

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

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, June 6, 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 #: 2556 930 8888 Password: pZFCJM5478N 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=m6fb0e856efec8e877c5b214434c780f2>

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, June 6.

VII. CONSENT AGENDA:

A. Approval of Minutes May 16, 2022, Meeting.

B. Accounts payable/payroll:

1.	May 13, 2022	Accounts Payable	\$ 365,362.32
2.	May 20, 2022	Accounts Payable	\$ 115,131.73
3.	May 24, 2022	Payroll	\$ 229,153.83
4.	May 27, 2022	Accounts Payable	\$ 328,943.76
5.	June 3, 2022	Accounts Payable	\$ 50,990.71
6.	June 7, 2022	Payroll	\$ 357,833.45

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

C. America Rescue Plan Funding – Electronic Poll Books.

D. Vacation Policy.

The following items were forwarded from the **Public Works and Highway Committee** with a unanimous recommendation:

E. Resolution 24-2022, Resolution adopting the Compliance Maintenance Annual Report (CMAR).

F. Ordinance 10-2022, Creating Section 13.30 (7) Imposition of a Charge for Water Meter Replacement Non-Compliance.

G. Award Bid for Country Aire Drive Sanitary Sewer Water Main Extension to Kruczek Construction in an amount not to exceed, \$375,677.77

VIII. UNFINISHED BUSINESS

A. America Rescue Plan Funding – Village Employees.

B. Drake Encoder Cable Solution Update.

IX. PUBLIC HEARINGS:

A. Jon Weske, N104 W20255 Willow Creek Road. Variance request from Section 14.105(2) of the Village's Building Code to have a Solid Fuel-fired Heating Device in the Rs-4 Single-family Residential Zoning District

X. NEW BUSINESS:

A. Jon Weske, N104 W20255 Willow Creek Road. Variance request from Section 14.105(2) of the Village's Building Code to have a Solid Fuel-fired Heating Device in the Rs-4 Single-family Residential Zoning District.

B. Todd & Cindy Wetterau, Property Owners of 57.4 acres located on Fond du Lac Ave/STH145. **Ordinance 08-2022** Rezoning from A-1: Agricultural to A-2: Agricultural District and a 2-lot Certified Survey Map (CSM) to divide the 57.4-acre property

C. Keith & Carrie Ceman, Property Owners of W189 N12712 Deerwood Circle. **Ordinance 09-2022** Rezoning from Rs-2: Single-Family Residential to Rs-3: Single-Family Residential and a 2-lot Certified Survey Map (CSM) to divide the 3.4-acre property.

- D. Fireworks User Permit Application for Celebrate Germantown WI Inc., July 4, 2022, Firemen's Park, W162N11870 Park Avenue, Wolverine Fireworks Display.
- E. Fireworks User Permit Application for Dan Benning, July 30, 2022, 9 p.m., Homestead Hollow County Park, N120W19809 Freistadt Road, J&M Displays.
- F. Bramas Pizza extension of premise, Brama's Pizzeria LLC, Carrie Wegner, N116W12831 Elm Lane, d/b/a **Brama's Pizzeria**, N112W16700 Mequon Road, Coolers and bar area located on the West wall, rear of restaurant in locked storage room / office; parking lot area in front of restaurant.
- G. Denial of Operator License for Maria Guevara.
- H. Resolution 23-2022, Creating Tax Incremental District No. 9, Approving its Project Plan and Establishing its Boundaries.
- I. Special Committee Creation and Appointments for the purpose of updating the Village Elected Official Handbook.
- J. Engagement of a Communications Firm for Communications related to the Richfield Utilities Referendum.
- K. Batzner Pest Control Presentation - Bird Netting. Batzner Pest Control Bird Netting in an amount not to exceed, \$37,000.
- L. Annexation of Town of Germantown. Process of Annexation and Potential Policies.
- M. Discount Ramps Claim. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate.
- N. Acquisition of Property in the Area of the Intersection of Donges Bay and Wasaukee Roads for a new Department of Public Works Facility. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT:

The next regular meeting of the Village Board will be on Monday, June 20, 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
May 16, 2022**

CALL TO ORDER: The meeting was called to order at 7:08 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Trustee Kaminski called in via Webex. Also present: Administrator Kreklow (via Webex), Clerk Braunschweig, Director Retzlaff, Director Ratayczak, Associate Planner Zandt, Chief Snow, Superintendent Zimmerman, and Attorney Sajdak (via Webex).

