**	**2,576,350**		**4,284,129**	**2,860,695**	**687,021**	**571,887**	**164,526**		**4,531,500**	**4,531,500**
Estimated Interest Earnings	**0.25%**	(2,668)	(2,231)	(438)	**0.25%**	(1,561)	(1,561)	**0.25%**	(2,250)	(1,563)	(375)	(313)	0	**0.25%**	(2,792)	(2,792)
Assumed spend down (months)	3				3			3						3		
Rounding		1,168	1,701	(533)		211	211		3,121	867	3,354	(1,574)	474		1,292	1,292
NET BOND SIZE		4,365,000	3,650,000	715,000		2,575,000	2,575,000		4,285,000	2,860,000	690,000	570,000	165,000		4,530,000	4,530,000

Notes:
1) Project Total Estimates

Prepared 3/29/2022

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Table 2
Allocation of Debt Service - 2022 Taxable G. O. Notes 2022B

Village of Germantown, WI

Year Ending	TID 7 Portion			
	Principal	Est. Rate	Interest	Total
2022				
2023			87,365	87,365
2024			68,973	68,973
2025			68,973	68,973
2026	300,000	2.35%	65,448	365,448
2027	310,000	2.45%	58,125	368,125
2028	325,000	2.55%	50,184	375,184
2029	375,000	2.65%	41,071	416,071
2030	400,000	2.75%	30,603	430,603
2031	415,000	2.85%	19,189	434,189
2032	450,000	2.95%	6,638	456,638
2033				0
Total	2,575,000		496,566	3,071,568

Year Ending	Totals		
	Principal	Interest	Total
2022	0	0	0
2023	0	87,365	87,365
2024	0	68,973	68,973
2025	0	68,973	68,973
2026	300,000	65,448	365,448
2027	310,000	58,125	368,125
2028	325,000	50,184	375,184
2029	375,000	41,071	416,071
2030	400,000	30,603	430,603
2031	415,000	19,189	434,189
2032	450,000	6,638	456,638
2033	0	0	0
Total	2,575,000	496,566	3,071,566

Notes:

Assumes Aa3 TAX sale 3/9/22 + .35

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Table 3
Financing Plan Tax Impact
Village of Germantown, WI

Year Ending	Existing Debt: Net Tax Levy	Existing Debt: Equalized Value (TID OUT)	Existing Debt: Tax Rate Per $1,000	Debt: 2022 G.O. Notes 2022A 3,875,000 Dated: 5/25/2022 Total Principal and Interest	Debt: 2022 Taxable G. O. Notes 2022B 2,575,000 Dated: 5/25/2022 Total Principal and Interest	Abatements: Less: TID 7	Levy and Tax Rate: Total Net Debt Service Levy	Levy and Tax Rate: Total Tax Rate for Debt Service	Levy and Tax Rate: Levy Change from Prior Year	Levy and Tax Rate: Annual Taxes $300,000 Home	Year Ending
2022	3,115,250	2,999,419,149	$1.07				3,115,250	$1.04	(97,377)	$312	2022
2023	2,832,320	3,079,168,529	$0.94	379,347	87,365	(87,365)	3,211,667	$1.04	96,416	$313	2023
2024	2,610,085	3,161,038,307	$0.85	430,731	68,973	(68,973)	3,040,816	$0.96	(170,850)	$289	2024
2025	2,283,650	3,245,084,861	$0.72	512,623	68,973	(68,973)	2,796,273	$0.86	(244,544)	$259	2025
2026	1,980,496	3,331,366,067	$0.61	517,998	365,448	(365,448)	2,498,494	$0.75	(297,779)	$225	2026
2027	1,693,895	3,419,941,343	$0.51	517,760	368,125	(368,125)	2,211,655	$0.65	(286,839)	$194	2027
2028	1,406,478	3,510,871,682	$0.41	521,893	375,184	(375,184)	1,928,370	$0.55	(283,285)	$165	2028
2029	1,137,910	3,604,219,702	$0.32	525,433	416,071	(416,071)	1,663,343	$0.46	(265,028)	$138	2029
2030	775,088	3,700,049,684	$0.22	528,365	430,603	(430,603)	1,303,453	$0.35	(359,890)	$106	2030
2031	326,950	3,798,427,621	$0.09	525,739	434,189	(434,189)	852,689	$0.22	(450,764)	$67	2031
2032	0	3,899,421,257	$0.00	527,150	456,638	(456,638)	527,150	$0.14	(325,539)	$41	2032
2033	0	4,003,100,139	$0.00	0	0		0	$0.00	(527,150)	$0	2033
2034	0	4,109,535,665	$0.00	0	0		0	$0.00	(0)	$0	2034
2035	0	4,218,801,127	$0.00	0	0		0	$0.00	0	$0	2035
2036	0	4,330,971,769	$0.00	0	0		0	$0.00	0	$0	2036
2037	0	4,446,124,835	$0.00	0	0		0	$0.00	0	$0	2037
2038	0	4,564,339,622	$0.00	0	0		0	$0.00	0	$0	2038
2039	0	4,685,697,537	$0.00	0	0		0	$0.00	0	$0	2039
2040	0	4,810,282,149	$0.00	0	0		0	$0.00	0	$0	2040
Total	24,261,624			4,987,037	3,071,566	(3,071,566)					Total

Notes:

Prepared 3/29/2022

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Table 4
General Obligation Debt Capacity Analysis - Impact of Financing Plan
Village of Germantown, WI

Existing Debt					Proposed Debt				
Year Ending	Projected Equalized Value (TID IN)	Debt Limit	Existing Principal Outstanding	% of Limit	G.O. Notes 2022A and Taxable G.O. Notes 2022B	Combined Principal Existing	% of Limit	Residual Capacity	Year Ending
2021	2,807,971,400	140,398,570	49,665,000	**35%**	0	$49,665,000	**35%**	$90,733,570	2021
2022	2,871,536,760	143,576,838	50,155,000	**35%**	6,940,000	$57,095,000	**40%**	$86,481,838	2022
2023	2,936,541,078	146,827,054	46,515,000	**32%**	6,690,000	$53,205,000	**36%**	$93,622,054	2023
2024	3,003,016,930	150,150,847	42,880,000	**29%**	6,355,000	$49,235,000	**33%**	$100,915,847	2024
2025	3,070,997,627	153,549,881	39,355,000	**26%**	5,930,000	$45,285,000	**29%**	$108,264,881	2025
2026	3,140,517,234	157,025,862	35,900,000	**23%**	5,190,000	$41,090,000	**26%**	$115,935,862	2026
2027	3,211,610,589	160,580,529	32,565,000	**20%**	4,430,000	$36,995,000	**23%**	$123,585,529	2027
2028	3,284,313,318	164,215,666	29,300,000	**18%**	3,640,000	$32,940,000	**20%**	$131,275,666	2028
2029	3,358,661,852	167,933,093	26,160,000	**16%**	2,785,000	$28,945,000	**17%**	$138,988,093	2029
2030	3,434,693,449	171,734,672	23,185,000	**14%**	1,890,000	$25,075,000	**15%**	$146,659,672	2030
2031	3,512,446,208	175,622,310	20,235,000	**12%**	970,000	$21,205,000	**12%**	$154,417,310	2031
2032	3,591,959,093	179,597,955	17,520,000	**10%**		$17,520,000	**10%**	$162,077,955	2032
2033	3,673,271,949	183,663,597	15,185,000	**8%**		$15,185,000	**8%**	$168,478,597	2033

Notes:

Prepared 3/29/2022

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Village of Germantown

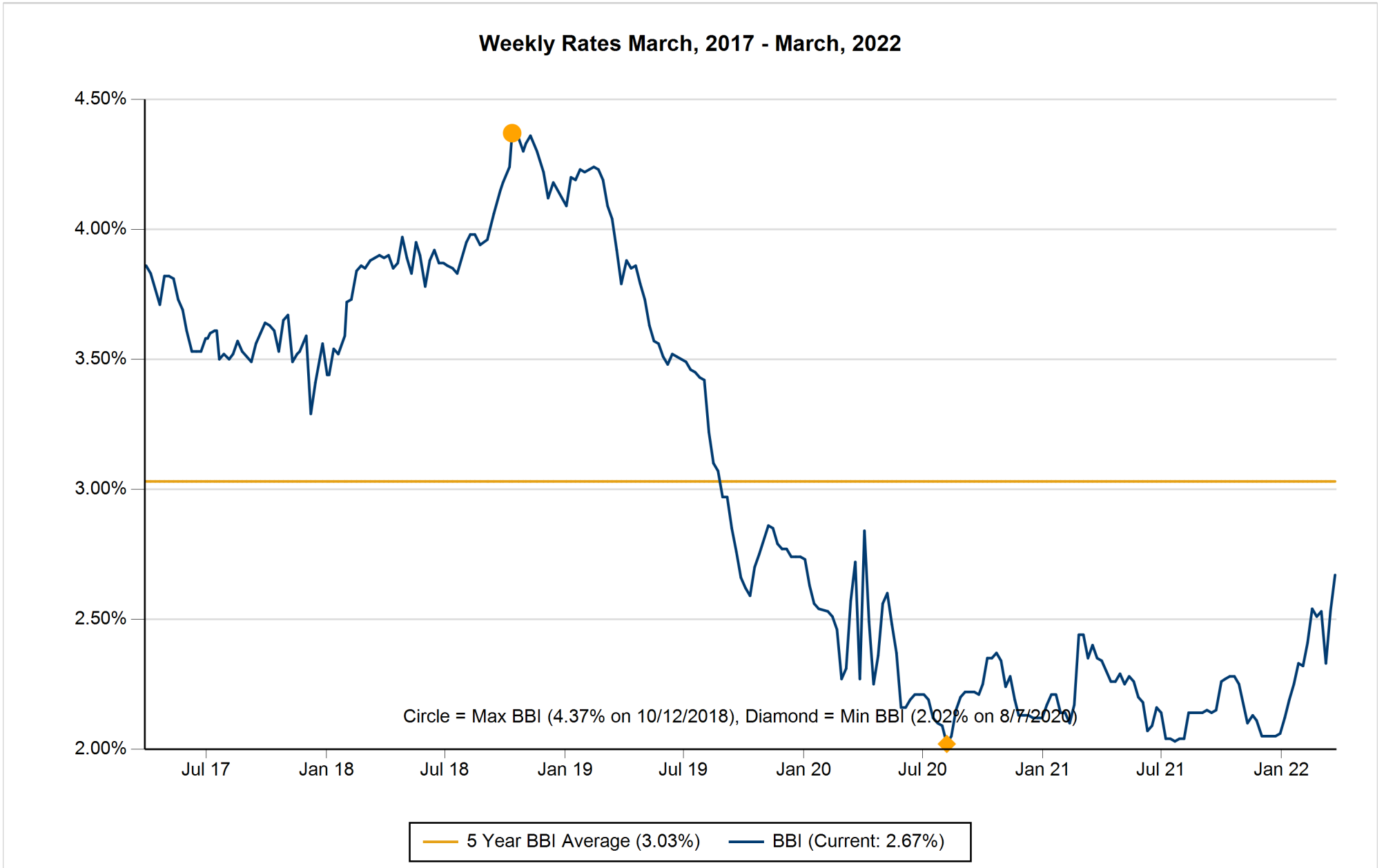
Tax Increment District #7

Financing Plan

	Projected Revenues						Expenditures											Balances			
							GO Bonds, Series 2018A			GO Notes, Series 2022A			Taxable GO Notes, Series 2022B			Water Revenue Bonds, 2022C						
Year							2,480,000			715,000			2,575,000			685,000						
	Tax Increments	Interest on Fund Balance	JW Speaker Shortfall Pmt	Capitalized Interest	Other Revenue	Total Revenues	Dated Date: Principal	06/06/18 Rate	Interest	Dated Date:	05/25/22 Est. Rate	Interest	Dated Date:	05/25/22 Est. Rate	Interest	Dated Date: Principal	05/25/22 Est. Rate	Interest	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2021	87,070	388	106,880	0		194,338	120,000	3.00%	73,950										5,000	198,950	(4,612)	47,138	3,075,000	2021
2022	72,248	354	118,102	0		190,704	120,000	3.00%	70,350										5,000	195,350	(4,646)	42,492	2,955,000	2022
2023	72,248	319	114,502			187,069	120,000	3.00%	66,750			22,097			87,365		1.36%	22,351	5,000	323,563	(136,494)	(94,002)	2,835,000	2023
2024	313,792	0	104,524			418,316	120,000	3.00%	63,150			17,445			68,973		1.63%	15,594	5,000	290,161	128,155	34,153	2,715,000	2024
2025	313,792	256	110,774			424,822	130,000	3.00%	59,400	80,000	2.20%	16,565		2.25%	68,973	55,000	1.76%	15,110	5,000	430,047	(5,225)	28,928	2,505,000	2025
2026	777,868	217				778,085	145,000	3.00%	55,275	85,000	2.25%	14,729	300,000	2.35%	65,448	55,000	1.91%	14,100	5,000	739,552	38,534	67,462	2,275,000	2026
2027	777,868	506				778,374	150,000	3.00%	50,850	85,000	2.35%	12,774	310,000	2.45%	58,125	60,000	1.98%	12,981	5,000	744,730	33,645	101,107	2,040,000	2027
2028	777,868	758				778,627	150,000	3.00%	46,350	90,000	2.40%	10,695	325,000	2.55%	50,184	60,000	2.10%	11,757	5,000	748,986	29,641	130,747	1,800,000	2028
2029	1,179,877	981				1,180,858	225,000	3.00%	40,725	90,000	2.45%	8,513	375,000	2.65%	41,071	60,000	2.19%	10,470	5,000	855,779	325,079	455,826	1,485,000	2029
2030	1,179,877	3,419				1,183,296	300,000	3.00%	32,850	95,000	2.50%	6,223	400,000	2.75%	30,603	60,000	2.26%	9,135	5,000	938,810	244,486	700,312	1,090,000	2030
2031	1,179,877	5,252				1,185,129	300,000	3.10%	23,700	95,000	2.55%	3,824	415,000	2.85%	19,189	65,000	2.34%	7,697	5,000	934,409	250,720	951,032	695,000	2031
2032	1,179,877	7,133				1,187,010	300,000	3.15%	14,325	95,000	2.75%	1,306	450,000	2.95%	6,638	65,000	2.40%	6,156	5,000	943,425	243,585	1,194,617	300,000	2032
2033	1,179,877	8,960				1,188,837	300,000	3.20%	4,800							70,000	2.49%	4,505	15,000	394,305	794,532	1,989,149	0	2033
2034	1,179,877	14,919				1,194,796										70,000	2.56%	2,737		72,737	1,122,059	3,111,208	0	2034
2035	1,179,877	23,334				1,203,211										70,000	2.63%	921		70,921	1,132,291	4,243,498	0	2035
2036	1,179,877	31,826				1,211,703														0	1,211,703	5,455,201	0	2036
2037	1,179,877	40,914				1,220,791														0	1,220,791	6,675,992	0	2037
2038	1,179,877	50,070				1,229,947														0	1,229,947	7,905,939	0	2038
2039	1,179,877	59,295				1,239,171														0	1,239,171	9,145,111	0	2039
Total	16,213,426	259,801	554,783	0	13,231	17,041,241	2,480,000		753,975	715,000		114,170	2,575,000		496,566	690,000		133,511	119,512	9,493,622				Total

Notes:

5 YEAR TREND IN MUNICIPAL BOND INDICES



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer

EHLERS
PUBLIC FINANCE ADVISORS

RESOLUTION NO. 16-2022

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF NOT TO EXCEED $4,285,000 WATER SYSTEM REVENUE BONDS, SERIES 2022C AND PROVIDING FOR OTHER DETAILS AND COVENANTS WITH RESPECT THERETO

WHEREAS, the Village of Germantown, Washington County, Wisconsin (the "Municipality") owns and operates a water system (hereinafter referred to as the "System") which is operated for a public purpose as a public utility by the Municipality;

WHEREAS, certain improvements to the System are necessary to adequately meet the needs of the Municipality, the residents thereof and other customers of the System, consisting of well and tower improvements and other improvements to the System (the "Project");

WHEREAS, the Municipality has certain outstanding obligations which financed improvements to the System to wit: $1,130,000 Water System Revenue Bonds dated June 15, 2005 (the "2005 Bonds");

WHEREAS, the Municipality hereby finds that it would be advantageous to refund the outstanding maturities of the 2005 Bonds (the "Refunding") with proceeds of its Water System Revenue Bonds;

WHEREAS, under the provisions of Section 66.0621 of the Wisconsin Statutes any municipality may, by action of its governing body, refund outstanding municipal obligations and provide for purchasing, acquiring, constructing, extending, adding to, improving, conducting, controlling, operating and managing a public utility from the proceeds of bonds, which bonds are to be payable only from the revenues received from any source by such utility, including all rentals and fees; and

WHEREAS, for the purpose of paying the cost of the Project and the Refunding, the Municipality deems it to be necessary, desirable and in its best interests to proceed with the authorization and sale of Water System Revenue Bonds of the Municipality payable solely from the revenues of the System, which bonds are to be authorized and issued pursuant to the provisions of Section 66.0621, Wisconsin Statutes and this Resolution (hereinafter defined).

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Municipality that:

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by implication requires otherwise:

(a) "Act" means Section 66.0621 of the Wisconsin Statutes;

(b) "Bonds" mean Water System Revenue Bonds, Series 2022C of the Municipality in an amount not to exceed $4,285,000, dated as of the date of issuance, authorized to be issued by this Resolution;

(c) "Closing" means the date of the delivery of and payment for the Bonds;

(d) "Code" means the Internal Revenue Code of 1986, as amended;

(e) "Depository Trust Company" means the Depository Trust Company, New York, New York, who will act as securities depository for the Bonds;

(f) "Final Approval" shall have the meaning ascribed to such term in Section 3 hereof;

(g) "Fiscal Agent" shall mean the fiscal agent, if any, appointed by the Municipality in the Final Approval;

(h) "Fiscal Year" means the twelve month period beginning on January 1 of each year and ending on December 31 of the same year;

(i) "Governing Body" means the Village Board of the Municipality, or such other body as may hereafter be the chief legislative body of the Municipality;

(j) "Municipality" means the Village of Germantown, Washington County, Wisconsin;

(k) "Original Purchaser" shall mean the initial purchaser of the Bonds as identified in the Final Approval;

(l) "Parity Bonds" mean bonds payable from the revenues of the System other than the Bonds but issued on a parity and equality with the Bonds and the pursuant to the restrictive provisions of Section 12 of this Resolution;

(m) "Project" means well and tower improvements and other improvements to the System. All elements of the Project are to be owned and operated by the Municipality as a part of the System as described in the preamble hereto;

(n) "Record Date" means the close of business on the 15th day of the calendar month next preceding any principal or interest payment date;

(o) "Refunding" means refunding of the outstanding maturities of the 2005 Bonds;

(p) "Reserve Requirement" means an amount equal to the lesser of 125% of average annual debt service on the Bonds, maximum annual debt service on the Bonds or 10% of the principal amount of the Bonds. If Parity Bonds are issued, the Reserve Requirement shall be an amount equal to the amount permitted to be on deposit in the Reserve Account pursuant to the Code and applicable regulations promulgated thereunder; and

(q) "System" means the entire water system of the Municipality specifically including that portion of the Project owned by the Municipality and including all property of every nature now or hereafter owned by the Municipality by means of which water is delivered to consumers including all improvements and extensions thereto made by the Municipality while any of the Bonds and Parity Bonds remain outstanding, including all real and personal property

of every nature comprising part of or used or useful in connection with such water system and including all appurtenances, contracts, leases, franchises and other intangibles; and

(r) "2005 Bonds" means the Municipality's $1,130,000 Water System Revenue Bonds dated June 15, 2005.