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

Division Road will be closed between Revere Lane and Donges Bay will be closed due to construction. President Wolter commented on upcoming Maifest, May 20 and 21.

**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:

Tr. J. Miller reported that the Fourth of July meeting will be on May 24 at 6 pm. Saturday, May 21 from 10:30 – 12:30 ice cream social by the library to introduce the mobile library. Leadership Germantown 2022 completed its year.

- a. 2050 Plan participation at Maifest, May 20 and 21. Director Retzlaff came to the podium and encouraged board members to sign up to participate.
- b. 2050 Plan Open House, May 23. Director Retzlaff commented on an informal open house set up by Trustee District. Requesting the Trustees come as they are able to listen at tables.

Manager Hirn commented that there will be an event here next Thursday for High School Students interested in Local Government.

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

Gene and Nancy Wisch sent an email against the Intergovernmental Agreement with Richfield.

John Yatso sent an email against the Intergovernmental Agreement with Richfield.

Denise McKenzie sent an email against the Intergovernmental Agreement with Richfield.

Bill & Carol Schneider sent an email against the Intergovernmental Agreement with Richfield.

Julie Braun sent an email against the Intergovernmental Agreement with Richfield.

Jeff Braun, American Prosthetic Components, sent an email against the Intergovernmental Agreement with Richfield.

Chad Staszak sent an email against the Intergovernmental Agreement with Richfield.

Jeff Schleif, Washington County Board Chairman, sent an email supporting the Intergovernmental Agreement with Richfield.

Joe Liberatore, Midland Video, sent an email supporting the Intergovernmental Agreement with Richfield.

Amanda Reinemann sent an email against the Intergovernmental Agreement with Richfield and development.

Justin Newman sent an email supporting the Intergovernmental Agreement with Richfield.

Debra Raeck sent an email against the Intergovernmental Agreement with Richfield.

Mary Hudson an email against the Intergovernmental Agreement with Richfield requesting a referendum.

Mary Boettcher sent an email against the Intergovernmental Agreement with Richfield.

Scott Hoefy of Old Farm Road came to the podium requested a better environment and meeting order. President Wolter reported on the change order for the well depth at Village Board and Public Works. Scott Hoefy spoke against the Intergovernmental Agreement with Richfield.

Judy Kautz, of Meadow Lark Lane came to the podium with questions of rainwater run off and retention ponds and contamination. She commented on approximate costs to drill a new well. She commented on droughts and water levels in decline. She commented against the Intergovernmental Agreement with Richfield.

Charlie Hargan of Biscayne Drive came to the podium. He commented against the drilling of a shallow well and past history of shallow wells. He commented against the Intergovernmental Agreement with Richfield. He is in favor of a referendum.

Chris Yatchak of Brownstone Court came to the podium. On Monday, May 30 there will be a rifle salute with a short ceremony at the Veterans Memorial. After the ceremony there will be a lunch at the American Legion.

David Herman, Robin Hood Drive, came to the podium and spoke of wells. He commented against the Intergovernmental Agreement with Richfield.

Kim Loosburg, Edgewood Drive, Germantown. She commented on the lack of communication of the meeting. All meetings are on the website or posting areas. There have been articles in the newspaper.

Harry Wentworth of RobinHood Drive, Germantown. He commented against the Intergovernmental Agreement with Richfield.

Melanie Smythe of Cedar Lane came to the podium. She commented on her email questions. She commented against the Intergovernmental Agreement with Richfield.

Katie Kautz, Meadow Lark Lane, came to the podium and spoke of a referendum.

Tom Kempenski of Cedar Hill Lane. He commented to recognize residents have issues with shallow well. He spoke in favor of referendum. He commented to let Richfield pay for deep well.

CONSENT AGENDA:

- A. Approval of Minutes May 2, 2022, Meeting.
- B. Accounts payable/payroll:
 - 1. April 29, 2022 Accounts Payable \$ 796,148.77
 - 2. May 6, 2022 Accounts Payable \$ 88,680.79
 - 3. May 9, 2022 Accounts Payable \$ 1,787.77
 - 4. May 10, 2022 Payroll \$ 232,374.01

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

- C. Wisconsin Pollutant Discharge Elimination System, Municipal Separate Storm Sewer System, MS4 Permit.
- D. Fire Station Roof Replacement by Integrity Roofing an amount not to exceed, \$63,000.
- E. Fire Station Exterior Building Painting by MACORP in an amount not to exceed \$25,725.
- F. Library Fire Suppression Main-line Replacement by US Fire Protection in an amount not to exceed \$91,586.
- G. Remain in WisDOT Salt Bid Process for the 2022-2023 Winter Season.
- H. Budget Amendment for Wastewater Truck.