Section 2. Authorization of the Bonds; Parameters. For the purpose of paying the cost of the Project and the Refunding (including legal, municipal advisor and other expenses), there shall be borrowed on the credit of the income and revenue of the System the sum of not to exceed $4,285,000 and registered revenue bonds of the Municipality are hereby authorized to be issued pursuant to the provisions of the Act and this Resolution. The Bonds shall be sold by competitive sale with the assistance and counsel of the City's municipal advisor, Ehlers and Associates, Inc. The sale of the Bonds shall be subject to the following parameters: (i) the price paid by the Original Purchaser for the Bonds shall not be less than 98.75% and not more than 106.00% of the par amount of the Bonds, (ii) the true interest cost (taking the Original Purchaser's compensation into account) shall not exceed 4.25%; and (iii) the Bonds shall comply in all other respects with the terms provided herein.

Section 3. Sale of the Bonds; Delegation of Authority with Respect to Final Approval. Subject to such Final Approval (defined below), the Village President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell the Bonds to the Original Purchaser for, on behalf of and in the name of the Municipality in the principal amount of not to exceed FOUR MILLION TWO HUNDRED EIGHTY-FIVE THOUSAND DOLLARS ($4,285,000). The issuance and sale of the Bonds to the Original Purchaser is subject to final approval by the Village Administrator or the Village Clerk/Treasurer. Such final approval shall be evidenced by the execution of an approving certificate (the approval of such issuance and sale, and the execution of said certificate shall comprise and are referred to collectively herein as the "Final Approval"). The Governing Body hereby delegates the authority to provide such Final Approval to the Village Administrator or the Village Clerk/Treasurer. Said officers may act for the Governing Body to provide such Final Approval with respect to the Bonds.

Section 4. Terms of the Bonds. The Bonds shall be designated "Water System Revenue Bonds, Series 2022C"; shall be dated the date of issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall be numbered 1 and upward; and shall mature serially on May 1 of each year, in the years and principal amounts as set forth on the Schedule attached hereto as Exhibit A, provided, however, that the annual principal maturities set forth on said Schedule may be increased or decreased by an amount up to $200,000 with the final maturity schedule being attached to and incorporated into the Final Approval. The maturity schedule for the Bonds may include term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption and must conform to the maturity schedule requirements set forth above. If the final maturity schedule for the Bonds includes term bonds, the Village President and Village Clerk are hereby authorized to enter into a fiscal agency agreement pursuant to Section 67.10(2) of the Wisconsin Statutes with a fiscal agent (the "Fiscal Agent") or a redemption agreement with a redemption agent, either of which will be identified in the Final Approval.

The redemption provisions for the Bonds shall be set forth in the Final Approval.

Section 5. Designation of Original Purchaser as Agent. The Municipality hereby designates the Original Purchaser as its agent for purposes of distributing the Final Official Statement relating to the Bonds to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 6. Form, Execution, Transfer, Registration and Payment of the Bonds. The Bonds shall be issued as registered obligations in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

The Bonds shall be issued in typewritten form, one Bond for each maturity executed on behalf of the Municipality by the manual or facsimile signatures of the Village President and Village Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, and delivered to the Original Purchaser upon payment to the Municipality of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the Bonds shall cease to be such officers before the delivery of the Bonds, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

The principal of and interest on the Bonds shall be paid by the Village Clerk/Treasurer or the Fiscal Agent in lawful money of the United States.

The Village Clerk/Treasurer or the Fiscal Agent shall keep books for the registration and for the transfer of the Bonds. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Bond shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

Any Bond may be transferred by the registered owner thereof by surrender of the Bond at the office of the Village Clerk/Treasurer or the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Village President and Village Clerk shall execute and deliver in the name of the transferee or transferees a new Bond or Bonds of a like aggregate principal amount, series and maturity and the Village Clerk/Treasurer or the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Village Clerk/Treasurer or the Fiscal Agent shall cancel any Bond surrendered for transfer.

The Municipality shall cooperate in any such transfer, and the Village President and Village Clerk are authorized to execute any new Bond or Bonds necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the Bonds. Payment of interest on the Bonds on any interest payment date shall be made to the registered owners of the Bonds as they appear on the registration book of the Municipality maintained by the Village Clerk/Treasurer or the Fiscal Agent at the close of business on the corresponding record date.

Section 7. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the Bonds eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Municipality has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the Municipality has executed such Letter of Representation and delivered it to the DTC on behalf of the Municipality.

Section 8. Security for the Bonds. The Bonds, together with interest thereon, shall not constitute an indebtedness of the Municipality nor a charge against its general credit or taxing power. The Bonds, together with interest thereon, shall be payable only out of the Special Redemption Fund created and established in this Resolution, and shall be a valid claim of any holder thereof only against said Special Redemption Fund and the revenues of the System pledged to such fund.

Section 9. Funds and Accounts. In accordance with the Act, for the purpose of the application and proper allocation of the revenues of the System, and to secure the payment of the principal of and interest on the Bonds and any Parity Bonds, certain funds of the System are hereby created and established which shall be used solely for the following respective purposes:

(a) Water System Revenue Fund, into which shall be deposited as received the entire gross earnings of the System which moneys shall then be divided among the Operation and Maintenance Fund, the Special Redemption Fund, the Depreciation Fund and the Surplus Fund in the amounts and in the manner set forth in Section 10 hereof and used for the purposes described below;

(b) Water System Operation and Maintenance Fund, which shall be used for the payment of Current Expenses;

(c) Water System Special Redemption Fund, which shall be divided into two separate accounts to be known as the "Interest and Principal Account" and the "Reserve Account."

(i) There shall be deposited in the Interest and Principal Account from Bond and any Parity Bond proceeds all accrued interest. In addition, there shall be deposited in said account in the manner specified in Section 10 hereof, an amount sufficient (after giving effect to available amounts in said account from accrued interest, any premium, investment earnings and any other source) to pay the principal of and interest on the Bonds and any Parity Bonds as the same becomes due. The Interest and Principal Account shall be used solely for the purposes of paying principal of and interest on the Bonds and any Parity Bonds in accordance with the provisions of this Resolution.

(ii) There shall be deposited into the Reserve Account an amount of Bond proceeds or other funds of the System as set forth in the Final Approval. The Reserve Account shall be used solely for the purpose of paying principal of or interest on the Bonds or any Parity Bonds at any time when there shall be insufficient money in the Interest and Principal Account. The Reserve Account shall be funded and replenished in the manner specified in Section 10 hereof.

(d) Water System Depreciation Fund, which shall be used primarily to make good any depreciation in the System, to extend and improve the System, to make extraordinary repairs or replacements to the System and to make transfers to the Surplus Fund as provided in Section 6(e) hereof but which also may be used for the payment of principal of and interest on the Bonds and any Parity Bonds at any time when there shall be insufficient money in the Special Redemption Fund and to remedy any deficiency in the Special Redemption Fund; and,

(e) Water System Surplus Fund, which shall first be used whenever necessary to pay principal of or interest on the Bonds and any Parity Bonds when the Special Redemption Fund shall be insufficient for such purpose, and thereafter shall be disbursed as follows:

(i) at any time, to remedy any deficiency in any of the funds or accounts provided in Section 7 hereof; and,

(ii) money thereafter remaining in the Surplus Fund at the end of any Fiscal Year may be transferred to any of the funds or accounts created herein (including the Water System Improvement Fund), or to reimburse the general fund of the Municipality for advances made by the Municipality to the System.

Section 9A. Deposits and Investments. The Interest and Principal Account and the Reserve Account of the Special Redemption Fund each shall be kept apart from moneys in the other funds and accounts and the same shall be used for no purpose other than the prompt payment of principal of and interest on the Bonds and any Parity Bonds as the same becomes due and payable. The funds herein created may be temporarily invested until needed in legal investments.

Section 10. Application of Revenues. After the delivery of any of the Bonds or any Parity Bonds, the entire gross earnings of the System shall be deposited as collected in the Revenue Fund and shall be transferred quarterly to the funds listed below in the following order of priority and in the manner set forth below:

(a) to the Operation and Maintenance Fund, an amount sufficient to provide for the reasonable and proper operation and maintenance of the System during the next calendar quarter plus a reserve equal to the estimated Current Expenses for one month (after giving effect to available amounts in said fund from prior deposits);

(b) to the Special Redemption Fund for quarterly transfer to the Interest and Principal Account thereof, an amount equal to one-half (1/2) of the next installment of interest coming due on the Bonds or any Parity Bonds then outstanding and an amount equal to one-fourth (1/4) of the installment of principal of the Bonds and any Parity Bonds coming due on the next succeeding principal payment date (after giving effect to available amounts in said account from accrued interest, any premium, investment earnings or any other source). Prior to each interest and principal payment date, the Municipality shall transfer, or cause to be transferred, from the Interest and Principal Account to the Depository Trust Company the amounts required for the payment of the interest and principal coming due on the Bonds and any Parity Bonds. The minimum annual amounts to be so deposited for debt service on the Bonds will be set forth in the Debt Service Schedule attached to the Final Approval.

(c) to the Depreciation Fund an amount each calendar quarter as is available (after making the deposits required in subparagraphs (a) and (b) above) until deposits accumulated therein are equal to an amount the Governing Body may from time to time determine to constitute an adequate and reasonable depreciation account for the System. Money in the Depreciation Fund shall be available and shall be used, whenever necessary, to restore any deficiency in the Special Redemption Fund and for the maintenance of the Reserve Account therein. When the Special Redemption Fund is sufficient for its purposes, funds in the Depreciation Fund may be expended for repairs, replacements, new construction, extensions or additions to the System; and,

(d) to the Surplus Fund, any amount remaining in the Revenue Fund after the quarterly transfers required above have been completed.

Transfers from the Revenue Fund to the Operation and Maintenance Fund, the Special Redemption Fund, the Depreciation Fund and the Surplus Fund shall be made quarterly not later than 60 days after the end of each calendar quarter, and such transfers shall be applicable to moneys on deposit in the Revenue Fund as of 55 days after the end of each calendar quarter. If said 60th day shall fall on a day other than a business day, such transfer or deposit shall be made on the next succeeding business day.

It is the express intent and determination of the Governing Body that the amounts transferred from the Revenue Fund and deposited in the Special Redemption Fund shall be sufficient in any event to pay the interest on the Bonds and any Parity Bonds as the same accrues and the principal thereof as the same matures, and to provide any amounts required to be paid quarterly into the Reserve Account.

The Reserve Account has been established to additionally secure the payment of principal of and interest on the Bonds and Parity Bonds. The Municipality covenants and agrees that upon the issuance of the Bonds, the Reserve Account will be funded in an amount equal to the Reserve Requirement as provided herein. Thereafter, the Municipality covenants and agrees that at any time the amount in the Reserve Account shall be less than the Reserve Requirement, the Municipality will make a quarterly payment into the Reserve Account from the Depreciation Fund or the Surplus Fund until the Reserve Requirement will again have accumulated in the Reserve Account. The amount of such quarterly payment shall be not less than one-fourth (1/4) of the then current deficiency in the Reserve Account. No such payments need be made into the Reserve Account at such times as the monies in the Reserve Account are equal to the Reserve Requirement. If for any reason there shall be insufficient funds on hand in the Special Redemption fund to meet principal or interest becoming due on the Bonds or Parity Bonds, then all sums then held in the Reserve Account shall be used to pay the portion of interest or principal on such Bonds or Parity Bonds becoming due as to which there would otherwise be default, and thereupon the payments required by this paragraph shall again be made into the Reserve Account until an amount equal to the Reserve Requirement is on deposit in the Reserve Account. Investment earnings on amounts in the Reserve Account shall be transferred to the Surplus Fund so long as the amount in the Reserve Account equals the Reserve Requirement. It is the intent of the Municipality that at all times the Reserve Account constitutes a "reasonably required reserve fund" under the applicable income tax regulations and Section 148 of the Code.

Section 11. Service to the Municipality. The reasonable cost and value of services rendered to the Municipality by the System by furnishing water services for public purposes, shall be charged against the Municipality and shall be paid by it in quarterly installments as the service accrues, out of the current revenues of the Municipality collected or in the process of collection, exclusive of the revenues derived from the System, and out of the tax levy of the Municipality made by it to raise money to meet its necessary current expenses. It is hereby found and determined that the reasonable cost and value of such service to the Municipality in each year shall be an amount which, together with the other revenues of the System, will produce Net Revenues equivalent to not less than one and one-quarter (1.25) times annual principal and interest requirements on the Bonds and any Parity Bonds then outstanding. However such payment out of the tax levy shall be subject to (a) approval of the Public Service Commission, or successors to its function, if necessary, (b) yearly appropriations therefor and (c) applicable spending controls or levy limitations, if any; but neither this Resolution nor such payment shall be construed as constituting an obligation of the Municipality to make any such appropriation over and above the reasonable cost and value of services rendered to the Municipality and its inhabitants or make any subsequent payment over and above such reasonable cost and value. Such compensation for such service rendered to the Municipality shall, in the manner hereinabove provided, be paid into the Revenue Fund created by Section 9 hereof.

Section 12. Prior Lien Bonds; Parity Bonds. The Municipality will issue no other bonds, bond anticipation notes or obligations (hereinafter collectively referred to as "Obligations") of any kind or nature payable from or enjoying a lien on the revenues or the properties of the System having a priority over the Bonds or any Parity Bonds.

Additional Obligations may be issued on a parity and equality of rank with the Bonds and any Parity Bonds with respect to the lien and claim of such additional Obligations to the revenues and properties of the System and the moneys on deposit in the Special Redemption Fund, for the following purposes and under the following conditions but not otherwise:

(a) For the purpose of refunding any of the Bonds or any Parity Bonds which shall have matured or which shall mature not later than three (3) months after the date of delivery of such refunding Obligations and for the payment of which there shall be insufficient moneys in the Special Redemption Fund; and,

(b) For the purpose of refunding any outstanding Bonds or any Parity Bonds, or purchasing, acquiring, constructing, extending, adding to, improving, replacing, operating or managing the System, if all of the following conditions shall have been met:

(i) The Net Revenues for the last completed Fiscal Year preceding the issuance of such additional Obligations must have been at least equal to one and one-quarter (1.25) times the highest combined annual interest and principal requirements on all Bonds and any Parity Bonds then outstanding payable from the revenues of the System (other than Bonds and any Parity Bonds being refunded), and the Obligations so proposed to be issued, for any Fiscal Year in which there shall be a principal maturity on such outstanding bonds. For purposes of applying the "coverage test" described in the preceding sentence, balloon maturities of principal shall not be taken into account in determining the highest combined annual interest and principal requirements. Notwithstanding the

foregoing, if prior to the authorization of such additional Obligations the Municipality shall have adopted and put into effect a revised schedule of water rates, then the Net Revenues of the System for the last completed Fiscal Year which would, in the written opinion of an independent consulting engineer or independent certified public accountant employed for that purpose, have resulted from such rates had they been in effect for such period may be used in lieu of the actual Net Revenues for the last completed Fiscal Year;

(ii) The payments required to be made into the various funds and accounts provided herein must be current, and the Municipality must not be in default hereunder; and,

(iii) The additional Obligations must be payable as to principal on May 1, of each year in which principal falls due, and payable as to interest semi-annually on May 1 and November 1.

Section 13. Covenants Regarding Operation of the System; Books and Accounts; and Insurance. The Municipality hereby covenants and agrees with each and every holder of the Bonds and any Parity Bonds as follows:

(a) The Municipality will faithfully and punctually perform all duties with reference to the System required by the Constitution and Statutes of the State of Wisconsin, including lawfully establishing reasonable and sufficient rates for services rendered by the System and collecting, depositing, applying and segregating the revenues of the System to the respective funds and accounts hereinabove created;

(b) The Municipality will not sell, lease, or in any manner dispose of the System, including any part thereof or any additions or extensions that may be made part thereto, except that the Municipality shall have the right to sell, lease or otherwise dispose of any property of the System found by the Municipality to be neither necessary nor useful in the operation of the System, provided the proceeds received from such sale, lease or disposal shall be paid into the Special Redemption Fund or applied to the acquisition or construction of capital facilities for use in the normal operation of the System, and such payment shall not reduce the amounts otherwise required to be paid into the Special Redemption Fund;

(c) The Municipality will cause the System to be constructed, extended, added to and improved as expeditiously as reasonably possible;

(d) The Municipality will maintain the System in reasonably good condition, will operate the System, and will establish, charge and collect such lawfully established rates and charges for the service rendered by the System, so that the amount of the revenues of the System herein agreed to be set aside to provide for payment of the Bonds and any Parity Bonds and the interest thereon as the same becomes due and payable will be sufficient for that purpose. It will make all good faith efforts so that the Net Revenues from the System for each year any Bond or any Parity Bonds are outstanding will be one and one-quarter (1.25) times the amount required for payment of principal and interest on the Bonds and any Parity Bonds for each corresponding year;

(e) The Municipality will prepare a budget not less than sixty (60) days prior to the end of each Fiscal Year and, in the event such budget indicates that earnings for each year will not exceed debt service for each corresponding year by the proportion stated above, will take any and all steps permitted by law to increase rates so that the aforementioned proportion of earnings to debt service shall be accomplished as promptly as possible;

(f) The Municipality will keep proper books and accounts relative to the System, separate from all other records of the Municipality, and will cause such books and accounts to be audited annually by a recognized independent firm of certified public accountants, and will make available to the holders of any of the Bonds or any Parity Bonds the latest balance sheet and the profit and loss statement of the System as certified by such accountants. Any holder shall have the right at any reasonable time to inspect the System and the records, accounts and data of the System and the Municipality relating thereto. Each such audit, in addition to whatever matters may be thought proper by the accountant, shall include the following in accordance with generally accepted accounting practices: (1) a statement in detail of the income and expenditures of the System for the Fiscal Year; (2) a statement of the Net Revenues of the System for such Fiscal Year; (3) a balance sheet as of the end of such Fiscal Year; (4) the accountants' comment regarding the manner in which the Municipality has carried out the requirements of this Resolution, and the accountants' recommendation for any changes or improvements in the accounting methods of the System; (5) a list of the insurance policies in force at the end of the Fiscal Year setting out as to each policy the amount of the policy, the risks covered, the name of the insurer and the expiration date of the policy; (6) the number and types of connections to the System at the end of each year; and, (7) the volumetric or other basis for computing the service charge; and,

(g) So long as any of the Bonds or Parity Bonds are outstanding, the Municipality will carry, for the benefit of the holders of the Bonds and any Parity Bonds, insurance of a kind and in such amounts as would usually be carried by private companies or other public bodies engaged in operating similar water systems. All money received for losses under any of such insurance policies, except public liability, shall be used in repairing the damage or in replacing the property destroyed, but in the event that the Governing Body shall find it inadvisable to repair such damage or replace such property, and that the operation of the System shall not have been impaired thereby, such money may be deposited in the Water System Revenue Fund, but shall not reduce the amount otherwise required to be paid into said Revenue Fund.

Section 14. Application of Bond Proceeds. The proceeds of the sale of the Bonds (including any premium and accrued interest from their date to the date of delivery) shall be deposited and applied as provided in the Final Approval.