Motion (Meyers/Kaminski) to approved consent agenda items. Roll Call Vote carried unanimously.

UNFINISHED BUSINESS:

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

Clerk Braunschweig gave history to the motions up to this point.

Motion from the April 4, 2022, Village Board meeting:

Motion (Baum/R. Miller) to approve Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services. Amendment Motion (Myers/Neureuther) to allocate \$100,000 of reserves to cover the residential well of the areas impacted by the well number 12. Roll Call Carried, 6-3. Hudson, J. Miller, Pieper, voted no.

Motion to amend (Pieper/Kaminski) if the Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services passes with the \$200,000 escrow to then send it to referendum, and only pass if it passes with the referendum, with the November 8 Election. Discussion ensued of the timing for the November election due to the voter turn-out. Discussion ensued of the permanent nature of the decision. Motion for referendum failed. Baum, R. Miller, Myers, Neureuther, Wolter, voted no to the referendum.

Motion (Hudson/J. Miller) to table the item to the next Village Board meeting. Motion carried.

Motion (Pieper/Baum) to pull the item from the table. Motion carried. Hudson voted no.

Motion (Pieper/Hudson) Only approve the Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services by referendum on August Primary election. The Village adhere to the results of the referendum.

Discussion ensued of a higher turnout for the General election versus the Primary. The motion maker and seconder changed to the November General election.

Motion (Pieper/Hudson) Only approve the Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services by referendum on November 8 election. The Village adhere to the results of the referendum. Discussion ensued of communication from the Village. Motion carried 6-3. Baum, R. Miller, Myers, voted no.

There is an additional \$50,000 from Richfield in the escrow.

Motion (Pieper/Hudson) if the referendum passes, well #12 to be drilled deeper aquafer and to be paid for by the Village of Richfield. Discussion ensued to bring back after the referendum. Administrator Kreklow commented the item would have to go back to the DNR and PSC for approval. Motion withdrawn.

Discussion ensued of the reserves and do we need a policy on well protections. Can shut down the well but can still supply from current wells.

Original Motion as Amended:

Motion from the April 4, 2022, Village Board meeting:

Motion (Baum/R. Miller) to approve Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services.

Amendment Motion (Myers/Neureuther) to allocate \$100,000 of reserves to cover the residential well of the areas impacted by the well number 12. Roll Call Carried, 6-3. Hudson, J. Miller, Pieper, voted no.

Motion (Pieper/Hudson) Only approve the Intergovernmental Agreement with the Village of Richfield for Sewer and Water Services by referendum on November 8 election. The Village can adhere to the results of the referendum. Discussion ensued of communication from the Village. Motion carried 6-3. Baum, R. Miller, Myers, voted no.

Roll Call Vote Carried on the original motion as amended. R. Miller and Baum voted no.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

- A. Resolution 21-2022, Resolution Authorizing the First Supplement to the Trust Indenture and Bonds for Germantown Industrial Revenue Bonds, Series 2012 (Heather Lake LLC project).

Motion (Myers/R. Miller) to approve Resolution 21-2022, Resolution Authorizing the First Supplement to the Trust Indenture and Bonds for Germantown Industrial Revenue Bonds, Series 2012 (Heather Lake LLC project). Motion carried unanimously.

- B. Resolution 22-2022, Disallowing the Claim of Faith Journey Church, Inc. for Recovery of an Unlawful Tax

**Motion (Hudson/J. Miller) to approve Resolution 22-2022, Disallowing the Claim of Faith Journey Church, Inc. for Recovery of an Unlawful Tax.
Motion carried unanimously.**

- C. Construction Management Services for New Public Works Building by Moore Construction Services, in an amount of 2.25% of final building costs plus \$603,451 for general conditions.

Motion (Meyers/R. Miller) Construction Management Services for New Public Works Building by Moore Construction Services, in an amount of 2.25% of final building costs plus \$603,451 for general conditions.

Director Ratayczak came to the gave history to the item and introduced Graef.

Mike Paulus of Graef came to the podium. The site plan was shown. Discussion ensued of the recycle center to be circular for drop offs. The floodplain boundary was pointed out and shown. The recycle enter area was discussed.

Ryan Guetschow of Graef came to the podium and presented a video rendering of the building. The building is projected at 143,000 square feet. The floor plan was reviewed.

Mike Moore of More Construction Services came to the podium. He reported on the DPW Building Preliminary Budget Numbers. The market conditions are an unknown and they have used the middle numbers to be safe. Met with Stonecast to understand their backlog and to make sure they can provide the product. Reached out to several sub-contractors. Site

The insurance and performance bond was pointed out. Carrying a 10% contingency in the early design. Details such as the moving of the SCADA system was pointed out. The mechanics bay and lifts were discussed.

Director Ratayczak pointed out the need for the construction manager need to assist with supplies and orders. This enables early bid items and meet the bid requirements.

Motion carried. Baum voted no.

- D. Acquisition of Right of Way along Century Lane, The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or

negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Motion (Pieper/Meyers) to convene into closed session for item D. at 9:30 p.m. and to include the Village Board, Director Ratayczak, and Clerk Braunschweig. Roll Call Vote Carried.

Motion (Pieper/Myers) to convene into open session at 9:36 p.m. Motion carried unanimously.

Motion (Pieper/Baum) to proceed as discussed in closed session. Motion carried unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:37 p.m.

The next regular meeting of the Village Board will be on Monday, June 6, 2022, at 7:00 p.m.

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

**BUSINESS OF THE GENERAL GOVERNMENT AND FINANCE COMMITTEE AND
THE VILLAGE BOARD OF
GERMANTOWN, WI**

MEETING DATE: May 16, 2022

AGENDA ITEM: New Business

ITEM TITLE: Electronic Poll Books

SUBMITTED BY: Deanna Braunschweig

Electronic Poll Books or Badger Books are now an option for Election Day.

Badger Books are an electronic poll book system available in the State of Wisconsin. WEC provides the software to municipalities at no cost, but the municipality must purchase computer hardware used to run the system. The quotes before you today are for the electronic poll books at each district and absentee counting. The total is \$50,719. This includes 20 books. 19 regular books and one control book at each site. Resolution 12-2022, Allocation of America Rescue Plan Funding allocated \$45,000 to election equipment. The remaining \$5,719 would come from operational budget. The implementation is planned as 2023 as the equipment would not be available until that time and we would not start during a general election. However, if equipment becomes available prior to August; the vendor will advise for use at absentee counting.

The poll books allow for quicker voter check in and registration as the scanner is able to scan WI state issued ids or driver's licenses. There is no longer a need to split the poll books by alphabet. Fewer election inspectors are needed. Voters will be able to view their participation on Myvote much sooner as this is an upload of data rather than hand entry.

Badger Books are not connected to the internet. The Badger Books do connect to each other to update the electronic poll list. The network they use to communicate is either via an encrypted wireless router or a hardwired ethernet cable through a secure router that is not connected to the Internet. The voter list for each municipality that uses Badger Books is generated and downloaded by the municipal clerk prior to an election from Wisconsin's statewide voter database.

Following the election, the data is taken from the Badger Book and uploaded back into the statewide voter database. This data includes voter participation, Election Day Registration information, etc.

BUSINESS OF THE GENERAL GOVERNMENT & FINANCE COMMITTEE

MEETING DATE: May 16, 2022
PLACEMENT: New Business
ITEM TITLE: Vacation Policy Clarification
SUBMITTED BY: Erin M. Hirn, Support Services Manager

SUMMARY EXPLANATION:

This policy change recommendation is being made to clarify the process of vacation accruals. The accruals will initiate when an individual is hired and will show on their paychecks as they earn the vacation instead of at the beginning of each year. Once the new Tyler Munis financial software is implemented, we will change how vacation is viewed. If approved, HR staff will implement a process over the next 6 months to update staff on their accrued vacation bank. Instead of seeing it all at once at the beginning of the year, it will be viewed similar to sick leave, which is also displayed as it's earned. This will benefit future retirement/resignation discussions by giving the employees a clear understating of their current vacation amounts. Also, the rollover option will be replaced by a max accrual which will consist of total accrual plus 40 hours.