Section 15. Discharge and Satisfaction of Bonds. The covenants, liens and pledges entered into, created or imposed pursuant to this Resolution may be fully discharged and satisfied with respect to outstanding Bonds and any Parity Bonds, or any of them, in any one or more of the following ways:

(a) By paying such Bonds and any Parity Bonds when the same shall become due and payable at maturity or upon prior redemption in the manner herein provided;

(b) By depositing with the Village Treasurer or with any fiduciary designated by subsequent resolution of this Governing Body, or in trust for such purpose, at or before the date of maturity or redemption, money in the necessary amount to fully pay or redeem such Bonds and any Parity Bonds, and to pay interest thereon to maturity to or to the date of redemption; or,

(c) By depositing with the Village Treasurer or with any fiduciary designated by subsequent resolution of this Governing Body, or in trust for such purpose, at or before the date of maturity or redemption, money or direct obligations of, or obligations the principal and interest on which are fully guaranteed by the United States of America, in such amount as, together with the income or increment to accrue thereon, will be fully sufficient to pay or redeem (when redeemable) and discharge the indebtedness of the Bonds and any Parity Bonds at or before their respective maturity dates; provided, that if such Bonds or any Parity Bonds are to be redeemed prior to the maturity thereof, notice of such redemption shall have been made or provided for; and provided further, that any such deposit shall be made only in a manner which does not render interest on such Bonds and any Parity Bonds subject to federal income taxation.

Upon such payment or deposit of money, in the amount and manner provided by this Section, all liability of the Municipality with respect to the Bonds and any Parity Bonds shall cease, determine and be completely discharged, and the holders thereof shall be entitled only to payment out of the money so deposited.

Section 16. Amendments to Resolution. After the issuance of any Bond or Parity Bond, no change or alteration of any kind in the provisions of this Resolution may be made until all of the Bonds and any Parity Bonds have been paid in full as to both principal and interest, or discharged as herein provided, except:

(a) The Municipality may, from time to time, amend this Resolution without the consent of any bondholders, but only to cure any ambiguity, administrative conflict, formal defect, or omission or procedural inconsistency of this Resolution; and,

(b) This Resolution may be amended, in any respect, with the written consent of the holders of not less than two-thirds (2/3) of the principal amount of the Bonds and any Parity Bonds then outstanding, exclusive of Bonds and any Parity Bonds held by the Municipality; provided, however, that no amendment shall permit any change in the pledge of revenues derived from the System, or in the maturity of or interest payment date of any Bond or Parity Bond issued hereunder, or a reduction in the rate of interest on any Bond or Parity Bond, or in the amount of the principal obligation thereof, or change the terms upon which the Bonds or any Parity Bonds may be redeemed, or make any other modification in the terms of the payment of such principal or interest without the written consent of the holder of each such Bond or any Parity Bond to which change is applicable.

Section 17. Arbitrage Covenant. The proceeds of the Bonds shall be used solely for the purposes for which the Bonds are issued or for the payment of principal of and interest on the Bonds. Said proceeds may be temporarily invested until needed in legal investments provided however, that the Municipality hereby covenants and agrees that so long as the Bonds remain outstanding, moneys on deposit in any fund or account in connection with the Bonds, whether or not such moneys were derived from the proceeds of the sale of the Bonds or from any other source, will not be used or invested in a manner which would cause the Bonds to be "arbitrage

bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable regulations including Sections 1.148-1 through 1.148-11 of the income tax regulations, as the same exist on this date, or may from time to time hereafter be amended, supplemented or revised.

An officer of the Municipality, charged with the responsibility for issuing the Bonds, shall provide an appropriate certificate of the Municipality, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the Municipality regarding the amount and use of the proceeds of the Bonds and the facts and estimates upon which such expectations are based, all as of the date of delivery and payment for the Bonds and also setting forth the covenants and agreements of the Municipality with respect to various other requirements of the Code.

Section 18. Additional Tax Covenants; Exemption From Rebate. The Municipality hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by present law (including the Code) to assure that interest on the Bonds remains exempt from federal income taxation throughout the term of the Bonds. The Village Clerk or other officer of the Municipality charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the Municipality, for inclusion in the transcript of proceedings, as of the date of delivery and payment for the Bonds certifying that it can and covenanting that it will comply with the provisions of present law including the Code. Such certificate shall indicate whether the Municipality qualifies for any exception from the rebate requirements of the Code, set forth certain facts regarding the use of the proceeds of the Bonds to establish that the Bonds will not constitute "private activity bonds" as defined in the Code and state other facts necessary to establish that the Bonds are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

Further, it is the intent of the Municipality to take all reasonable and lawful actions to comply with any new tax laws enacted so that interest on the Bonds will continue to be exempt from federal income taxation throughout the term of the Bonds.

The Municipality anticipates that the portion of the Bonds allocable to the Project will qualify for the construction expenditure exemption from the rebate requirements of the Code. The Village Clerk or other officer of the Municipality charged with the responsibility of issuing the Bonds, shall provide an appropriate certificate of the Municipality as of the Closing, for inclusion in the transcript of proceedings, with respect to said exemption from the rebate requirements, and the Village Clerk or other officer is hereby authorized to make any election on behalf of the Municipality in order to comply with the rebate requirements of the Code. If, for any reason, the Municipality did not qualify for any exemption from the rebate requirements of the Code, the Municipality covenants that it would take all necessary steps to comply with such requirements. The Municipality hereby covenants that it is a governmental unit with general taxing powers and that the Bonds are not "private activity bonds" as defined in Section 141 of the Code.

The Municipality anticipates that the portion of the Bonds allocable to the Refunding will qualify for the six month expenditure exemption from the rebate requirements of the Code. If for any reason the Municipality did not qualify for the six month exemption or any other exemption from the rebate requirements of the Code, the Municipality covenants that it would take all necessary steps to comply with such requirements.

Section 19. Bond Anticipation Notes. The Municipality reserves the right to issue notes or parity notes in anticipation of the Bonds or any Parity Bonds to be issued hereunder, and pledge a sufficient amount of the income and revenues received from the operation of the System to the holders of such notes or parity notes until such time as the Bonds or any Parity Bonds are issued and the notes or parity notes are paid, provided that the principal amount of notes or parity notes at any time outstanding shall not exceed $4,285,000 or such higher amount as subsequently authorized by resolutions of this Governing Body. The proceeds of such notes or parity notes, with the exception of any portion of the proceeds to be used for payment of interest on such notes or parity notes, shall be deposited in the "Water System Improvement Fund" created in the Final Approval to be used solely for Project costs.

Section 20. Resolution a Contract. The provisions of this Resolution shall constitute a contract between the Municipality and the holder or holders of the Bonds and any Parity Bonds, and after issuance of any Bond or any Parity Bond no change or alteration of any kind in the provisions of this Resolution may be made except as provided in Section 16 hereof, until all of the Bonds and any Parity Bonds have been paid in full as to both principal and interest. The holder or holders of any Bond or Parity Bonds shall have the right in addition to all other rights, by mandamus or other suit or action in any court of competent jurisdiction, to enforce his or their rights against the Municipality, the Governing Body thereof, and any and all officers and agents thereof, including, but without limitation, the right to require the Municipality, its Governing Body and other authorized body, to fix and collect rates and charges fully adequate to carry out all of the provisions and agreements contained in this Resolution.

Section 21. Continuing Disclosure. The Municipality hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the Municipality will execute and deliver at Closing. Any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Municipality to comply with its obligations under this Section.

Section 22. Redemption of the Refunded Portion of the 2005 Bonds. The Municipality hereby calls the outstanding maturities of the 2005 Bonds for redemption on or after June 15, 2022. The Municipality hereby directs the Village Clerk/Treasurer to cause a notice of redemption for the refunded portion of the 2005 Bonds to be given substantially in the form attached hereto as Exhibit C .

Section 23. Conflicting Resolutions, Ordinances, Severability, Closing and Effective Date. All prior ordinances, resolutions, rules or other actions of the Governing Body or any parts thereof in conflict with the provisions hereof shall be and the same are hereby rescinded insofar as they may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The appropriate officers and agents of the Municipality are hereby directed and authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the closing of this transaction. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted and recorded this 4th day of April, 2022.

_____
Dean Wolter,
Village President

Attest:

_____
Deanna Braunschweig,
Village Clerk

(SEAL)

EXHIBIT A

Village of Germantown

$4,285,000 Water System Revenue Bonds, Series 2022C
Issue Summary
Dated May 25, 2022 Assumes AA Oconto REV sale 2/8/22 + .75

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/25/2022	-	-	-	-	-
05/01/2023	235,000.00	2.750%	109,981.67	344,981.67	-
11/01/2023	-	-	55,687.50	55,687.50	-
12/01/2023	-	-	-	-	400,669.17
05/01/2024	290,000.00	2.750%	55,687.50	345,687.50	-
11/01/2024	-	-	51,700.00	51,700.00	-
12/01/2024	-	-	-	-	397,387.50
05/01/2025	355,000.00	2.750%	51,700.00	406,700.00	-
11/01/2025	-	-	46,818.75	46,818.75	-
12/01/2025	-	-	-	-	453,518.75
05/01/2026	300,000.00	2.750%	46,818.75	346,818.75	-
11/01/2026	-	-	42,693.75	42,693.75	-
12/01/2026	-	-	-	-	389,512.50
05/01/2027	310,000.00	2.750%	42,693.75	352,693.75	-
11/01/2027	-	-	38,431.25	38,431.25	-
12/01/2027	-	-	-	-	391,125.00
05/01/2028	320,000.00	2.750%	38,431.25	358,431.25	-
11/01/2028	-	-	34,031.25	34,031.25	-
12/01/2028	-	-	-	-	392,462.50
05/01/2029	325,000.00	2.750%	34,031.25	359,031.25	-
11/01/2029	-	-	29,562.50	29,562.50	-
12/01/2029	-	-	-	-	388,593.75
05/01/2030	330,000.00	2.750%	29,562.50	359,562.50	-
11/01/2030	-	-	25,025.00	25,025.00	-
12/01/2030	-	-	-	-	384,587.50
05/01/2031	345,000.00	2.750%	25,025.00	370,025.00	-
11/01/2031	-	-	20,281.25	20,281.25	-
12/01/2031	-	-	-	-	390,306.25
05/01/2032	355,000.00	2.750%	20,281.25	375,281.25	-
11/01/2032	-	-	15,400.00	15,400.00	-
12/01/2032	-	-	-	-	390,681.25
05/01/2033	365,000.00	2.750%	15,400.00	380,400.00	-
11/01/2033	-	-	10,381.25	10,381.25	-
12/01/2033	-	-	-	-	390,781.25
05/01/2034	375,000.00	2.750%	10,381.25	385,381.25	-
11/01/2034	-	-	5,225.00	5,225.00	-
12/01/2034	-	-	-	-	390,606.25
05/01/2035	380,000.00	2.750%	5,225.00	385,225.00	-
12/01/2035	-	-	-	-	385,225.00
Total	**$4,285,000.00**	**-**	**$860,456.67**	**$5,145,456.67**	**-**

Yield Statistics

Bond Year Dollars	$31,289.33
Average Life	7.302 Years
Average Coupon	2.7500000%
Net Interest Cost (NIC)	2.9211845%
True Interest Cost (TIC)	2.9438614%
Bond Yield for Arbitrage Purposes	2.7476820%
All Inclusive Cost (AIC)	3.1615844%

IRS Form 8038

Net Interest Cost	2.7500000%
Weighted Average Maturity	7.302 Years

EXHIBIT B

Form of Bond

UNITED STATES OF AMERICA
STATE OF WISCONSIN
WASHINGTON COUNTY

REGISTERED NO. R-1

VILLAGE OF GERMANTOWN
WATER SYSTEM REVENUE BOND, SERIES 2022C

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
MAY 1, 20__	MAY 25, 2022	_____%	374129___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
($_____)

KNOW ALL MEN BY THESE PRESENTS, that the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest is payable semi-annually on May 1 and November 1 of each year commencing on May 1, 2023 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Bond are payable in lawful money of the United States. The principal of this Bond shall be payable only upon presentation and surrender of the Bond at the office of the Village Clerk or Treasurer. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Bond is registered on the Bond Register maintained by the Village Clerk or Treasurer at the close of business on the 15th day of the calendar month next preceding the semi-annual interest payment date (the “Record Date”).

This Bond is one of an issue of Bonds aggregating the principal amount of $_____, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the Village pursuant to the provisions of Section 66.0621, Wisconsin Statutes, for the purpose of paying the cost of well and tower improvements and other improvements to the Village’s water system; and refunding the outstanding maturities of the Village’s $1,130,000 Water System Revenue Bonds dated June 15, 2005.

At the option of the Village, the Bonds maturing on May 1, 20__ and thereafter are subject to redemption prior to maturity on May 1, 20__ or on any date thereafter. Said Bonds are redeemable as a whole or in part, from maturities selected by the Village and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Bonds are subject to mandatory sinking fund redemption as provided in the Resolution, as such term is defined below.]

If the Bonds are redeemed prior to maturity, as long as the Bonds are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Bonds of a maturity are to be called for redemption, the Bonds of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Bonds called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Bonds shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Bonds shall no longer be deemed to be outstanding.

This Bond is issued pursuant to Section 66.0621 of the Wisconsin Statutes and a resolution adopted by the Village Board on April 4, 2022 entitled: "Resolution Providing for the Issuance and Sale of Not to Exceed $4,285,000 Water System Revenue Bonds, Series 2022C and Providing for Other Details and Covenants With Respect Thereto" (the "Resolution").

This Bond, together with interest thereon, shall be payable only out of the Special Redemption Fund created by the Resolution, and shall be a valid claim of the holder thereof only against said Special Redemption Fund and the revenues pledged to such fund and does not constitute an indebtedness of the Village within the meaning of any state constitutional provision or statutory limitation. The Village hereby certifies that sufficient revenues have been pledged to said Special Redemption Fund, and shall be used for no other purpose than to pay the principal and interest of this Bond as the same falls due.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Bond have been done, have existed and have been performed in due form and time; and that the issuance of this Bond has been duly authorized by the Village and does not exceed or violate any constitutional or statutory limitation.

This Bond is transferable only upon the books of the Village kept for that purpose at the office of the Village Clerk or Treasurer. In the event that the Depository does not continue to act as depository for the Bonds, and the Village Board appoints another depository, new fully registered Bonds in the same aggregate principal amount shall be issued to the new depository upon surrender of the Bonds to the Village Clerk or Treasurer, in exchange therefor and upon the

payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Village shall not be obliged to make any transfer of the Bonds (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Bonds, or (iii) with respect to any particular Bond, after such Bond has been called for redemption. The Village may treat and consider the Depository in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the Village of Germantown, Washington County, Wisconsin, by its governing body, has caused this Bond to be executed for it and in its name by the signatures of its duly qualified Village President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the 25th day of May, 2022.

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

By:_____
Dean Wolter,
Village President

(SEAL)

By:_____
Deanna Braunschweig,
Village Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

_____

_____

(Name and Address of Assignee)

_____

(Social Security or other Identifying Number of Assignee)

the within Bond and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

_____
(e.g. Bank, Trust Company or Securities Firm)

_____
(Depository or its Nominee Name)

_____
(Authorized Officer)

NOTICE: The above-named Depository or its Nominee Name must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

Exhibit C

NOTICE OF REDEMPTION*

$1,130,000
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN
WATER SYSTEM REVNUE BONDS
DATED JUNE 15, 2005

NOTICE IS HEREBY GIVEN that the following maturities of the above-referenced issue have been called for prior payment in whole on June 15, 2022 (the "Redemption Date"):

Maturity Date	Principal Amount	Interest Rate	Cusip Number
12/01/22	$ 75,000	4.250%	374129AL8
12/01/25	240,000	4.350%	374129AM6

The Depository Trust Company, New York, New York, is the securities depository for said Bonds. Upon presentation of the Bonds to Associated Trust Company, National Association, Green Bay, Wisconsin, the fiscal agent for said Bonds, the holders of said Bonds will be paid the principal amount of the Bonds plus accrued interest to the Redemption Date.

Said Bonds will cease to bear interest on June 15, 2022.

By Order of the Village of Germantown
Deanna Braunschweig
Village Clerk

Dated April 28, 2022

* To be sent to The Depository Trust Company, Call Notification Department, Muni Reorganization Manager, 711 Stewart Avenue, Garden City, New York 11530, the securities depository for the Bonds, not less than thirty (30) days nor more than sixty (60) days prior to the Redemption Date by registered or certified mail, or overnight express delivery and also to XL Capital Assurance Inc., New York, New York, which insured the Bonds. In addition, if said Bonds are subject to the continuing disclosure requirements of SEC Rule 15c2-12, this Notice should be filed electronically with the Municipal Securities Rulemaking Board through the Electronic Municipal Market Access (EMMA) System website at www.emma.msrb.org.

April 4, 2022

Pre-Sale Report for

Village of Germantown, Wisconsin

$4,285,000 Water System Revenue Bonds, Series 2022C

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N21W23350 Ridgeview Parkway West,
Suite 100
Waukesha, WI 53188

Advisors:

Philip Cosson, Senior Municipal Advisor
Jonathan Schatz, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$4,285,000 Water System Revenue Bonds, Series 2022C

Purposes:

The proposed issue includes financing for the following purposes:

- Current Refund 2005 Water Revenue Bonds. Debt service will be paid from water revenues.

  Interest rates on the obligations proposed to be refunded are 4.25% to 4.35%. The refunding is expected to reduce debt service expense by approximately $87,267 over the next 3 years. The Net Present Value Benefit of the refunding is estimated to be $104, equal to 0.033% of the refunded principal.

  This refunding is considered to be a Current Refunding as the obligations being refunded are either callable (pre-payable) now or will be within 90 days of the date of issue of the new Bonds.

- Water Tower and TIDs 6 & 7 Portions of Water Projects. Debt service will be paid from water revenues and tax increment.

Authority:

The Bonds are being issued pursuant to Wisconsin Statute(s) 66.0621.

The Bonds are not general obligations of the Village but are payable only from and secured by a pledge of income and revenue to be derived from the operation of the Water System.

Term/Call Feature:

The Bonds are being issued for a term of 13 years. Principal on the Bonds will be due on May 1 in the years 2023 through 2035. Interest is payable every six months beginning May 1, 2023.

The Bonds will be subject to prepayment at the discretion of the Village on May 1, 2030 or on any date thereafter.

Bank Qualification:

Because the Village is issuing, or expects to issue, more than $10,000,000 in tax-exempt obligations during the calendar year, the Village will be not able to designate the Bonds as "bank qualified" obligations.

Rating:

The Village's most recent bond issues were rated by Moody's Investors Service. The current ratings on those bonds are "Aa2". The Village will request a new rating for the Bonds.

If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the Village's bond rating in the event that the bond rating of the insurer is higher than that of the Village.

Basis for Recommendation:

Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Bonds as a suitable option based on:

- Net system revenues available for debt service that provide sufficient coverage for the estimated principal and interest payments of the proposed Bonds and existing parity debt.
- The Village's policy of using revenue bonds to finance enterprise system improvements.
- The existing revenue pledge securing the obligations to be refunded.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Bonds from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the Village.

Any premium amount received for that portion of the Bond being issued for the purpose of refunding existing debt will be used to reduce the issue size. Any premium amount received for the remainder of the Bonds that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Bonds. These adjustments may slightly change the true interest cost of the original bid, either up or down.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify

appropriate premium restrictions for the Bonds intended to achieve the Village's objectives for this financing.