A letter will be sent to each employee effected by this change. Here are two examples of how this process will work:

Anniversary date prior to July 5th: An employee was hired on 4/10/17. The employee was given 80 hours of vacation on Jan 1st, 2022 which was from time accrued from 4/10/2021 to 4/10/2022 as well as carried over 24 hours of vacation from 2021 which was accrued from 2019-2021. An additional 15.385 hours of vacation will be given for 5 payrolls (4/26-6/21/22). Beginning on the 7/5/22 payroll, the employee will start earning 3.077 hours per payroll.

Anniversary date post July 5th: Employee was hired on 11/14/16. The employee will begin to accrue vacation hours on the 12/6/22 payroll. The accrual rate will be 4.615 per pay period based on the employee hitting the 7-year mark on 11/14/23.

Current Policy

VACATION

All regular full-time employees, (see exception below), are eligible for vacation as such:

After one (1) year of service 10 working days
After seven (7) years of service 15 working days
After fifteen (15) years of service 20 working days
After twenty (20) years of service 25 working days

Part-time employees who work more than 24 hours per week, or at least 1248 hours per year are eligible for vacation on a pro-rated basis starting and capped at (2) two weeks for all employees hired after January 2016.

Years of service are calculated on the basis of an employee's anniversary date of employment. Breaks in continuous service of two weeks or more of unpaid time will not be a part of any vacation accrual. An employee who terminates employment prior to completing one year of continuous service shall not be eligible for any payment of accrued vacation. Vacation time must be taken in the year in the calendar year in which it is allotted. However, up to five (5) days of vacation may be carried over.

Revised Policy

VACATION

All regular full-time employees, (see exception below), are eligible for vacation as such:

Years of Service	Vacation Days (up to a maximum earned per year)	Vacation hours (up to a maximum earned per year)	Accrual Rate (Hrs/PP)
0-6 full years of service	10 work days	80 hours	3.077
7-14 full years of service	15 work days	120 hours	4.615
15-19 full years of service	20 work days	160 hours	6.154
20+ full years of service	25 work days	200 hours	7.692

Vacation is earned by anniversary and will start accruing the day of hire and be calculated according to the chart above, prorating the first accrual based on start date and on a per pay period basis thereafter. No vacation time is accrued during pay periods where the employee uses unpaid leave for the full pay period. Employees may request to use unaccrued vacation during the course of the year. It is possible that an approved vacation request could create a “negative” balance – where an employee requests more hours than they have accrued at the current time. In those situations, that employee is responsible for repayment of any paid vacation hours, should they subsequently leave employment or fail to accrue vacation before those used hours are accrued.

(Exception) Part-time employees who work more than 24 hours per week, or at least 1248 hours per year are eligible for vacation on a pro-rated basis starting and capped at (2) two weeks for all employees hired after January 2016.

For all employees, vacation will have a capped accrual of the maximum vacation hours plus 40 hours. If an employee is to reach the capped amount, no further vacation will be accrued until some vacation is used. Once some vacation has been used, the vacation accrual will continue on the next pay period.

At retirement or separation of employment with the Village, the eligible employee will be paid out the vacation they have accrued. The accrual rates have been determine using the following formula: ***Annual Hour Allotment/26 payperiods x # of pay periods from anniversary to retirement/termination date.***

Example:

Employee Abbie was hired on January 10th and her first paycheck is February 1st. On that first paycheck, she will see that she accrued 3.077 hours. After 1 year of service, this will come out to 80 hours. This will continue until the day she either resigns or retires at which point the hours documented on her time sheet will accurately state the hours she will be paid out on her last paycheck.

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

MEETING DATE: June 1st, 2022

AGENDA ITEM: New Business

ITEM TITLE: Resolution Adopting 2021 Compliance Maintenance Annual Report
(CMAR)(DNR)

SUBMITTED BY: Timothy K. Zimmerman – Wastewater Superintendent

SUMMARY EXPLANATION:

I am presenting for your review the 2021 CMAR (Compliance Maintenance Annual Report). This requirement went into effect on January 1, 2006 as part of the renewal of our WPDES (Wisconsin Pollutant Discharge Elimination System) General Permit under the authority of Chapter 283, Wisconsin Statutes and the requirements of Ch. NR 208 Wisconsin Administrative Code. The report must be accepted by resolution by the governing body (Village Board) before submission to the Department of Natural Resources.