Parameters:

The Village Board will consider adoption of a Parameters Resolution on April 28, 2022, which delegates authority to the Village Administrator or Clerk/Treasurer to accept and approve a bid for the Bonds so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $4,285,000

* Maximum Bid of 98.75%

* Minimum Bid of 106.00%

* Maximum True Interest Cost (TIC) of 4.25%

* Maturity Schedule Adjustments not to exceed $200,000 per maturity

Other Considerations:

The Bonds will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Bonds. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the Village and find that, other than the obligations proposed to be refunded by the Bonds, there are no other refunding opportunities at this time.

We will continue to monitor the market and the call dates for the Village's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the Village has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The Village must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-

exempt status of the Bonds. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The Village's specific arbitrage responsibilities will be detailed in the Certificate With Respect to Arbitrage and Other Tax Matters (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Bonds may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitation, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

We recommend that the Village review its specific responsibilities related to the Bonds with an arbitrage expert in order to utilize one or more of the exceptions listed above.

Investment of Bond Proceeds:

Ehlers can assist the Village in developing a strategy to invest your Bond proceeds until the funds are needed to pay project costs and to redeem the refunded obligations.

Risk Factors:

Utility Revenue: The Village expects to pay the Bond debt service with Water Revenues

In the event utility revenues are insufficient to pay debt service, the Village Board is committing to consider appropriating funds from any other available sources in an amount sufficient to cover the shortfall. If it chooses to do so, the Village may levy a tax to make up a shortfall. Any amount levied for this purpose is exempted from levy limits. While the Village is not required to appropriate the funds necessary to remedy any shortfall in revenues needed to pay debt service, failure to do so would result in either a lack of access to capital markets in the future, or access at a substantially higher cost.

Current Refunding: The Bonds are being issued to finance a current refunding of prior Village debt obligations. Those prior debt obligations are callable on or after December 1, 2020.The new Bonds will not be pre-payable until May 1, 2030.

This refunding is being undertaken based in part on an assumption that the Village does not expect to pre-pay off this debt prior to the new call date and that market conditions warrant the refunding at this time.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or

their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Griggs Law Office LLC

Paying Agent: Bond Trust Services Corporation

Rating Agency: Moody's Investors Service, Inc.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	April 4, 2022
Due Diligence Call to review Official Statement:	Week of April 18, 2022
Distribute Official Statement:	Week of April 18, 2022
Conference with Rating Agency:	Week of April 18, 2022
Designated Officials Award Sale of the Notes:	April 28, 2022
Estimated Closing Date:	May 18, 2022
Redemption Date for the Obligations Being Refunded:	June 15, 2022

Attachments

Estimated Sources and Uses of Funds
Estimated Proposed Debt Service Schedule
Bond Buyer Index
Estimated Debt Service Comparison

EHLERS' CONTACTS

Philip Cosson, Senior Municipal Advisor	(262) 796-6161
Jonathan Schatz, Municipal Advisor	(262) 796-6195
Peter Curtin, Public Finance Analyst	(262) 796-6187
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvements Financing Plan
Village of Germantown, WI

		2022 G.O. Notes 2022A	Levy Portion	TID 7 Portion		2022 Taxable G. O. Notes 2022B	TID 7 Portion		2022 Water Revenue Bonds 2022C	Water Projects Portion	Water TID 7 Portion	Water TID 6 Portion	CR 2005 Water Rev Bds Portion		2022 Note Anticipation Notes 2022D	DPW site Portion
CIP Projects[1]																
Levy Projects		3,569,000	3,569,000			-			-						-	
TID 7 Projects		700,000		700,000		2,500,000	2,500,000		-						-	
Water Projects		-				-			2,500,000	2,500,000					-	
Water Projects TID 7		-				-			600,000		600,000				-	
Water Projects TID 6		-				-			500,000			500,000			-	
CR 2005 Wate Revenue Bonds		-				-			322,344				322,344		-	
DPW Site		-				-			-						4,467,000	4,467,000
Subtotal Project Costs		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
CIP Projects[1]		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
Less Other Available Revenues																
Debt Service Funds Available		-				-			(88,628)				(88,628)		-	0
Net Borrowing Requirement		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,833,716**	**2,500,000**	**600,000**	**500,000**	**233,716**		**4,467,000**	**4,467,000**
Debt Service Reserve																
Debt Service Reserve Funds On Hand		-				-			(90,000)				(90,000)		-	
New Debt Service Reserve Requirement		-				-			428,500	286,000	69,000	57,000	16,500		-	
Subtotal Reserve Fund Requirement		0	0	0		0	0		338,500	286,000	69,000	57,000	(73,500)		0	0
Estimated Issuance Expenses		**97,500**	**81,529**	**15,971**		**76,350**	**76,350**		**111,913**	**74,695**	**18,021**	**14,887**	**4,309**		**64,500**	**64,500**
Municipal Advisor (Ehlers)		25,000	20,905	4,095		25,000	25,000		25,000	16,686	4,026	3,326	963		25,000	**25,000**
Bond Counsel (Griggs)		16,000	13,379	2,621		11,250	11,250		18,000	12,014	2,898	2,394	693		16,000	**16,000**
Rating Fee - Moody's		12,000	10,034	1,966		13,500	13,500		14,500	9,678	2,335	1,929	558		0	**0**
Maximum Underwriter's Discount	10.00	43,650	36,500	7,150	10.00	25,750	25,750	12.50	53,563	35,750	8,625	7,125	2,063	5.00	22,650	**22,650**
Paying Agent		850	711	139		850	850		850	567	137	113	33		850	**850**
Subtotal Issuance Expenses		97,500	81,529	15,971		76,350	76,350		111,913	74,695	18,021	14,887	4,309		64,500	64,500
TOTAL TO BE FINANCED		**4,366,500**	**3,650,529**	**715,971**		**2,576,350**	**2,576,350**		**4,284,129**	**2,860,695**	**687,021**	**571,887**	**164,526**		**4,531,500**	**4,531,500**
Estimated Interest Earnings	**0.25%**	(2,668)	(2,231)	(438)	**0.25%**	(1,561)	(1,561)	**0.25%**	(2,250)	(1,563)	(375)	(313)	0	**0.25%**	(2,792)	(2,792)
Assumed spend down (months)	3				3			3						3		
Rounding		1,168	1,701	(533)		211	211		3,121	867	3,354	(1,574)	474		1,292	1,292
NET BOND SIZE		4,365,000	3,650,000	715,000		2,575,000	2,575,000		4,285,000	2,860,000	690,000	570,000	165,000		4,530,000	4,530,000

Notes:
1) Project Total Estimates

Prepared 3/29/2022

EHLERS PUBLIC FINANCE ADVISORS

Table 2
Allocation of Debt Service - 2022 Water Revenue Bonds 2022C

Village of Germantown, WI

Year	Water Projects Portion				Water TID 7 Portion				Water TID 6 Portion				CR 2005 Water Rev Bds Portion				Year	Totals		
Ending	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Principal	Est. Rate	Interest	Total	Ending	Principal	Interest	Total
	5/1																			
2022				0				0				0	0			0	2022	0	0	0
2023	155,000	2.75%	110,600	265,600		2.75%	27,198	27,198	30,000	2.75%	22,055	52,055	50,000	2.75%	5,816	55,816	2023	235,000	165,669	400,669
2024	195,000	2.75%	71,706	266,706		2.75%	18,975	18,975	40,000	2.75%	14,300	54,300	55,000	2.75%	2,406	57,406	2024	290,000	107,388	397,388
2025	200,000	2.75%	66,275	266,275	55,000	2.75%	18,219	73,219	40,000	2.75%	13,200	53,200	60,000	2.75%	825	60,825	2025	355,000	98,519	453,519
2026	205,000	2.75%	60,706	265,706	55,000	2.75%	16,706	71,706	40,000	2.75%	12,100	52,100		2.75%	0	0	2026	300,000	89,513	389,513
2027	210,000	2.75%	55,000	265,000	60,000	2.75%	15,125	75,125	40,000	2.75%	11,000	51,000		2.75%	0	0	2027	310,000	81,125	391,125
2028	215,000	2.75%	49,156	264,156	60,000	2.75%	13,475	73,475	45,000	2.75%	9,831	54,831		2.75%	0	0	2028	320,000	72,463	392,463
2029	220,000	2.75%	43,175	263,175	60,000	2.75%	11,825	71,825	45,000	2.75%	8,594	53,594		2.75%	0	0	2029	325,000	63,594	388,594
2030	225,000	2.75%	37,056	262,056	60,000	2.75%	10,175	70,175	45,000	2.75%	7,356	52,356		2.75%	0	0	2030	330,000	54,588	384,588
2031	235,000	2.75%	30,731	265,731	65,000	2.75%	8,456	73,456	45,000	2.75%	6,119	51,119		2.75%	0	0	2031	345,000	45,306	390,306
2032	240,000	2.75%	24,200	264,200	65,000	2.75%	6,669	71,669	50,000	2.75%	4,813	54,813		2.75%	0	0	2032	355,000	35,681	390,681
2033	245,000	2.75%	17,531	262,531	70,000	2.75%	4,813	74,813	50,000	2.75%	3,438	53,438		2.75%	0	0	2033	365,000	25,781	390,781
2034	255,000	2.75%	10,656	265,656	70,000	2.75%	2,888	72,888	50,000	2.75%	2,063	52,063		2.75%	0	0	2034	375,000	15,606	390,606
2035	260,000	2.75%	3,575	263,575	70,000	2.75%	963	70,963	50,000	2.75%	688	50,688		2.75%	0	0	2035	380,000	5,225	385,225
2036				0				0				0				0	2036	0	0	0
2037				0				0				0				0	2037	0	0	0
Total	2,860,000		580,369	3,440,369	690,000		155,485	845,485	570,000		115,555	685,555	165,000		9,048	174,048	Total	4,285,000	860,457	5,145,457

Notes:

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Table 3
Current Refunding Analysis - Estimated Savings

Village of Germantown, WI

Existing Debt Service To Be Refunded (No Longer Paid)					Proposed Debt Service After Refunding (to be Paid)				Prior Issue DS Funds	Total Savings
Issue	Water System Revenue Bonds				Issue					
Amount	$1,130,000				Amount					
Dated	6/15/2005				Dated					
Year	Prin (12/1)	Rate	Interest	Total	Year	Prin (5/1)	Est. Rate	Interest	Total		
2022	75,000	4.250%	13,628	88,628	2022				0	(88,628)	**0**
2023	75,000	4.350%	10,440	85,440	2023	50,000	2.750%	5,816	55,816		**29,624**
2024	80,000	4.350%	7,178	87,178	2024	55,000	2.750%	2,406	57,406		**29,771**
2025	85,000	4.350%	3,698	88,698	2025	60,000	2.750%	825	60,825		**27,873**
2026				0	2026				0		**0**
2027				0	2027				0		**0**
2028				0	2028				0		**0**
2029				0	2029				0		**0**
2030				0	2030				0		**0**
2031				0	2031				0		**0**
2032				0	2032				0		**0**
2033				0	2033				0		**0**
2034				0	2034				0		**0**
2035				0	2035				0		**0**
Total	**315,000**		**34,943**	**349,943**	**Total**	**165,000**		**9,048**	**174,048**		**87,268**

Notes:

1. Estimated rates based on AA Rev Sale 2/8/22 + .40

Plus Rounding

FUTURE VALUE SAVINGS NET OF COSTS	**87,268**
PRESENT VALUE SAVINGS AT 2.197% OF REFUNDED PRINCIPAL	**6,922**

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Table 4

Revenue Debt Coverage - Impact of Financing Plan

Village of Germantown, WI

Year	Debt Service				Year
	Existing Debt	Proposed Debt	Total	Debt Coverage	
				$856,072 2020 Net Revenues	
2022	88,628		88,628	9.66	2022
2023		400,669	400,669	2.14	2023
2024		397,388	397,388	2.15	2024
2025		453,519	453,519	1.89	2025
2026		389,513	389,513	2.20	2026
2027		391,125	391,125	2.19	2027
2028		392,463	392,463	2.18	2028
2029		388,594	388,594	2.20	2029
2030		384,588	384,588	2.23	2030
2031		390,306	390,306	2.19	2031
2032		390,681	390,681	2.19	2032
2033		390,781	390,781	2.19	2033
2034		390,606	390,606	2.19	2034
2035		385,225	385,225	2.22	2035
2036			0	N/A	2036
Total	88,628	5,145,457	3,676,790		Total

Notes:

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Village of Germantown, Wisconsin

Tax Increment District #6

Cash Flow Projection

	Projected Cash Inflows				Projected Cash Outflows										Balances			
					G.O. Bond 5,405,000 Dated: 10/01/14			Water Rev. Bond 570,000 Dated: 05/25/22										
Year	Tax Increments	Interest Earnings/ (Cost)	Misc. Revenues	**Total Revenues**	Principal	Rate	Interest @	Principal	Rate	Interest	Professional Svcs	Project Expenditures	DOR Fees	Admin.	**Total Expenditures**	Annual	Cumulative	Principal Outstanding	Year
2019	76,076	474	176,504	**253,054**			184,713				7,727	50,000	150	7,932	**250,522**	2,532	3,945	5,405,000	2019
2020	353,257	377	360	**353,994**	150,000	3.00%	182,463				3,743		150	6,521	**342,877**	11,118	15,063	5,255,000	2020
2021	580,659	75		**580,734**	150,000	3.00%	177,963				8,000			10,000	**345,963**	234,772	249,834	5,105,000	2021
2022	557,303	1,249		**558,552**	280,000	3.00%	171,513				8,000			10,000	**469,513**	89,039	338,874	5,395,000	2022
2023	748,658	1,694		**750,353**	280,000	4.00%	161,713	30,000	1.36%	17,513	8,000			10,000	**507,225**	243,127	582,001	5,085,000	2023
2024	752,402	2,910		**755,312**	330,000	4.00%	149,513	40,000	1.63%	11,627	8,000			10,000	**549,139**	206,172	788,173	4,715,000	2024
2025	756,164	3,941		**760,104**	380,000	4.00%	135,313	40,000	1.76%	10,949	8,000			10,000	**584,261**	175,843	964,017	4,295,000	2025
2026	759,944	4,820		**764,764**	380,000	4.00%	120,113	40,000	1.91%	10,215	8,000			10,000	**568,327**	196,437	1,160,454	3,875,000	2026
2027	763,744	5,802		**769,546**	405,000	3.00%	106,438	40,000	1.98%	9,437	8,000			10,000	**578,874**	190,672	1,351,126	3,430,000	2027
2028	767,563	6,756		**774,318**	415,000	3.00%	94,138	45,000	2.10%	8,568	8,000			10,000	**580,706**	193,613	1,544,739	2,970,000	2028
2029	771,401	7,724		**779,124**	425,000	3.00%	81,538	45,000	2.19%	7,603	8,000			10,000	**577,140**	201,984	1,746,723	2,500,000	2029
2030	775,258	8,734		**783,991**	435,000	3.25%	68,094	45,000	2.26%	6,602	8,000			10,000	**572,695**	211,296	1,958,019	2,020,000	2030
2031	779,134	9,790		**788,924**	440,000	3.25%	53,875	45,000	2.34%	5,567	8,000			10,000	**562,442**	226,482	2,184,502	1,535,000	2031
2032	783,030	10,923		**793,952**	440,000	3.50%	39,025	50,000	2.40%	4,440	8,000			10,000	**551,465**	242,487	2,426,989	1,045,000	2032
2033	786,945	12,135		**799,080**	440,000	3.50%	23,625	50,000	2.49%	3,218	8,000			10,000	**534,843**	264,237	2,691,226	555,000	2033
2034	790,879	13,456		**804,336**	455,000	3.50%	7,963	50,000	2.56%	1,955	8,000			10,000	**532,918**	271,418	2,962,644	50,000	2034
2035	794,834	14,813		**809,647**				50,000	2.63%	658	8,000			10,000	**68,658**	740,990	3,703,633	0	2035
Total	14,005,674	173,257	176,864	**14,355,796**	5,405,000		1,757,994	570,000		98,347		50,000		204,453	**8,241,566**				Total

Notes:

[1] Miscellaneous Revenue Sources include use of MLG Escrow Balance and Village Advance