ATTACHMENT: ORDINANCE_____ RESOLUTION X OTHER X

RECOMMENDATION:

It is my recommendation to send forward to the Village Board the 2021 CMAR and adopt its results by resolution of the full Village Board.

COMMITTEE ACTION:

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

STATE OF WISCONSIN
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

RESOLUTION NO. 24-2022

A RESOLUTION ADOPTING THE 2020 WISCONSIN POLLUTION DISCHARGE ELIMINATION
SYSTEM COMPLAINT MAINTENANCE ANNUAL REPORT

WHEREAS, by the action taken in Resolution NO. 24-2022, the Village is a participant in the Wisconsin Pollutant Discharge Elimination System (“WPDES”) program; and

WHEREAS, participants in the WPDES program are required to renew their General Permits issued under that program; and

WHEREAS, the permit renewal requires the Village to complete and submit a Compliance Maintenance Annual Report (“CMAR”); and

WHEREAS, the Village’s Public Works Committee reviewed the attached CMAR report and forwarded the same to the Village Board with a recommendation for adoption; and

WHEREAS, the Village Board having reviewed the same concurs with the recommendation of the Public Works Committee.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, Wisconsin, do hereby adopt the attached Compliance Maintenance Annual Report.

BE IT FURTHER RESOLVED that the Village Wastewater Superintendent is hereby directed and authorized to include the attached CMAR in the Village’s application for the renewal of its WPDES General Permit.

Introduced by Trustee:

Adopted: June 6, 2022

Vote: Ayes: _____ Nays: _____ Absent: _____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunchweig, WCMC/CMC
Village Clerk

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 2021

Financial Management

1. Provider of Financial Information

Name:

Timothy Zimmerman

Telephone:

262-253-7765

(XXX) XXX-XXXX

E-Mail Address
(optional):

tzimmerman@germantownwi.gov

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

● Yes (0 points) ☐

○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?
Year:

2021

● 0-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A (private facility)

2.3 Did you have a special account (e.g., CFWP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

● Yes (0 points)

○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year:

2021

● 1-2 years ago (0 points) ☐

○ 3 or more years ago (20 points) ☐

○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR

\$ 377,715.00

3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)

+ \$ 6,339.00

3.2.3 Adjusted January 1st Beginning Balance

\$ 384,054.00

3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)

+ \$ 53,699.00

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 2021

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*)

- \$ 0.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year

\$ 437,753.00

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

None

3.3 What amount should be in your Replacement Fund? \$ 125,000.00

0

Please note: If you had a CWFPP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

● Yes

○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

● Yes - If Yes, please provide major project information, if not already listed below. ☐ ☐

○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Private property I/I remediatio	375000	2023
2	48" Interceptor Rehabilitation 7240 lin. ft. 2022 cost 2.576 million	2576000	2022
3	Removal of Lift 2	400000	2024

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 8

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 **2021**

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	48,160	
February	58,280	
March	48,046	
April	108,318	
May	50,432	
June	45,894	
July	49,156	
August	41,073	
September	45,848	
October	41,339	
November	40,084	
December	43,720	
Total	620,350	0
Average	51,696	0

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☒ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

☒ No

☐ Yes

Year:

By Whom:

Describe and Comment:

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 **2021**

6.4 Future Energy Related Equipment 6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations? Replace light fixtures with LED as needed.	
--	--

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 2021

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ☒ Yes
- ☐ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ☒ Yes
- ☐ No (30 points)
- ☐ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

- ☒ Comply with the conditions of the WPDES permit
- ☒ Minimize the occurrence of preventable overflows
- ☒ Minimize the life cycle ownership costs of the collection system assets
- ☒ Improve or maintain the level of customer service
- ☒ Improve or maintain system reliability
- ☒ Reduce the potential threat to human health from sewer overflows
- ☒ Provide adequate capacity to convey peak flow
- ☒ Manage infiltration and inflow

Did you accomplish them?

- ☒ Yes
- ☐ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)] ☐ ☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Chapter 13 Municipal Code

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2003-01-01

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection
- ☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 **2021**

☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)] ☐ ☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☒ Others:

<https://www.germantownwi.gov/DocumentCenter/View/74/Village-of-Germantown---Development-Handbook>

<https://www.germantownwi.gov/DocumentCenter/View/3639/Sanitary-Manhole-and-Sampling-Manhole-Detailed>

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)] ☐ ☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)] ☐ ☐

☒ Special Studies Last Year (check only those that apply):

- ☒ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Management Plan (SECAP)
- ☒ Lift Station Evaluation Report
- ☐ Others:

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	23	% of system/year
Root removal	0	% of system/year
Flow monitoring	100	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	5.6	% of system/year
Manhole inspections	9.41	% of system/year
Lift station O&M	210	# per L.S./year

Manhole
rehabilitation

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 2021

Mainline rehabilitation	0.010	% of manholes rehabbed
Private sewer inspections	0	% of sewer lines rehabbed
Private sewer I/I removal	0	% of system/year
River or water crossings	0	% of private services
	100	% of pipe crossings evaluated or maintained
Please include additional comments about your sanitary sewer collection system below:		

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

27.22	Total actual amount of precipitation last year in inches
34.89	Annual average precipitation (for your location)
108.9	Miles of sanitary sewer
8	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
3	Number of basement backup occurrences
1	Number of complaints
3.001	Average daily flow in MGD (if available)
4.024	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.03	Basement backups (number/sewer mile)
0.01	Complaints (number/sewer mile)
1.3	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **

Date	Location	Cause	Estimated Volume
None reported			

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

5.1 Was infiltration/inflow (I/I) significant in your community last year?

- ☐ Yes
☒ No

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 **2021**

If Yes, please describe: 5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year? ☐ Yes ☒ No If Yes, please describe: 5.3 Explain any infiltration/inflow (I/I) changes this year from previous years: I/I is trending down due to manhole rehab and mainline grouting, and less over all precipitation 5.4 What is being done to address infiltration/inflow in your collection system? On going manhole rehab, mainline pipe evaluations, PP I/I program through MMSD	
---	--

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	A

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 2021

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			4	16
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:

A = Voluntary Range (Response Optional)

B = Voluntary Range (Response Optional)

C = Recommendation Range (Response Required)

D = Action Range (Response Required)

F = Action Range (Response Required)

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: Reporting For:
5/24/2022 2021

Resolution or Owner's Statement

Name of Governing
Body or Owner:

Germantown Village Board

Date of Resolution or
Action Taken:

2022-06-06

Resolution Number:

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4.00

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

MEETING DATE: June 6, 2022

AGENDA ITEM: New Business

ITEM TITLE: An Ordinance Creating Section 13.30(7) of the Germantown Municipal Code Relating to the Imposition of a Charge for Water Meter Replacement Noncompliance

SUBMITTED BY: Timothy Zimmerman – Wastewater Superintendent

SUMMARY EXPLANATION:

The Water Utility, through a contract with PMI, is replacing 2,900 water meters this year. The Water Utility has divided this project into 5 zones and to date has completed all voluntary replacements in zones 1 and 2. The Water Utility has begun to issue disconnection notices in zones 1 and 2 where properties have not completed their replacement.

The Wastewater Utility has 101 customers that receive bills based on a meter on their private wells. The Sewer Utility currently has 2 customers in Zone 1 that have not responded to 3 mailings and a notification of disconnection. The Sewer Utility is in a tough situation since, unlike the Water Utility, it is not as simple as turning off a valve to disconnect the sewer only customer. While the Wastewater Utility could utilize inspection warrants and court orders to seek to have the meters replaced (the “hammer” approach), staff is instead proposing a “carrot and stick” approach to this situation. Staff is recommending a \$250.00 per quarter noncompliance charge for noncompliance with the meter replacement program. If after the noncompliance charge is levied, a property comes into compliance with their meter within the next billing quarter, the charge will be waved. Example: a charge is levied on Q2 bill; property comes into compliance before the end of Q3; charge is waived. If levied in Q2, and not in compliance by the end of Q3, the charge stands and an additional \$250.00 fee for non-compliance is added on. This allows for a customer a 3-month window to become compliant.

ATTACHMENT: ORDINANCE X RESOLUTION OTHER

RECOMMENDATION:

It is staffs recommendation to adopt the ordinance authorizing a noncompliance charge of \$250.00/Qtr. for water meter replacement program non-compliance and forward the same onto the Village Board with a positive recommendation.