TID Closure when Cum Bal exceeds Principal

Village of Germantown

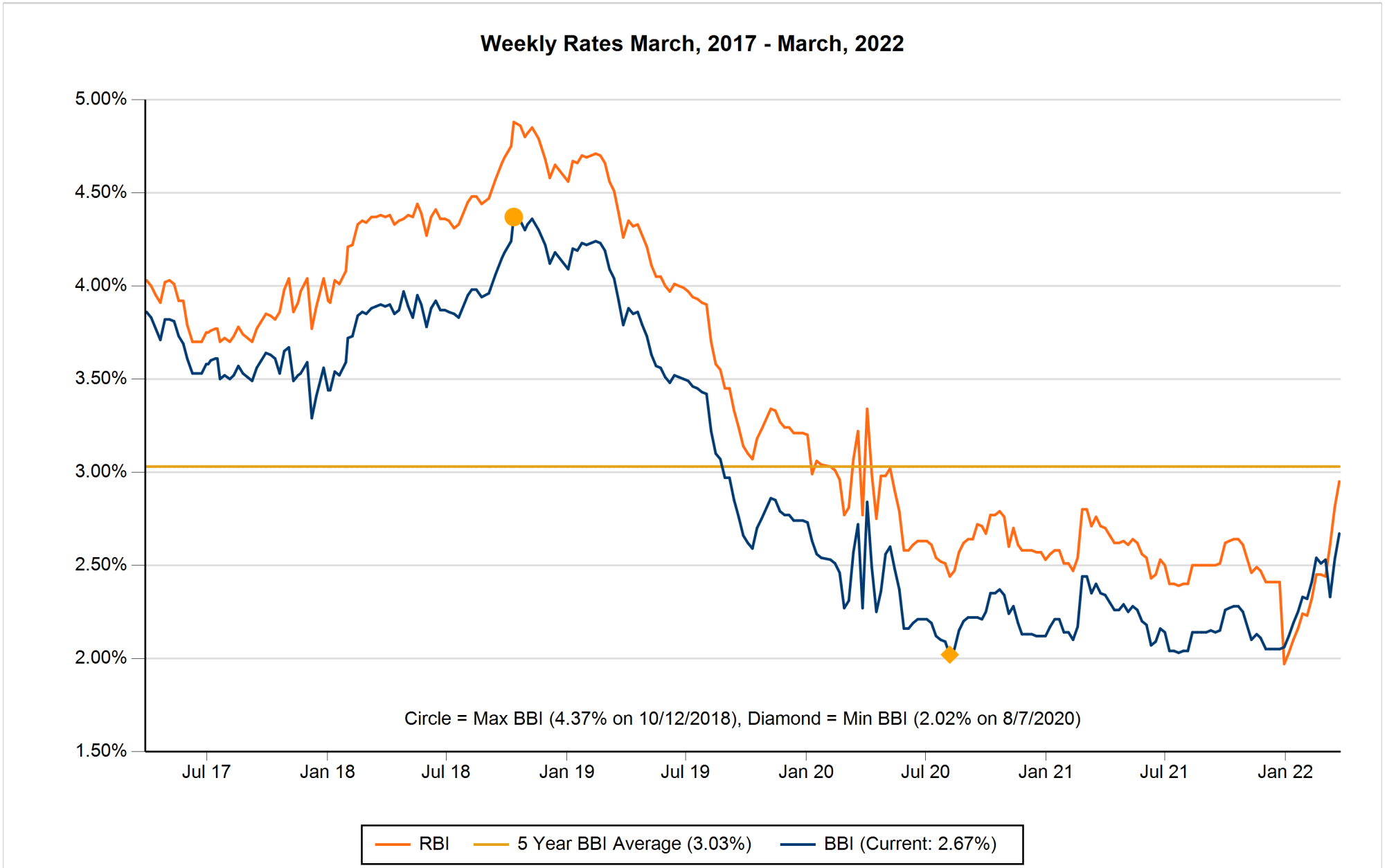
Tax Increment District #7

Financing Plan

	Projected Revenues						Expenditures											Balances			
							GO Bonds, Series 2018A			GO Notes, Series 2022A			Taxable GO Notes, Series 2022B			Water Revenue Bonds, 2022C						
Year							2,480,000			715,000			2,575,000			685,000						
	Tax Increments	Interest on Fund Balance	JW Speaker Shortfall Pmt	Capitalized Interest	Other Revenue	Total Revenues	Dated Date: Principal	06/06/18 Rate	Interest	Dated Date:	05/25/22 Est. Rate	Interest	Dated Date:	05/25/22 Est. Rate	Interest	Dated Date: Principal	05/25/22 Est. Rate	Interest	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2021	87,070	388	106,880	0		194,338	120,000	3.00%	73,950										5,000	198,950	(4,612)	47,138	3,075,000	2021
2022	72,248	354	118,102	0		190,704	120,000	3.00%	70,350										5,000	195,350	(4,646)	42,492	2,955,000	2022
2023	72,248	319	114,502			187,069	120,000	3.00%	66,750			22,097			87,365		1.36%	22,351	5,000	323,563	(136,494)	(94,002)	2,835,000	2023
2024	313,792	0	104,524			418,316	120,000	3.00%	63,150			17,445			68,973		1.63%	15,594	5,000	290,161	128,155	34,153	2,715,000	2024
2025	313,792	256	110,774			424,822	130,000	3.00%	59,400	80,000	2.20%	16,565		2.25%	68,973	55,000	1.76%	15,110	5,000	430,047	(5,225)	28,928	2,505,000	2025
2026	777,868	217				778,085	145,000	3.00%	55,275	85,000	2.25%	14,729	300,000	2.35%	65,448	55,000	1.91%	14,100	5,000	739,552	38,534	67,462	2,275,000	2026
2027	777,868	506				778,374	150,000	3.00%	50,850	85,000	2.35%	12,774	310,000	2.45%	58,125	60,000	1.98%	12,981	5,000	744,730	33,645	101,107	2,040,000	2027
2028	777,868	758				778,627	150,000	3.00%	46,350	90,000	2.40%	10,695	325,000	2.55%	50,184	60,000	2.10%	11,757	5,000	748,986	29,641	130,747	1,800,000	2028
2029	1,179,877	981				1,180,858	225,000	3.00%	40,725	90,000	2.45%	8,513	375,000	2.65%	41,071	60,000	2.19%	10,470	5,000	855,779	325,079	455,826	1,485,000	2029
2030	1,179,877	3,419				1,183,296	300,000	3.00%	32,850	95,000	2.50%	6,223	400,000	2.75%	30,603	60,000	2.26%	9,135	5,000	938,810	244,486	700,312	1,090,000	2030
2031	1,179,877	5,252				1,185,129	300,000	3.10%	23,700	95,000	2.55%	3,824	415,000	2.85%	19,189	65,000	2.34%	7,697	5,000	934,409	250,720	951,032	695,000	2031
2032	1,179,877	7,133				1,187,010	300,000	3.15%	14,325	95,000	2.75%	1,306	450,000	2.95%	6,638	65,000	2.40%	6,156	5,000	943,425	243,585	1,194,617	300,000	2032
2033	1,179,877	8,960				1,188,837	300,000	3.20%	4,800							70,000	2.49%	4,505	15,000	394,305	794,532	1,989,149	0	2033
2034	1,179,877	14,919				1,194,796										70,000	2.56%	2,737		72,737	1,122,059	3,111,208	0	2034
2035	1,179,877	23,334				1,203,211										70,000	2.63%	921		70,921	1,132,291	4,243,498	0	2035
2036	1,179,877	31,826				1,211,703														0	1,211,703	5,455,201	0	2036
2037	1,179,877	40,914				1,220,791														0	1,220,791	6,675,992	0	2037
2038	1,179,877	50,070				1,229,947														0	1,229,947	7,905,939	0	2038
2039	1,179,877	59,295				1,239,171														0	1,239,171	9,145,111	0	2039
Total	16,213,426	259,801	554,783	0	13,231	17,041,241	2,480,000		753,975	715,000		114,170	2,575,000		496,566	690,000		133,511	119,512	9,493,622				Total

Notes:

5 YEAR TREND IN MUNICIPAL BOND INDICES



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

The Revenue Bond Index (RBI) shows the average yield on a group of revenue bonds that mature in 30 years and have an average rating equivalent to Moody's A1 and S&P's A+.

Source: The Bond Buyer

EHLERS
PUBLIC FINANCE ADVISORS

RESOLUTION NO. 17-2022

RESOLUTION AUTHORIZING THE ISSUANCE AND
SALE OF NOT TO EXCEED $4,530,000
NOTE ANTICIPATION NOTES, SERIES 2022D

WHEREAS, it is necessary that funds be raised by the Village of Germantown, Washington County, Wisconsin (the "Village") for the purpose of paying department of public works site acquisition and preparation costs (the "Project") and there are insufficient funds on hand to pay said costs;

WHEREAS, the Village hereby finds and determines that the Project is within the Village's power to undertake and serves a "public purpose" as that term is defined in Section 67.04(1)(b) of the Wisconsin Statutes;

WHEREAS, villages are authorized by the provisions of Section 67.12(12) of the Wisconsin Statutes to borrow money and to issue general obligation promissory notes for such public purposes;

WHEREAS, for the purpose of paying the cost of the Project, the Village will, hereunder, declare its intent to authorize and issue its general obligation promissory notes (the "Notes");

WHEREAS, it is the finding of the governing body of the Village, that it is necessary, desirable and in the best interest of the Village to provide interim financing for the Project through the issuance and sale of note anticipation notes pursuant to Section 67.12(1)(b) of the Wisconsin Statutes, in anticipation of the issuance and sale of the Notes;

WHEREAS, the Village Clerk/Treasurer (in consultation with the Village's financial advisor) shall cause an Official Notice of Sale to be distributed, offering the aforesaid note anticipation notes for public sale.

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

Section 1. Covenant to Issue General Obligation Promissory Notes. The Village hereby declares its intention and covenants to issue the Notes pursuant to the provisions of Chapter 67 of the Wisconsin Statutes, in an amount sufficient to retire any outstanding notes anticipation notes issued for the purpose of providing interim financing for the costs of the Project.

Section 2. Authorization of the NANs; Parameters. For the purpose of paying the cost of the Project, there shall be borrowed from a purchaser (the "Purchaser") selected through a competitive sale with the assistance and counsel of the Village's financial advisor, Ehlers and Associates, Inc., pursuant to Chapter 67 of the Wisconsin Statutes, the principal sum of not to exceed FOUR MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS ($4,530,000), provided that: (i) the price paid by the Purchaser for the note anticipation notes shall not be less than 99.50% nor more than 106.00% of the par amount of the note anticipation notes, (ii) the true

interest rate to be paid on the note anticipation notes shall not exceed 3.50%; and (iii) the note anticipation notes shall comply in all other respects with the terms provided herein.

Section 3. Sale of the Note Anticipation Notes; Delegation of Authority with Respect to Final Approval. Subject to such Final Approval (defined below), to evidence such indebtedness, the Village President and Village Clerk are hereby authorized, empowered and directed to make, execute, issue and sell to the Purchaser for, on behalf of and in the name of the Village, Note Anticipation Notes aggregating the principal amount of not to exceed FOUR MILLION FIVE HUNDRED THIRTY THOUSAND DOLLARS ($4,530,000) (the "NANs"). The issuance and sale of the NANs to the Purchaser is subject to final approval by the Village Administrator or Village Clerk/Treasurer. Such final approval shall be evidenced by the execution of an approving certificate (the approval of such issuance and sale, and the execution of said certificate shall comprise and are referred to collectively herein as the "Final Approval"). The Village Board hereby delegates the authority to provide such Final Approval to the Village Administrator or the Village Clerk/Treasurer. Said officers may act for the Village Board to provide such Final Approval with respect to the NANs.

Section 4. Terms of the NANs. The NANs shall be designated "Note Anticipation Notes, Series 2022D"; shall be dated the date of their issuance; shall be in the denomination of $5,000 or any integral multiple thereof; shall bear interest semi-annually and mature on May 1, 2024 as set forth in the Schedule attached hereto as Exhibit A, provided, however, that the principal maturity set forth on said Schedule may be increased or decreased by an amount up to $100,000 with the final maturity schedule being attached to and incorporated into the Final Approval. The maturity schedule for the NANs may include term bonds. All term bonds shall be subject to mandatory sinking fund redemption at a price of par plus accrued interest to the date of redemption and must conform to the maturity schedule requirements set forth above. If the final maturity schedule for the NANs includes term bonds, the Village President and Village Clerk are hereby authorized to enter into a fiscal agency agreement pursuant to Section 67.10(2) of the Wisconsin Statutes with a fiscal agent (the "Fiscal Agent") or a redemption agreement with a redemption agent, either of which will be identified in the Final Approval.

Section 5. Designation of Purchaser as Agent. The Village hereby designates the Purchaser as its agent for purposes of distributing the Final Official Statement relating to the NANs to any participating underwriter in compliance with Rule 15c2-12 of the Securities and Exchange Commission.

Section 6. Redemption Provisions. The redemption provisions relating to the NANs shall be set forth in the Final Approval.

Section 7. Form of the NANs. The NANs shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit B and incorporated herein by this reference.

Section 8. Security. The NANs shall in no event be a general obligation of the Village and do not constitute an indebtedness of the Village nor a charge against its general credit or taxing power. The NANs shall be payable only from (a) any proceeds of the NANs or other Village funds set aside for payment of interest on the NANs as it becomes due and (b) proceeds

to be derived from the issuance and sale of the Notes, which proceeds are hereby declared to constitute a Special Trust Fund to be held by the Village and expended solely for the payment of the principal of and interest on the NANs. The Village hereby agrees that, in the event such monies are not sufficient to pay the principal of and interest on the NANs when due, if necessary, the Village will pay such deficiency out of its tax levy or other available funds of the Village; provided, however, that such payment shall be subject to annual budgetary appropriations therefor; and provided further, that neither this resolution nor any such payment shall be construed as constituting an obligation of the Village to make any such appropriation or any further payment.

Section 9. Covenants of the Village. The Village hereby covenants with the holders of the NANs that:

(a) It shall issue the Notes as soon as practicable;

(b) It shall segregate the proceeds derived from the sale of the Notes into the special trust fund created by Section 8 hereof and shall permit the special trust fund to be used for no purpose other than the payment of the principal of and interest on the NANs until paid; and

(c) It will maintain a debt limit capacity such that the combined outstanding principal amount of general obligation bonds and notes of the Village and at least $4,530,000 (the amount for which the Village has covenanted to issue the Notes) shall at no time exceed the constitutional debt limit of the Village.

Section 10. Debt Service Fund Account. There is hereby established in the Village treasury a fund account separate and distinct from every other Village fund or account designated "Debt Service Fund Account for Village of Germantown Note Anticipation Notes, Series 2022D." There shall be deposited in said fund (i) all accrued interest paid on the NANs at the time the NANs are delivered to the Purchaser; (ii) any proceeds of the NANs representing capitalized interest on the NANs; (iii) proceeds of the Notes to the extent necessary to pay principal of or interest on the NANs; (iv) such other sums, including tax monies, as may be necessary at any time to pay principal of and interest on the NANs when due and which are appropriated by the Village Board for that purpose; and (v) surplus monies, if any, in the Borrowed Money Fund created by Section 11 hereof. Said fund shall be used for the sole purpose of paying the principal of and interest on the NANs and shall be maintained for such purpose until such indebtedness is fully paid or otherwise extinguished.

Section 11. Segregated Borrowed Money Fund. The proceeds of the NANs (the "NAN Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the NANs into the Debt Service Fund Account created above) shall be deposited into an account separate and distinct from all other funds and be disbursed solely for the purposes for which borrowed or for the payment for the principal of and the interest on the NANs.

Section 12. Arbitrage Covenant. The Village shall not take any action with respect to the NAN Proceeds which, if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken on the date of the delivery of and payment for the

NANs (the "Closing"), would cause the NANs to be "arbitrage bonds" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the "Code") and any income tax regulations promulgated thereunder (the "Regulations").

The NAN Proceeds may be temporarily invested in legal investments until needed, provided however, that the Village hereby covenants and agrees that so long as the NANs remain outstanding, moneys on deposit in any fund or account created or maintained in connection with the NANs, whether such moneys were derived from the NAN Proceeds or from any other source, will not be used or invested in a manner which would cause the NANs to be "arbitrage bonds" within the meaning of the Code or Regulations.

The Village Clerk, or other officer of the Village charged with responsibility for issuing the NANs, shall provide an appropriate certificate of the Village, for inclusion in the transcript of proceedings, setting forth the reasonable expectations of the Village regarding the amount and use of the NAN Proceeds and the facts and estimates on which such expectations are based, all as of the Closing.

Section 13. Additional Tax Covenants; Exemption from Rebate. The Village hereby further covenants and agrees that it will take all necessary steps and perform all obligations required by the Code and Regulations (whether prior to or subsequent to the issuance of the NANs) to assure that the NANs are obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes, throughout their term. The Village Clerk or other officer of the Village charged with the responsibility of issuing the NANs, shall provide an appropriate certificate of the Village as of the Closing, for inclusion in the transcript of proceedings, certifying that it can and covenanting that it will comply with the provisions of the Code and Regulations.

Further, it is the intent of the Village to take all reasonable and lawful actions to comply with any new tax laws enacted so that the NANs will continue to be obligations described in Section 103(a) of the Code, the interest on which is excluded from gross income for federal income tax purposes.

The Village anticipates that the NANs will qualify for the eighteen month expenditure exemption from the rebate requirements of the Code. The Village Clerk or other officer of the Village charged with the responsibility of issuing the NANs, shall provide an appropriate certificate of the Village as of the Closing, for inclusion in the transcript of proceedings, with respect to said exemption from the rebate requirements, and the Village Clerk or other officer is hereby authorized to make any election on behalf of the Village in order to comply with the rebate requirements of the Code. If, for any reason, the Village did not qualify for any exemption from the rebate requirements of the Code, the Village covenants that it would take all necessary steps to comply with such requirements.

Section 14. Persons Treated as Owners; Transfer of NANs. The Village Clerk or the Fiscal Agent shall keep books for the registration and for the transfer of the NANs. The person in whose name any NAN shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any NAN shall be made

only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such NAN to the extent of the sum or sums so paid.

Any NAN may be transferred by the registered owner thereof by surrender of the NAN at the office of the Village Clerk or the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Village Clerk or the Fiscal Agent shall execute and deliver in the name of the transferee or transferees a new NAN of a like aggregate principal amount and the Village Clerk or the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Village Clerk or the Fiscal Agent shall cancel any Note surrendered for transfer.

The Village shall cooperate in any such transfer, and the Village President and Village Clerk are authorized to execute any new NAN necessary to effect any such transfer.

The 15th day of each calendar month next preceding each interest payment date shall be the record date for the NANs. Payment of interest on the NANs on any interest payment date shall be made to the registered owners of the NANs as they appear on the registration book of the Village maintained by the Village Clerk or the Fiscal Agent at the close of business on the corresponding record date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only-System. In order to make the NANs eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the Village has heretofore agreed to the applicable provisions set forth in the DTC Blanket Issuer Letter of Representation and an official of the Village has executed such Letter of Representation and delivered it to the DTC on behalf of the Village.

Section 16. Execution of the NANs. The NANs shall be issued in typewritten form executed on behalf of the Village by the manual or facsimile signatures of the Village President and Village Clerk (except that one of the foregoing signatures shall be manual), sealed with its official or corporate seal, if any, and delivered to the Purchaser upon payment to the Village of the purchase price thereof, plus accrued interest to the date of delivery. In the event that either of the officers whose signatures appear on the NANs shall cease to be such officers before the delivery of the NANs, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until such delivery. The aforesaid officers are hereby authorized to do all acts and execute and deliver all documents as may be necessary and convenient to effectuate the Closing.

Section 17. Payment of the NANs. The principal of and interest on the NANs shall be paid by the Treasurer or the Fiscal Agent in lawful money of the United States.

Section 18. Continuing Disclosure. The Village hereby covenants and agrees that it will comply with and carry out all of the provisions of its Continuing Disclosure Certificate, which the Village will execute and deliver on the Closing Date. Any NAN holder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Village to comply with its obligations under this Section.

Section 19. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Village or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted this 4th day of April, 2022.

_____
Dean Wolter,
Village President

ATTEST:

_____
Deanna Braunschweig,
Village Clerk

(SEAL)

EXHIBIT A

Village of Germantown

$4,530,000 Note Anticipation Notes, Series 2022D
SINGLE PURPOSE
Dated May 25, 2022

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/25/2022	-	-	-	-	-
05/01/2023	-	-	126,840.00	126,840.00	-
11/01/2023	-	-	67,950.00	67,950.00	194,790.00
05/01/2024	4,530,000.00	3.000%	67,950.00	4,597,950.00	-
11/01/2024	-	-	-	-	4,597,950.00
Total	**$4,530,000.00**	**-**	**$262,740.00**	**$4,792,740.00**	**-**

Yield Statistics

Bond Year Dollars	$8,758.00
Average Life	1.933 Years
Average Coupon	3.0000000%
Net Interest Cost (NIC)	3.2586207%
True Interest Cost (TIC)	3.2586429%
Bond Yield for Arbitrage Purposes	2.9905441%
All Inclusive Cost (AIC)	3.7585402%

IRS Form 8038

Net Interest Cost	3.0000000%
Weighted Average Maturity	1.933 Years

EXHIBIT B

FORM OF NOTE

UNITED STATES OF AMERICA
STATE OF WISCONSIN
WASHINGTON COUNTY
VILLAGE OF GERMANTOWN
NOTE ANTICIPATION NOTE

REGISTERED
NO. R-1

MATURITY DATE:	ORIGINAL DATE OF ISSUE:	INTEREST RATE:	CUSIP:
MAY 1, 2024	MAY 25, 2022	_____%	374118___

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS
($_____)

KNOW ALL MEN BY THESE PRESENTS, that the Village of Germantown, Washington County, Wisconsin (the "Village"), hereby acknowledges itself to owe and for value received promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above. Interest is payable on May 1 and November 1 of each year commencing on May 1, 2023. Both the principal of and interest on this Note are payable in lawful money of the United States. The principal of this Note shall be payable only upon presentation and surrender of the Note at the office of the Village Clerk or Treasurer. Interest shall be paid by wire transfer to the Depository in whose name this Note is registered on the Note Register maintained by the Village Clerk or Treasurer at the close of business on the fifteenth day preceding each interest payment date (the "Record Date").

This Note is issued by the Village pursuant to the provisions of Section 67.12(1)(b), Wisconsin Statutes, for the public purpose of paying department of public works site acquisition and preparation costs, all as authorized by a resolution of the Village Board duly adopted by said governing body at a meeting held on April 4, 2022 (the "Note Resolution"). Said resolution is recorded in the official minutes of the Village Board for said date.

This Note is payable only from the proceeds to be received from the issuance and sale of general obligation promissory notes (the "Securities"). The Village has covenanted to issue the Securities in the Note Resolution. Proceeds of the Securities shall be set aside as a special trust fund and expended solely for the purpose of paying the principal of and interest on this Note.

This Note does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory limitation or provision.

At the option of the Village, the Notes are subject to redemption prior to maturity on May 1, 20__ or on any date thereafter. Said Notes are redeemable as a whole or in part, by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, or overnight express delivery, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice mailed as provided herein shall be conclusively presumed to have been duly given, whether or not the Depository receives the notice. The Notes shall cease to bear interest on the specified redemption date, provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time.

This Note is transferable only upon the books of the Village kept for that purpose at the office of the Village Clerk or Treasurer. In the event that the Depository does not continue to act as depository for the Note, and the Village Board appoints another depository, a new fully registered Note in the same aggregate principal amount shall be issued to the new depository upon surrender of the Note to the Village Clerk or Treasurer, in exchange therefor and upon the payment of a charge sufficient to reimburse the Village for any tax, fee or other governmental charge required to be paid with respect to such registration. The Village Clerk or Treasurer shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Village may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal hereof and interest due hereon and for all other purposes whatsoever.

IN WITNESS WHEREOF, the Village of Germantown, Washington County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the signatures of its duly qualified Village President and Village Clerk; and to be sealed with its official or corporate seal, if any, all as of the 25th day of May, 2022.

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

By:_____
Dean Wolter,
Village President

(SEAL)

By:_____
Deanna Braunschweig,
Village Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.
Dated:

Signature Guaranteed:

_____
(e.g. Bank, Trust Company or Securities Firm)

_____
(Depository or its Nominee Name)

_____
(Authorized Officer)

NOTICE: The above-named Depository or its Nominee Name must correspond with the name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

April 4, 2022

Pre-Sale Report for

Village of Germantown, Wisconsin

$4,530,000 Note Anticipation Notes, Series 2022D

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N21W23350 Ridgeview Parkway West,
Suite 100
Waukesha, WI 53188

Advisors:

Philip Cosson, Senior Municipal Advisor
Jonathan Schatz, Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

EXECUTIVE SUMMARY OF PROPOSED DEBT

Proposed Issue:

$4,530,000 Note Anticipation Notes, Series 2022D

Purposes:

The proposed issue includes financing for the following purposes:

- Land Purchase for DPW Site. Debt service will be paid from sales proceeds from the sale of acquired land and the proceeds from long term debt.

Authority:

The Notes are being issued pursuant to Wisconsin Statute(s) 67.12(1)(b)

The Notes will be secured by the Village's covenant to subsequently issue General Obligation Notes to pay the principal and interest due on the Notes, or to otherwise appropriate other available funds for that purpose.

While the Notes do not count against the Village's General Obligation Debt Capacity Limit of 5% of total Village Equalized Valuation, the Village must reserve sufficient Debt Capacity to allow for the subsequent issuance of General Obligation Notes to pay the principal and interest due on the Notes. The Village's current total General Obligation debt principal outstanding is $46,400,000, which is 29% of its limit. The Village will be agreeing to reserve approximately $50,930,000 in Debt Capacity, which is equal to an additional 3% of its limit. Remaining General Obligation Borrowing Capacity, after the reservation of Debt Capacity, will be approximately $16,969,725.

Term/Call Feature:

The Notes are being issued for a term of 2 years. Principal on the Notes will be due on May 1, 2024. Interest is payable every six months beginning May 1, 2023.

The Notes will be subject to prepayment at the discretion of the Village on November 1, 2022 or any date thereafter.

Bank Qualification:

Because the Village is issuing, or expects to issue, more than $10,000,000 in tax-exempt obligations during the calendar year, the Village will be not able to designate the Notes as "bank qualified" obligations.

Rating:

We recommend selling this issue non-rated as the cost of the rating would not be expected to be offset by the potential lower interest rates resulting from obtaining a rating. For a larger bond issue, or a longer term bond issue, a rating might broaden the market for the Notes and result in an overall reduction in interest costs.

Basis for Recommendation:

Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of Notes as a suitable option based on:

- Village's desire to delay long-term financing until final land sale costs are known and sale revenue has been factored in to avoid potential over or under issuance of long-term debt.

Method of Sale/Placement:

We will solicit competitive bids for the purchase of the Notes from underwriters and banks.

We will include an allowance for discount bidding in the terms of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction.

If the Notes are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to reduce your borrowing amount.

Premium Pricing:

In some cases, investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The underwriter of the bonds will retain a portion of this reoffering premium as their compensation (or "discount") but will pay the remainder of the premium to the Village.

For this issue of Notes, any premium amount received that is in excess of the underwriting discount and any capitalized interest amounts must be placed in the debt service fund and used to pay a portion of the interest payments due on the Notes.

The amount of premium allowed can be restricted in the bid specifications. Restrictions on premium may result in fewer bids, but may also eliminate large adjustments on the day of sale and unintended results with respect to debt service payment impacts. Ehlers will identify appropriate premium restrictions for the Notes intended to achieve the Village's objectives for this financing.

Parameters:

The Village Board will consider adoption of a Parameters Resolution on April 28, 2022, which delegates authority to the Village Administrator or Clerk/Treasurer to accept and

approve a bid for the Notes so long as the bid meets certain parameters. These parameters are:

* Issue size not to exceed $4,530,000

* Maximum Bid of 99.50%

* Minimum Bid of 106.00%

* Maximum True Interest Cost (TIC) of 3.50%

* Maturity Schedule Adjustments not to exceed $100,000 per maturity

Other Considerations:

The Notes will be offered with the option of the successful bidder utilizing a term bond structure. By offering underwriters the option to "term up" some of the maturities at the time of the sale, it gives them more flexibility in finding a market for your Notes. This makes your issue more marketable, which can result in lower borrowing costs. In the event that the successful bidder utilizes a term bond structure, we recommend the Village retain a paying agent to handle responsibility for processing mandatory redemption/call notices associated with term bonds.

Review of Existing Debt:

We have reviewed all outstanding indebtedness for the Village and find that there are no refunding opportunities at this time.

We will continue to monitor the market and the call dates for the Village's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:

Because the Village has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the Village will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually, as well as providing notices of the occurrence of certain reportable events to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The Village is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.

Arbitrage Monitoring:

The Village must ensure compliance with certain sections of the Internal Revenue Code and Treasury Regulations ("Arbitrage Rules") throughout the life of the issue to maintain the tax-exempt status of the Notes. These Arbitrage Rules apply to amounts held in construction, escrow, reserve, debt service account(s), etc., along with related investment income on each fund/account.

IRS audits will verify compliance with rebate, yield restriction and records retention requirements within the Arbitrage Rules. The Village's specific arbitrage responsibilities will

be detailed in the Certificate With Respect to Arbitrage and Other Tax Matters (the "Tax Compliance Document") prepared by your Bond Attorney and provided at closing.

The Notes may qualify for one or more exception(s) to the Arbitrage Rules by meeting 1) small issuer exception, 2) spend down requirements, 3) bona fide debt service fund limits, 4) reasonable reserve requirements, 5) expenditure within an available period limitations, 6) investments yield restrictions, 7) de minimis rules, or; 8) borrower limited requirements.

We recommend that the Village review its specific responsibilities related to the Notes with an arbitrage expert in order to utilize one or more of the exceptions listed above.

Investment of Note Proceeds:

Ehlers can assist the Village in developing a strategy to invest your Note proceeds until the funds are needed to pay project costs.

Other Service Providers:

This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, but the final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us.

Bond Counsel: Griggs Law Office LLC

Paying Agent: Bond Trust Services Corporation

Rating Agency: This issue will not be rated.

PROPOSED DEBT ISSUANCE SCHEDULE

Pre-Sale Review by Village Board:	April 4, 2022
Due Diligence Call to review Official Statement:	Week of April 18, 2022
Distribute Official Statement:	Week of April 18, 2022
Designated Officials Award Sale of the Notes:	April 28, 2022
Estimated Closing Date:	May 18, 2022

Attachments

Estimated Sources and Uses of Funds

Estimated Proposed Debt Service Schedule

Bond Buyer Index

EHLERS' CONTACTS

Philip Cosson, Senior Municipal Advisor	(262) 796-6161
Jonathan Schatz, Municipal Advisor	(262) 796-6195
Peter Curtin, Public Finance Analyst	(262) 796-6187
Kathy Myers, Senior Financial Analyst	(262) 796-6177

Table 1
Capital Improvements Financing Plan
Village of Germantown, WI

		2022 G.O. Notes 2022A	Levy Portion	TID 7 Portion		2022 Taxable G. O. Notes 2022B	TID 7 Portion		2022 Water Revenue Bonds 2022C	Water Projects Portion	Water TID 7 Portion	Water TID 6 Portion	CR 2005 Water Rev Bds Portion		2022 Note Anticipation Notes 2022D	DPW site Portion
CIP Projects[1]																
Levy Projects		3,569,000	3,569,000			-			-						-	
TID 7 Projects		700,000		700,000		2,500,000	2,500,000		-						-	
Water Projects		-				-			2,500,000	2,500,000					-	
Water Projects TID 7		-				-			600,000		600,000				-	
Water Projects TID 6		-				-			500,000			500,000			-	
CR 2005 Wate Revenue Bonds		-				-			322,344				322,344		-	
DPW Site		-				-			-						4,467,000	4,467,000
Subtotal Project Costs		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
CIP Projects[1]		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,922,344**	**2,500,000**	**600,000**	**500,000**	**322,344**		**4,467,000**	**4,467,000**
Less Other Available Revenues																
Debt Service Funds Available		-				-			(88,628)				(88,628)		-	0
Net Borrowing Requirement		**4,269,000**	**3,569,000**	**700,000**		**2,500,000**	**2,500,000**		**3,833,716**	**2,500,000**	**600,000**	**500,000**	**233,716**		**4,467,000**	**4,467,000**
Debt Service Reserve																
Debt Service Reserve Funds On Hand		-				-			(90,000)				(90,000)		-	
New Debt Service Reserve Requirement		-				-			427,000	285,000	68,500	57,000	16,500		-	
Subtotal Reserve Fund Requirement		0	0	0		0	0		337,000	285,000	68,500	57,000	(73,500)		0	0
Estimated Issuance Expenses		**97,500**	**81,529**	**15,971**		**76,350**	**76,350**		**97,225**	**64,893**	**15,597**	**12,979**	**3,757**		**64,500**	**64,500**
Municipal Advisor (Ehlers)		25,000	20,905	4,095		25,000	25,000		25,000	16,686	4,011	3,337	966		25,000	**25,000**
Bond Counsel (Griggs)		16,000	13,379	2,621		11,250	11,250		18,000	12,014	2,888	2,403	696		16,000	**16,000**
Rating Fee - Moody's		12,000	10,034	1,966		13,500	13,500			0	0	0	0		0	**0**
Maximum Underwriter's Discount	10.00	43,650	36,500	7,150	10.00	25,750	25,750	12.50	53,375	35,625	8,563	7,125	2,063	5.00	22,650	**22,650**
Paying Agent		850	711	139		850	850		850	567	136	113	33		850	**850**
Subtotal Issuance Expenses		97,500	81,529	15,971		76,350	76,350		97,225	64,893	15,597	12,979	3,757		64,500	64,500
TOTAL TO BE FINANCED		**4,366,500**	**3,650,529**	**715,971**		**2,576,350**	**2,576,350**		**4,267,941**	**2,849,893**	**684,097**	**569,979**	**163,973**		**4,531,500**	**4,531,500**
Estimated Interest Earnings	**0.25%**	(2,668)	(2,231)	(438)	**0.25%**	(1,561)	(1,561)	**0.25%**	(2,250)	(1,563)	(375)	(313)	0	**0.25%**	(2,792)	(2,792)
Assumed spend down (months)	3				3			3						3		
Rounding		1,168	1,701	(533)		211	211		4,309	1,670	1,278	334	1,027		1,292	1,292
NET BOND SIZE		**4,365,000**	**3,650,000**	**715,000**		**2,575,000**	**2,575,000**		**4,270,000**	**2,850,000**	**685,000**	**570,000**	**165,000**		**4,530,000**	**4,530,000**

Notes:
1) Project Total Estimates

Prepared 3/29/2022

EHLERS PUBLIC FINANCE ADVISORS

Table 2
Allocation of Debt Service - 2022 Note Anticipation Notes 2022D

Village of Germantown, WI

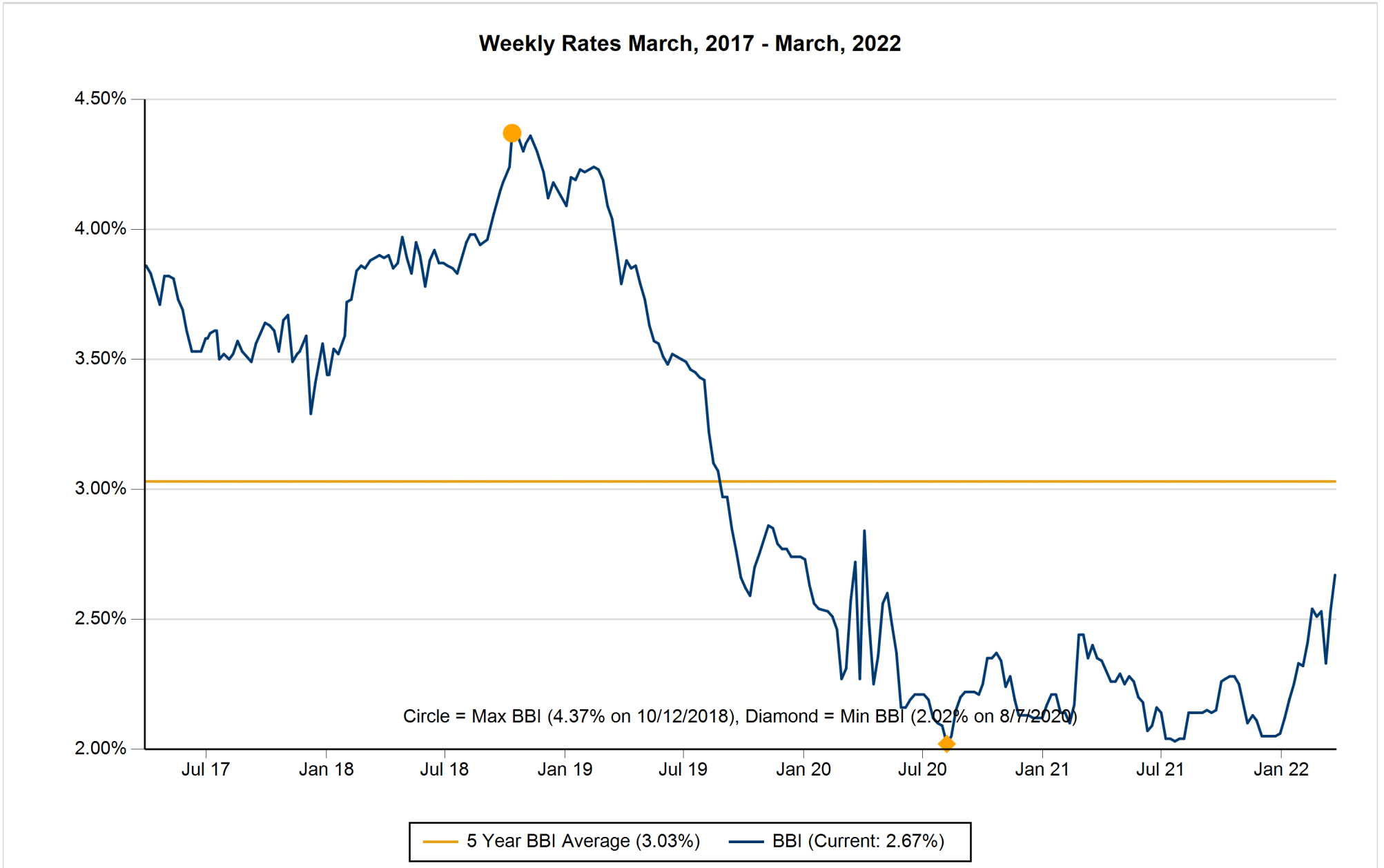
Year Ending	DPW site Portion			
	Principal	Est. Rate	Interest	Total
2022				0
2023			194,790	194,790
2024	4,530,000	3.00%	67,950	4,597,950
2025				0
Total	4,530,000		262,740	4,792,740

Year Ending	Totals		
	Principal	Interest	Total
2022	0	0	0
2023	0	194,790	194,790
2024	4,530,000	67,950	4,597,950
2025	0	0	0
Total	4,530,000	262,740	4,792,740

Notes:

EHLERS
PUBLIC FINANCE ADVISORS

5 YEAR TREND IN MUNICIPAL BOND INDICES



The Bond Buyer "20 Bond Index" (BBI) shows average yields on a group of municipal bonds that mature in 20 years and have an average rating equivalent to Moody's Aa2 and S&P's AA.

Source: The Bond Buyer

EHLERS
PUBLIC FINANCE ADVISORS

INTERGOVERNMENTAL AGREEMENT FOR THE PROVISION OF MUNICIPAL WASTEWATER AND MUNICIPAL WATER UTILITY SERVICE BETWEEN THE VILLAGE OF RICHFIELD AND THE VILLAGE OF GERMANTOWN

This AGREEMENT, is entered into this day of by and between the Village of Richfield organized and existing under the laws of the State of Wisconsin with principal offices at 4128 Hubertus Road, Hubertus, Wisconsin, ("RICHFIELD") and the Village of Germantown, a Municipal Corporation organized and existing, under the laws of the State of Wisconsin with principal offices at N1112W17001 Mequon Road, Germantown, Wisconsin, ("GERMANTOWN"), is as follows:

RECITALS

1. GERMANTOWN and RICHFIELD are authorized under Wis. Stat. § 66.0301(2) to contract with each other for the receipt or furnishing of services or the joint exercise of any power or duty required or authorized by law.

2. GERMANTOWN and RICHFIELD executed a Memorandum of Understanding (generally a "MOU") in October of 2020. The purpose of the MOU was to study RICHFIELD'S Northeast Corridor and whether the extension of municipal sewer and water to RICHFIELD'S Northeast Corridor would be beneficial to each community. Additionally, the MOU created a cost-share agreement regarding a Traffic Impact Analysis ("TIA") which was requested by the Wisconsin Department of Transportation ("WisDOT") to study the future infrastructure improvements to serve developments on both sides of I-41 on the Holy Hill Corridor.

3. GERMANTOWN has determined that serving the Northeast Corridor may benefit the financial health of its water and sewer utilities by increasing the customer base by having non-Germantown property owners helping to pay a portion of the capital costs.

4. GERMANTOWN and RICHFIELD also determined that cooperative planning with compatible development of the Northeast Corridor may serve to drive economic development within the Holy Hill Corridor.

5. RICHFIELD desires to encourage office/light industrial/logistics and warehousing development in the Northeast Corridor based in part due to its proximity to I-41, a major transportation arterial.

6. GERMANTOWN, RICHFIELD and Washington County executed a second MOU in the fall of 2021. The MOU between the local government partners created a cost-share agreement to extend the height of the water tower being constructed in GERMANTOWN on Rockfield Road an additional 35' in height, which would allow the tower to provide sufficient water pressure if service was extended to RICHFIELD'S Northeast Corridor. GERMANTOWN has received approval from the Wisconsin Department of Natural

Resources ("WisDNR") regarding the depth of Well No. 12 and anticipates receiving WisDNR approval regarding the height of the same soon.

7. GERMANTOWN does not own a wastewater treatment facility but is a customer of the Milwaukee Metropolitan Sewer District ("MMSD"). GERMANTOWN has determined that, provided that RICHFIELD'S Northeast Corridor is served by a sewer line that is extended from the intersection of Freistadt and Goldendale Roads, it has the capacity to serve the Northeast Corridor without hampering GERMANTOWN'S projected future growth area that could be served by the municipal sewer line within Holy Hill Road. GERMANTOWN and RICHFIELD acknowledge that approval from WisDNR, MMSD and the Southeastern Wisconsin Regional Planning Commission ("SEWRPC") will be necessary to expand the municipal sewer service area.

8. RICHFIELD and GERMANTOWN, in cooperation with Washington County and Economic Development Washington County ("EDWC"), agree to explore the potential for grant funding from the WisDOT, Wisconsin Economic Development Corporation ("WEDC"), and the potential to utilize one-time federal grant funding (ARPA, Federal Infrastructure Bill) to help defray the direct costs to our respective taxpayers.

9. RICHFIELD and GERMANTOWN are currently in agreement regarding the Freistadt Road municipal sewer connection. The municipal sewer line would generally proceed northwest of the Freistadt Road and Goldendale Road intersection through various private properties, the exact location of which has yet to be determined, and then follow the State of Wisconsin's right-of-way along the Wisconsin Southern Railroad Line to the Northeast Corridor (the "General Route"). RICHFIELD has contacted the WisDOT regarding the administrative approvals process for the same. GERMANTOWN has been working to discuss the matter with private property owners and has received positive feedback. The General Route is depicted in Exhibit A attached hereto.

10. RICHFIELD and GERMANTOWN are currently in agreement regarding the Rockfield Road connection for municipal water, which is approximately 0.5 miles from RICHFIELD'S municipal border. The municipal water line would then loop to Freistadt Road generally following the municipal sewer line route described in paragraph 9 above.

NOW THEREFORE, in consideration of the following mutual covenants and conditions, RICHFIELD and GERMANTOW agree as follows:

A. GENERAL TERMS

1. RICHFIELD intends to proceed with the installation of infrastructure under this Agreement upon securing Development Agreement(s) and formation of a Tax Increment District ("TID") for the anticipated office/light industrial/logistics and warehousing development in RICHFIELD'S Northeast Corridor.

2. RICHFIELD shall fund the costs of infrastructure outlined herein with the utilization of tax increment financing through the TID, which would be created prior to any

improvements occurring. The Parties agree that "but for" this TID assistance, development in the nature of RICHFIELD'S proposed development would not be expected to occur within the Northeast Corridor.

3. RICHFIELD shall pay the cost of the initial installation of municipal water and municipal sewer system improvements and associated appurtenances, including design, construction management, obtaining necessary approvals (including extensions of GERMANTOWN'S service areas) and acquisition of easements, necessary to serve the development in the Northeast Corridor. GERMANTOWN, in anticipation of servicing a broader area of land previously unserved, will cover the difference in material cost in the sizing of the respective utility lines to serve their needs. The parties shall split the cost equally for any right-of-way acquired in GERMANTOWN along the proposed route of the Freistadt Road connection where the sanitary sewer and water utilities will be located within said right-of-way. In the event it becomes necessary to acquire easements within Germantown necessary to provide service exclusively for the benefit of RICHFIELD, GERMANTOWN may exercise its powers of eminent domain, but if it declines to do so, GERMANTOWN authorizes RICHFIELD to exercise its powers of eminent domain under Wis. Stat. § 32.02(1). All costs associated with the acquisition of easements within Germantown necessary to provide service exclusively for the benefit of RICHFIELD shall be borne by RICHFIELD. All easements obtained by RICHFIELD for the water and sewer systems shall include language authorizing GERMANTOWN'S utilities to utilize the easements to install, operate, maintain, supplement, repair, enlarge, reconstruct, relocate, inspect and/or extend underground facilities, pipeline or pipelines with valves, hydrants, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment and including cathodic protection apparatus used for corrosion control, as deemed necessary by GERMANTOWN, for the operation of the system(s).

4. GERMANTOWN shall cooperate as necessary in assisting RICHFIELD with reviewing design plans, submissions necessary for approvals, and the like.

5. RICHFIELD shall design and construct all municipal water and municipal sewer system improvements consistent with GERMANTOWN Developer Handbook and Standard Specifications, Chapter 2 of the MMSD Rules, State and Federal regulations, and with approval of GERMANTOWN engineering department and utilities.

B. SERVICE AREA AND CAPACITY

1. Subject to the terms of this Agreement, and subject to any physical or geographic (elevation) limitations, GERMANTOWN shall provide sanitary sewer and municipal water service to the lands contained within the Northeast Corridor, as shown in the attached Exhibit B (the "RICHFIELD Service Area"). Any additions to the RICHFIELD Service Area must be approved in writing by GERMANTOWN. It is anticipated that sanitary sewer and municipal water service will be first provided to those lands within the TID described in paragraph A.1. to be developed as office/light industrial/logistics and warehousing. RICHFIELD may, at its cost and discretion (but in coordination with GERMANTOWN), extend sanitary sewer or municipal water service to other areas within

the RICHFIELD Service Area to provide service to those uses existing as of the Effective Date of this Agreement. Any changes to the existing uses or additional uses other than the planned office/light industrial/logistics and warehousing use must be approved by GERMANTOWN in writing before any sanitary sewer and/or municipal water service may be provided for such use, and approval shall not be unreasonably withheld. If these restrictions are complied with, capacity shall be provided by GERMANTOWN up to the limits provided for in this Agreement.

2. GERMANTOWN shall provide sanitary sewer service to the RICHFIELD Service Area solely for domestic strength wastewater in an amount not to exceed the following capacities:

Flow Condition	Flow
Average Daily	0.4 MGD
Daily Peak	0.7 MGD

3. Domestic strength wastewater is defined as follows:

    a. <350 mg/L Biological Oxygen Demand (BOD_5)

    b. <370 mg/L Total Suspended Soils (TSS)

    c. <40 mg/L Total Kjeldahl Nitrogen (TKN)

    d. <7 mg/L Total Phosphorus (TP)

    e. 6.5 – 9.5 s.u. pH

    f. <100 mg/L Hexane Extractable Materials

    g. All other prohibitions as outlined in GERMANTOWN Municipal Code § 13.33 and Chapter 11 of the MMSD Rules.

4. GERMANTOWN shall provide municipal water service to the RICHFIELD Service Area in an amount not to exceed the following capacities:

Flow Condition	Flow
Average Annual	0.58 MGD
1-day Maximum	1.10 MGD
Peak Instantaneous	2,500 GPM

5. Flow Metering

    a. Sewer. RICHFIELD shall install a metering system in the Northeast Corridor Pump Station for the purpose of accurately measuring and communicating the volume of wastewater transmitted to GERMANTOWN from the RICHFIELD Service Area.

GERMANTOWN shall continue to maintain the metering system in good operating condition. In the event of malfunction, GERMANTOWN will correct the malfunction within forty-eight hours of notice of malfunction.

b. Water. GERMANTOWN shall install appropriately sized water meters at a building's connection point to its lateral, which meters shall be maintained by GERMANTOWN consistent with its meter maintenance policies.

c. In the case of a metering system failure, flows shall be calculated based upon the time of operation shown on the run time meters multiplied by the apparent capacity of each pump until the system is repaired and put back into service.

d. GERMANTOWN reserves the right to install cellular meters as it deems necessary.

C. SANITARY SEWER SERVICE

1. The RICHFIELD Service Area shall be served by a sanitary sewer main that is extended from the existing main located at the intersection of Goldendale and Freistadt Roads. The main extension shall be a gravity sewer from that intersection along the General Route to a point that is roughly located near the Southwest corner of the Southeast ¼ of the Northwest ¼ of section 18 in GERMANTOWN. The exact location shall be established as the General Route is finalized. The remainder of the General Route may be a force main, in the discretion of RICHFIELD.

2. GERMANTOWN shall own, operate, and maintain the sanitary sewer system located within RICHFIELD boundaries. GERMANTOWN shall also be responsible for costs associated with planning, designing and construction of improvements or other changes to GERMANTOWN'S sewerage system downstream of the connection point at Goldendale and Freistadt Roads needed to provide service to any GERMANTOWN'S service areas, including any interceptor connection to GERMANTOWN'S sewerage system, to the extent that such new system facilities are required to adequately provide service to RICHFIELD. In the event new system facilities are required to adequately provide service to RICHFIELD, GERMANTOWN agrees that it will allow RICHFIELD input on all bids received before awarding any bids for construction of such new system facilities required to adequately provide service to RICHFIELD, however GERMANTOWN shall have the sole discretion with respect to the award of any Bid.

3. Any proposed additional or substitute connection point(s)to GERMANTOWN'S sanitary sewer system beyond the General Route must be approved by GERMANTOWN and RICHFIELD.

4. All state and local regulations regarding separation and elimination of clearwater from sanitary wastes shall be strictly adhered to and enforced by both parties.

5. RICHFIELD agrees to maintain the areas around all sanitary sewer structures and appurtenances in such a manner as to avoid damage to them. (i.e., snowplowing, mowing

operations). In the event that damage to structures or appurtenances does occur, it shall be immediately reported to GERMANTOWN. GERMANTOWN will repair any damage and charge the cost of repairs to the party responsible for the damage in a manner consistent with its policies.

6. RICHFIELD hereby agrees to comply with Chapter 13 of GERMANTOWN'S Municipal Code and all provisions of the MMSD code pertaining to this service, now in existence or enacted or amended at any time during the existence of this Agreement or any extension thereof. In the event it has not done so to date, RICHFIELD shall adopt, within 60 days of the effective date of this Agreement, a sewer use ordinance substantially in conformance with Chapter 13 of GERMANTOWN'S Municipal Code and MMSD Rules. Such sewer ordinance shall require all RICHFIELD users of GERMANTOWN'S system to comply with all applicable ordinances, rules and regulations of GERMANTOWN, and RICHFIELD shall strictly enforce said regulations.

7. The parties agree that GERMANTOWN shall have the right to inspect all users within the RICHFIELD Service Area and if, from any inspection, it is determined by GERMANTOWN that any deleterious waste is improperly entering the system, or that either RICHFIELD or a user are violating any ordinance, rule or regulation or this Agreement, the user and RICHFIELD will be notified in writing and shall be required to cease and desist such discharge immediately in the case of deleterious waste and within five (5) days if some other violation. In the event RICHFIELD and/or user fail to take corrective action (or in the alternative to satisfactorily assure GERMANTOWN that corrective action will be taken within a specified period of time), GERMANTOWN may pursue any and all remedies available to achieve compliance.

8. RICHFIELD agrees that federal, state and local regulations regarding pretreatment of those industrial wastes demanding such pretreatment shall be allowed to be rigidly monitored and enforced upon the applicable industrial dischargers by GERMANTOWN.

9. Sewer Service Connections.

    a. No permit for any additional connection to GERMANTOWN'S collection system shall be issued without prior written notice to GERMANTOWN. GERMANTOWN agrees that it will ensure that no permits are issued for any improvement involving new connections to the sewerage system unless the applicant first pays all applicable fees, and the aforementioned written notice has been given to GERMANTOWN.

    b. All installations of building connection laterals shall be approved by GERMANTOWN'S designated inspector and installed by a licensed plumber. Upon issuance of an installation permit, GERMANTOWN'S inspector shall immediately forward a copy of the permit to RICHFIELD. In addition, GERMANTOWN'S inspector shall advise RICHFIELD by telephone of the location and date of construction of each lateral This notification by GERMANTOWN to RICHFIELD shall be given no later than 24 hours prior to

date of construction. GERMANTOWN may conduct spot inspections to determine compliance with GERMANTOWN requirements. RICHFIELD shall collect GERMANTOWN'S fees associated with these services and forward the fees promptly to GERMANTOWN.

c. After each connection is completed, GERMANTOWN shall provide RICHFIELD with a compliance report certified by GERMANTOWN'S plumbing inspector that the connection was inspected and was made in accordance with all state and local regulations. All building connection laterals shall be installed by a plumber licensed by the State of Wisconsin.

d. RICHFIELD shall have the right to inspect GERMANTOWN'S permit records to ensure compliance with this Agreement. RICHFIELD shall also have the right to inspect any work performed relating to sewer service connections. All connections to the system shall meet the requirements of Chapter 13 of the Municipal Code of GERMANTOWN.

e. RICHFIELD shall not permit septic waste from unconnected properties or from properties in the process of abandonment to be deposited in the sewerage system.

10. Sewage Treatment Rates

a. GERMANTOWN and RICHFIELD have discussed and agree that sewer rates, as set by GERMANTOWN, will be set at 120% of the rates charged to GERMANTOWN ratepayers. GERMANTOWN shall oversee servicing of the municipal sewer line as well as routine/emergency maintenance. RICHFIELD customers shall pay the same connection charges as GERMANTOWN ratepayers.

b. The 2022 rate structure under this Agreement is set forth in Exhibit C attached hereto. The rates established are set to pay for the conveyance, treatment, and disposal of sewage transmitted to GERMANTOWN from the users in RICHFIELD for the operation and maintenance costs, including DNR-mandates replacement fund expenses for the wastewater treatment facility and collection system.

c. Changes to rates for service shall be as established in GERMANTOWN Municipal Code, which shall be on a reasonable and non-discriminatory cost of service basis.

d. The sewer user charge rate shall be applied to the total wastewater flow as metered at RICHFIELD connection point and based upon the number of lateral connections in accordance with the rate structure set forth in Exhibit C.

e. MMSD has, as a component of its cost of service, an annual fee dedicated to its capital fund. In the event MMSD levies a capital fee based upon development in RICHFIELD, RICHFIELD shall be solely responsible for payment of the fee.

11. Future Upgrades and Expansion

a. It is understood by RICHFIELD that GERMANTOWN'S use of the MMSD wastewater treatment facility is considered a regional facility and accordingly, the potential exists for future agreements by GERMANTOWN for conveyance of wastewater originating in other municipalities, or sanitary, management and utility districts created therein. Additions to the capacity of the wastewater treatment facility or interceptors, consistent with upgraded treatment processes as required by the Department of Natural Resources and the Environmental Protection Agency (EPA) or caused by growth, may be necessary in the future.

b. If improvements to the MMSD wastewater treatment facility or the addition of a specific process for treating wastewater is required solely due to the treatment of wastewater from a user within the RICHFIELD Service Area, the total of such expense shall be paid by the user. If improvements to the wastewater treatment facility or the addition of a specific process for treating wastewater is required solely due to the treatment of wastewater from a user outside the RICHFIELD Service Area, none of such expense shall be charged to the user.

D. WATER SERVICE

1. The RICHFIELD Service Area shall be served by a municipal water main loop that is created by extending an existing main along Rockfield Road approximately 0.5 miles from RICHFIELD'S municipal boundary through the RICHFIELD Service Area and then following the General Route to the existing main located at the intersection of Goldendale and Freistadt Roads.

2. GERMANTOWN shall own, operate, and maintain the municipal water system located within RICHFIELD boundaries.

3. Any proposed additional or substitute connection point(s)to GERMANTOWN'S municipal water system beyond the loop described above must be approved by GERMANTOWN and RICHFIELD.

4. RICHFIELD agrees to maintain the areas around all municipal water structures and appurtenances in such a manner as to avoid damage to them. (i.e., snowplowing, mowing operations). In the event that damage to structures or appurtenances does occur, it shall be immediately reported to GERMANTOWN.

5. Water Service Charges.

    a. GERMANTOWN and RICHFIELD have discussed and agree that the water rates, as set by the Public Service Commission (PSC) and agree that GERMANTOWN shall serve the RICHFIELD private industry user(s) as "Retail Customer(s)" rather than as "Wholesale Customer(s)". Those rates would be paid by the end-user(s) in the RICHFIELD Serviec Area. GERMANTOWN shall service the water line as well as routine/emergency maintenance. RICHFIELD customers shall pay the same connection charges as GERMANTOWN ratepayers.

b. The 2022 rate structure under this Agreement is set forth in Exhibit D attached hereto. The rates established are set to pay for the water service provided to the users in RICHFIELD for the operation and maintenance costs, including replacement fund expenses for GERMANTOWN'S system.

c. Changes to rates for service shall be as established in GERMANTOWN Municipal Code, which shall be on a reasonable and non-discriminatory cost of service basis.

d. The water user charge rate shall be determined as metered at the user's building and in accordance with the rate structure set forth in Exhibit D.

6. Connections

a. No permit for any additional connection to GERMANTOWN'S water system shall be issued without prior written notice to the GERMANTOWN. RICHFIELD agrees that it will ensure that no permits are issued for any improvement involving new connections to the water system unless the applicant first pays all applicable fees to GERMANTOWN, including impact fees according to GERMANTOWN'S water impact fee schedule, and the aforementioned written notice has been given to GERMANTOWN.

b. All installations of building connections shall be approved by GERMANTOWN'S designated inspector and installed by a licensed plumber. Upon issuance of an installation permit, GERMANTOWN'S inspector shall immediately forward a copy of the permit to RICHFIELD. In addition, GERMANTOWN'S inspector shall advise RICHFIELD by telephone of the location and date of construction of each lateral. This notification by GERMANTOWN to RICHFIELD shall be given no later than 24 hours prior to date of construction. GERMANTOWN may conduct spot inspections to determine compliance with GERMANTOWN requirements.

c. After each connection is completed, GERMANTOWN shall provide RICHFIELD with a compliance report certified by GERMANTOWN'S plumbing inspector that the connection was inspected and was made in accordance with all state and local regulations. All building connection laterals shall be installed by a plumber licensed by the State of Wisconsin. RICHFIELD shall have the right to inspect GERMANTOWN'S permit records to ensure compliance with this Agreement. RICHFIELD shall also have the right to inspect any work performed relating to water service connections. All connections to the system shall meet the requirements of Chapter 13 of the Municipal Code of GERMANTOWN and GERMANTOWN'S Standard Specifications.

d. RICHFIELD shall collect GERMANTOWN'S fees associated with building services and forward the fees promptly to GERMANTOWN.

E. BILLING DATES AND PROCEDURES FOR SEWER AND WATER - PAYMENT TERMS

1. GERMANTOWN, as a customer of MMSD, is providing wastewater treatment and collection operation and maintenance services and water service to the RICHFIELD Service Area and the users of those utilities shall be liable for payment for all charges relating to these services. GERMANTOWN shall bill the users for all charges on a cycle consistent with their billing of GERMANTOWN utility customers. All invoices shall be paid in full within their prescribed amount of time after the date of billing, and if not so paid, the account(s) shall be considered delinquent. Payments received by GERMANTOWN after said date may be subject to a late payment charge as determined by GERMANTOWN.

2. GERMANTOWN shall provide to RICHFIELD, on an annual basis prior to January 15 of each year, a customer-billing summary which indicates any changes to the number of customers being served by GERMANTOWN. RICHFIELD shall have the right to inspect GERMANTOWN'S customer billing records to ensure compliance with the Agreement.

3. RICHFIELD shall place delinquent charges on property tax bills at the request of GERMANTOWN. GERMANTOWN shall notify RICHFIELD of all delinquent bills on or before October 15, annually. RICHFIELD shall forward all collections on delinquent charges obtained through the tax bills to GERMANTOWN within 30 days of receipt.

4. To the extent it is deemed necessary by GERMANTOWN, RICHFIELD shall cooperate with GERMANTOWN in provided any disconnection notices that need to be provided to utility customers in RICHFIELD.

F. DISPUTES

1. At least sixty (60) days before initiating dispute resolution to enforce this Agreement, the party contemplating such dispute resolution shall so notify in writing the other party and request a meeting to discuss and resolve the matter in contention. Prior to initiating any dispute resolution, all outstanding charges due and owing shall be satisfied. The party receiving such notification shall make itself available at reasonable times and places for such discussions and attempted resolution. The parties represent that they will each make a good faith effort to resolve any disputes that may arise between them. This procedure for dispute resolution shall not apply to emergency or exigent circumstances.

2. Upon failure of either party to comply with the terms and provisions of this Agreement, or with any rules and regulations set forth by the Wisconsin Department of Natural Resources or United States Environmental Protection Agency or other authorities who have legal jurisdiction in these matters, the aggrieved parties may sue in any court of competent jurisdiction for declaratory judgment or other relief as may be provided by law. The prevailing party in any such litigation shall recover its reasonable attorney fees and costs from the other party.

3. The rights and obligations of RICHFIELD and its users shall include those set forth in Wis. Stat. § 66.0821.

G. PRIVATE WELL ESCROW

RICHFIELD shall establish an escrow in the amount of $50,000 which shall be used in the event that any private well within one-half (0.5) mile of GERMANTOWN'S new well number 12 experiences lowered water levels necessitating the deepening or replacement of the well and/or pump. The escrow funds shall be utilized to complete the work necessary. The escrow fund shall close upon the exhaustion of the escrow funds or the closure of RICHFIELD'S TID established for the Northeast Corridor, whichever comes first, and any remaining funds shall be returned to RICHFIELD.

H. EFFECTIVE DATE

The effective date of this Agreement shall be _____, 2022

I. TERM OF CONTRACT

This term of this contract shall run indefinitely.

J. EFFECT OF AGREEMENT

GERMANTOWN and RICHFIELD recognize that this Agreement is the product of a unique set of circumstances. Accordingly, it is mutually acknowledged that many of the provisions contained herein are unique unto themselves and should not be seen as precedent for any future agreement between GERMANTOWN and other entities.

K. SEVERABILITY

If a court of competent jurisdiction declares any clause, provision or section of this Agreement invalid, the invalidity of such clause, provision or section shall not affect the remaining provisions.

L. FORCE MAJEURE

If either party shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of strikes, lockouts, labor troubles, inability to procure material, failure of power, restrictive governmental laws or regulations, riots, insurrection, war or other reason of a like nature not the fault of the party, the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

M. NO THIRD-PARTY BENEFICIARIES

This Agreement is intended solely for the benefit of RICHFIELD and GERMANTOWN, and no third party (other than successors and permitted assigns) shall have any rights or

interest in any provision of this Agreement, or as a result of any action or inaction of the parties in connection therewith.

N. ENTIRE AGREEMENT; AMENDMENT

This Agreement contain the entire understanding of the parties with respect to the subject matter hereof. There are no restrictions, promises, warranties, covenants or undertakings other than those expressly set forth in this Agreement, and this Agreement supersedes all prior negotiations, agreements and undertakings between the parties with respect to the subject matter hereof. All Exhibits referenced herein are attached hereto and incorporated herein by this reference. No waiver, amendment, modification or variation in the terms of this Agreement shall be valid unless in writing and signed by both parties.

THIS AGREEMENT shall inure to the benefit of and be binding upon the Parties hereto and their respective successors and assigns, or such public boards committees, commissions or entities as shall succeed substantially to the rights, powers, and duties of the Parties hereto respectively.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of GERMANTOWN pursuant to a motion adopted by the Village Board on the _____ day of _____, 2022, and on behalf of RICHFIELD pursuant to a motion adopted by the Village Board on the _____ day of _____, 2022.

VILLAGE OF GERMANTOWN

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna Braunschweig, Village Clerk

APPROVED AS TO FORM:

_____
Brian C. Sajdak, Village Atorney

VILLAGE OF RICHFIELD

_____
John Jeffords, Village President

ATTEST:

_____
Jim Healy, Village Administrator/Clerk

EXHIBIT A

General Route Map

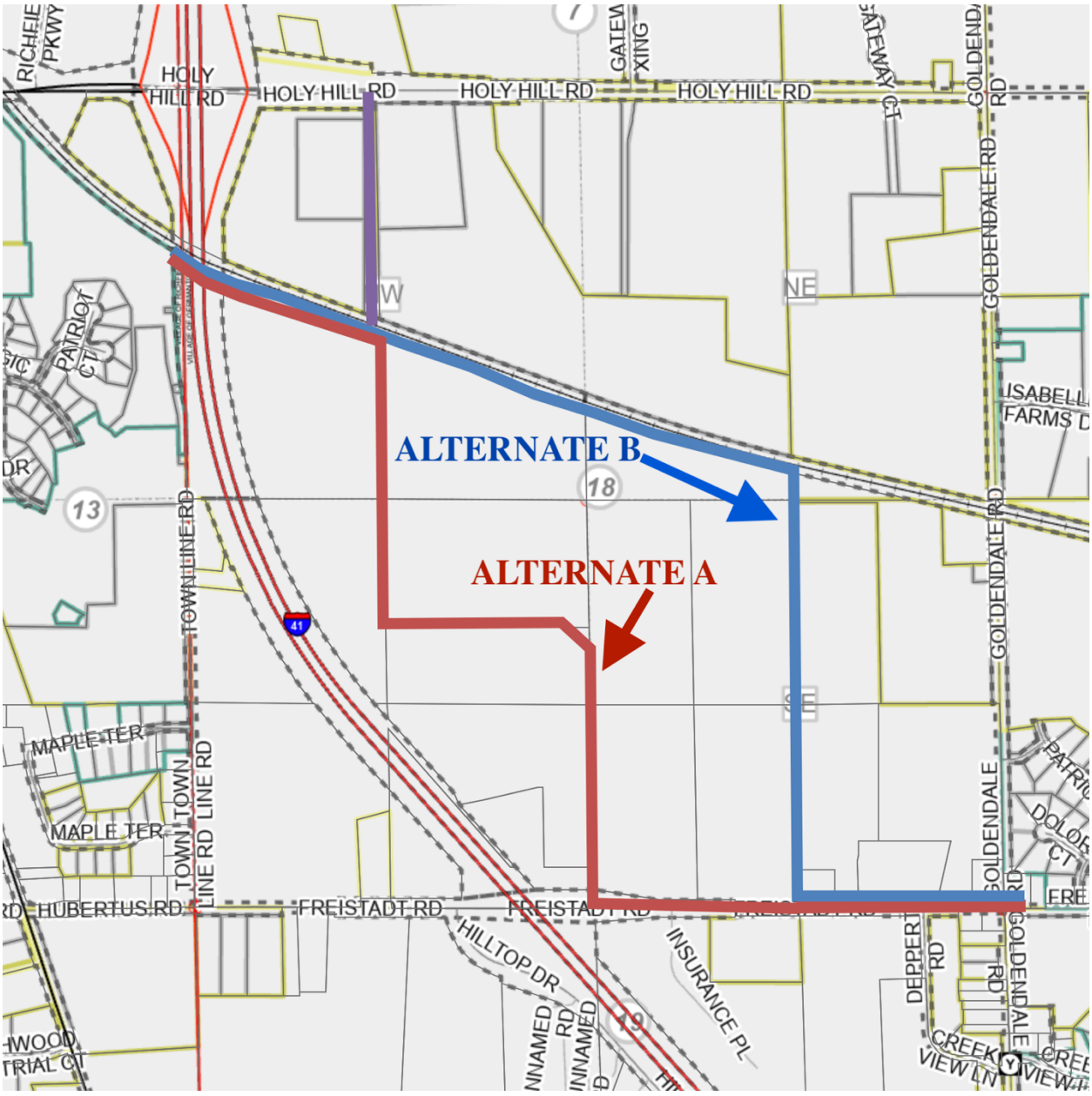


EXHIBIT B

RICHFIELD Service Area Map

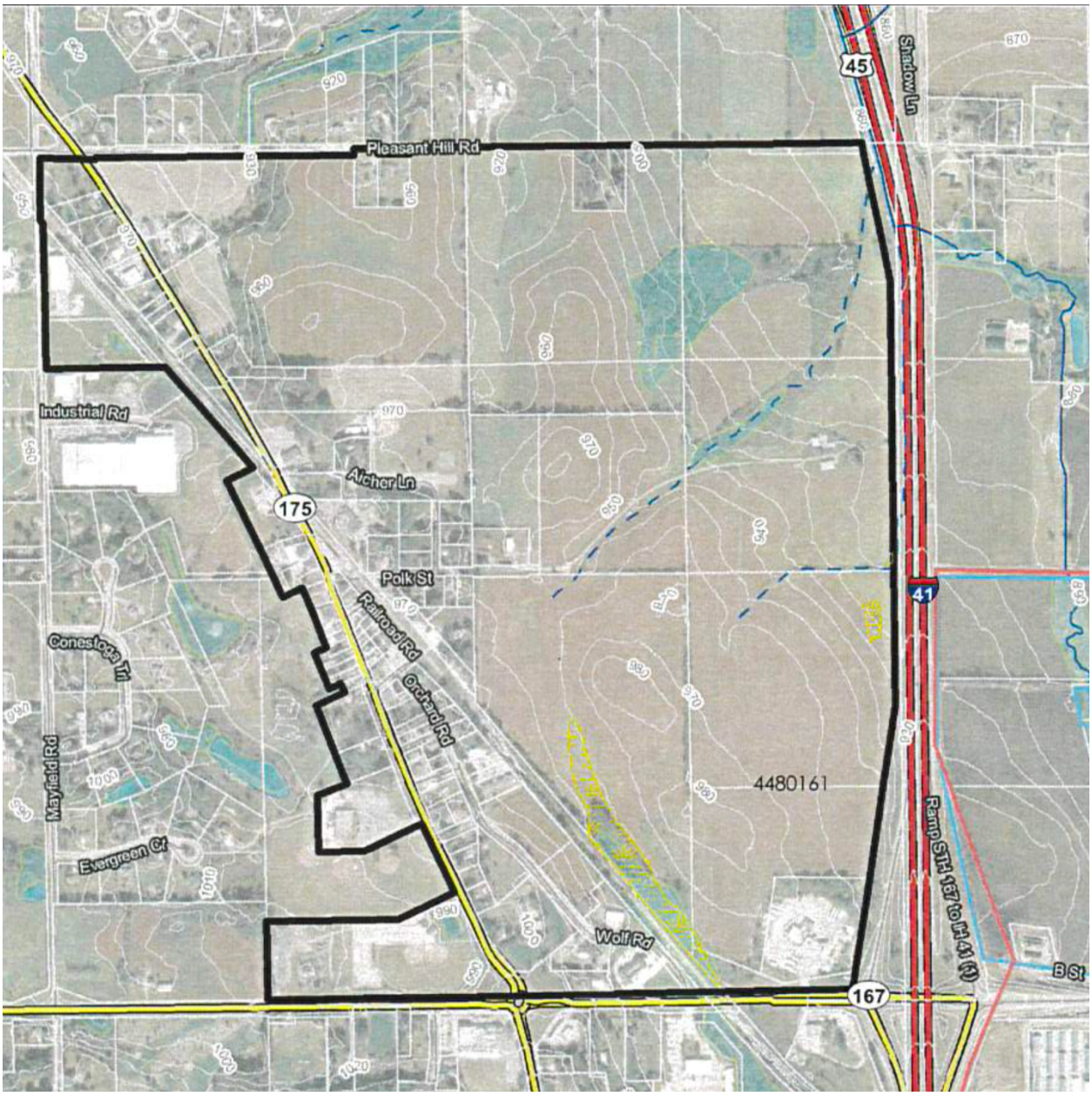


EXHIBIT C

Effective 12/15/2014 (1st Qtr 2015) - 10% increase

SEWER RATES

Quarterly Service Charge per Residential Dwelling Unit: $40.01/ea.

Quarterly Service Charge for all other classes: Commercial, Industrial & Public properties:

Meter Size	$ Amt	Meter Size	$ Amt
5/8"	$40.01	2"	$132.02
3/4"	$40.01	3"	$202.03
1"	$74.02	4"	$362.06
1 1/2"	$102.02	6"	$592.08

Plus Volume Charge:

$6.913 per 1,000 gallons of flow - Residential
$8.641 per 1,000 gallons of flow - Commercial, Industrial, Public

* Summer Sewer Billing Adjustment (1- & 2-Family Residences):

Sewer utility volumetric basis for 2nd or 3rd quarter = lesser of actual volume of water usage **OR** below calculated maximum:

$$\frac{\text{(4th Qtr + 1st Qtr Consumption)}}{(\ 2\ ) \text{ X } 1.15}$$

= maximum volume of water usage to be attributed to Sewer Utility billing for 2nd and/or 3rd qtrs

New Customers without prior histor of usage:

Actual usage **OR** Village average of 18,000 gallons, whichever is lesser amount

New Customers with only one full quarter of prior usage or partial quarters:

Partial 4th Qtr & Full 1st Qtr	=	1st Qtr Consumption + 15%
Partial 1st Qtr	=	18,000 gallon Village average

LATE FEE - 1.0% per month

RETURNED CHECK FEE - $20.00

EXHIBIT D

Water Rates

[See Attached]

Public Service Commission of Wisconsin

Germantown Water Utility

Public Fire Protection Service

Public fire protection service shall include the use of hydrants for fire protection service only and such quantities of water as may be demanded for the purpose of extinguishing fires within the service area. This service shall also include water used for testing equipment and training personnel. For all other purposes, the metered or other rates set forth, or as may be filed with the Public Service Commission shall apply.

Municipal Charge:
The annual charge for public fire protection service to the Village of Germantown shall be $537,000. The utility may bill for this amount in equal installments.

Direct Charges:
Under Wis. Stat. § 196.03(3)(b), the municipality has chosen to have the utility bill the remaining public fire protection service charge to the retail general service customers.

Quarterly Public Fire Protection Service Charges:

⅝ - inch meter:	$	2.13	3 - inch meter:	$	33.00
¾ - inch meter:	$	2.13	4 - inch meter:	$	54.00
1 - inch meter:	$	5.31	6 - inch meter:	$	108.00
1¼ - inch meter:	$	7.86	8 - inch meter:	$	171.00
1½ - inch meter:	$	10.65	10 - inch meter:	$	255.00
2 - inch meter:	$	18.00	12 - inch meter:	$	342.00

Customers who are provided service under Schedules Mg-1, Ug-1, or Sg-1 shall also be subject to the charges in this schedule according to the size of their primary meter. Customers who are provided service under Schedule Am-1 are exempt from these charges for any additional meters.

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Germantown Water Utility

Private Fire Protection Service - Unmetered

This service shall consist of permanent or continuous unmetered connections to the main for the purpose of supplying water to private fire protection systems such as automatic sprinkler systems, standpipes, and private hydrants. This service shall also include reasonable quantities of water used for testing check valves and other backflow prevention devices.

Quarterly Private Fire Protection Service Demand Charges:

2 - inch or smaller connection:	$	24.00
3 - inch connection:	$	40.00
4 - inch connection:	$	65.00
6 - inch connection:	$	130.00
8 - inch connection:	$	220.00
10 - inch connection:	$	300.00
12 - inch connection:	$	350.00
14 - inch connection:	$	486.00
16 - inch connection:	$	600.00

Billing: Same as Schedule Mg-1.

Public Service Commission of Wisconsin

Germantown Water Utility

General Service - Metered

Quarterly Service Charges:

⅝ - inch meter:	$	19.35	3 - inch meter:	$	141.00
¾ - inch meter:	$	19.35	4 - inch meter:	$	219.00
1 - inch meter:	$	32.28	6 - inch meter:	$	405.00
1¼ - inch meter:	$	44.04	8 - inch meter:	$	621.00
1½ - inch meter:	$	56.46	10 - inch meter:	$	909.00
2 - inch meter:	$	84.69	12 - inch meter:	$	1,200.00

Plus Volume Charges:

First	100,000	gallons used each quarter:	$4.15 per 1,000 gallons
Next	900,000	gallons used each quarter:	$3.60 per 1,000 gallons
Over	1,000,000	gallons used each quarter:	$3.03 per 1,000 gallons

Billing: Bills for water service are rendered quarterly and become due and payable upon issuance following the period for which service is rendered. A late payment charge of 1 percent per month will be added to bills not paid within 20 days of issuance. This late payment charge will be applied to the total unpaid balance for utility service, including unpaid late payment charges. The late payment charge is applicable to all customers. The utility customer may be given a written notice that the bill is overdue no sooner than 20 days after the bill is issued. Unless payment or satisfactory arrangement for payment is made within the next 10 days, service may be disconnected pursuant to Wis. Adm. Code ch. PSC 185.

Combined Metering: Volumetric meter readings will be combined for billing if the utility for its own convenience places more than one meter on a single water service lateral. Multiple meters placed for the purpose of identifying water not discharged into the sanitary sewer are not considered for utility convenience and shall not be combined for billing. This requirement does not preclude the utility from combining readings when metering configurations support such an approach. Meter readings from individually metered separate service laterals shall not be combined for billing purposes.

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

MEETING DATE: April 4, 2022

AGENDA ITEM: New Business

ITEM TITLE: 2022 Annual Road Improvement Project

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

SUMMARY EXPLANATION:

Staff advertised and received three (3) proposals for the 2022 Annual Road Improvement Project.

The three (3) proposals were received from the following:

	CONTRACTOR	BASE	ALT.	TOTAL
1)	Wolf Paving, Inc	$1,139,501.20	$329,426.20	$1,468,927.40
2)	Payne & Dolan, Inc	$1,144,375.10	$342,865.00	$1,487,240.10
3)	Stark Pavement Corp.	$1,260,426.35	$320,292.05	$1,580,718.40

Wolf Paving has been in the Asphalt Paving business for many years and has a very good reputation in the paving business. The subcontractors listed for this project are all qualified and known contractors.

The project was bid with a **Base bid** of Roads (Bonniwell Rd-CTH G – end; Holy Hill Rd-CTH G to end; Maple Rd-Holy Hill Rd-Rockfield Rd; Freistadt Rd RR Medians; Willow Creekway; Century Ln & Lovers Ln) AND **Alt Roads**; Fawn Ln-Maple Rd-end; Pheasant Ln-Country Air Dr – end; Woodside Acres)

Funding will be by account # 40-542-570-8810

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER XX

- Bid Summary

RECOMMENDATION:

Staff recommends Public Works and Highway Committee approve awarding the 2022 Annual Road Improvement Project to Wolf Paving in the amount of $1,468,927.40 and forward with a positive recommendation for award to Village Board.

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

MEETING DATE: April 4, 2022

AGENDA ITEM: New Business

ITEM TITLE: Mequon Road Street Lighting Replacement Project

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

SUMMARY EXPLANATION:

Staff advertised and received three (3) proposals for the Mequon Road Street Light Replacement Project.

The three (3) proposals were received from the following:

	CONTRACTOR	BID
1)	Wil-surge Electric, Inc	$298,874.34
2)	MP Systems	$351,236.60
3)	Outdoor Lighting Const. Co., Inc	$399,600.48

For this project the Village furnishing the Light Poles and Light Heads with the contractor supplying the remaining items such as wire, pull boxes and remaining misc. items.

Funding will be by account # 40-542-570-8850

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER XX

- Bid Summary

RECOMMENDATION:

Staff recommends Public Works and Highway Committee approve awarding the Mequon Road Street Lighting Replacement Project to Wil-surge Electric, Inc in the amount of $298,874.34 and forward with a positive recommendation for award to Village Board.