COMMITTEE ACTION:

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

STATE OF WISCONSIN

VILLAGE OF GERMANTOWN

WASHINGTON COUNTY

ORDINANCE NO. 10-2022

AN ORDINANCE CREATING SECTION 13.30(7) OF THE
GERMANTOWN MUNICIPAL CODE RELATING TO THE IMPOSITION OF
A CHARGE FOR WATER METER REPLACEMENT NONCOMPLIANCE

WHEREAS, the Village Board previously adopted Chapter 13.30 which establishes sewer service charges for customers of the Germantown Sewer Utility; and

WHEREAS, the Village Board desires to impose an additional charge for those sewer-only customers who fail to comply with water meter replacement programs;

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

SECTION I

Section 13.30(7) of the Germantown Municipal Code is created to read as follows:

(7) **Water-Meter Replacement Non-Compliance Charge.** Any user of the sewer system that has installed the water meter required under sub. (1) because they procure any part or all of their water from sources other than the Water Utility shall participate in any water meter replacement program conducted by the Water Utility. Any such user that fails to participate in a water meter replacement program after written notice shall pay a charge in the amount of \$250 in each quarter that the property remains in non-compliance with the replacement program. After a quarterly charge is added to a user's account, such charge will be waived if the user brings the property into compliance within the following quarter. Nothing in this section shall prevent the Village from enforcing compliance with this subchapter as provided under sec. 13.52 or as otherwise provided by law.

SECTION II

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

SECTION III

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

SECTION IV

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

Introduced by Trustee: _____

Adopted: June 6, 2022

Vote:

Ayes: _____

Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna Braunschweig, Village Clerk

APPROVED AS TO FORM:

Brian C. Sajdak, Village Attorney

Published:

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

MEETING DATE: June 1st, 2022

AGENDA ITEM: New Business

ITEM TITLE: Award Contract – Country Aire Drive Sanitary Sewer & Water Main Extension

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

SUMMARY EXPLANATION:

The Country Aire Drive Sanitary Sewer and Water Main Extension Project was advertised for bids which were received and read on May 12, 2022. The bid also included some culvert replacement that will be part of the reconstruction of Country Aire Dr later this summer and storm sewer for the sidewalk extension to be paid by Neumann Development as part of their obligation of their Development Agreement for the Wrenwood Development. Five (5) bidders responded to the advertisement all with qualified and accepted bids.

The bids received are as follows:

- | | |
|------------------------------|--------------|
| • Kruczek Construction, Inc; | \$357,777.77 |
| • Vinton Construction; | \$370,650.75 |
| • Super Excavators, Inc; | \$388,000.00 |
| • Globe Contractors, Inc; | \$433,033.00 |
| • Mid-City Corporation; | \$755,730.00 |

The engineer's estimate was \$400,000.00.

Engineering Staff have reviewed the bids and recommends the contract be awarded to Kruczek Construction. The project will be paid by the Wastewater Utility, Water Utility, 2022 Road Improvement Project and Neumann Development.

ATTACHMENT: ORDINANCE _____ RESOLUTION _____ OTHER __ xx __

- Bid Tabulation

RECOMMENDATION:

Staff recommends awarding the contract to Kruczek Construction in the amount of \$357,777.77. In addition, staff is requesting a 5% contingency or \$17,900.00 be included in the recommendation for award. Therefore, the total amount requested for award is \$375,677.77.

COMMITTEE ACTION:

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

Country Aire Drive Water and Sewer Extension (#8183582)

Owner: Village of Germantown

raSmith Project Number: 1191221

Bid Opening: 05/12/2022 10:00 AM CDT

				Kruczek Construction Inc.		Vinton Construction Company		Super Excavators, Inc.		Globe Contractors, Inc.		Mid City Corporation	
Item No.	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
Section 1: Sanitary Sewer													
1	10" PVC SDR-35 Sanitary Sewer (Open Cut with Granular Backfill)	LF	839	\$169.50	\$142,210.50	\$205.45	\$172,372.55	\$206.00	\$172,834.00	\$194.00	\$162,766.00	\$410.00	\$343,990.00
2	6" PVC SDR-35 Sanitary Laterals (3)	LF	179	\$110.75	\$19,824.25	\$113.40	\$20,298.60	\$130.00	\$23,270.00	\$120.00	\$21,480.00	\$235.00	\$42,065.00
3	48" Sanitary Manhole	VF	19	\$700.01	\$13,300.19	\$712.60	\$13,539.40	\$400.00	\$7,600.00	\$700.00	\$13,300.00	\$1,250.00	\$23,750.00
4	Traffic Control	LS	1	\$30,419.19	\$30,419.19	\$1,480.00	\$1,480.00	\$3,516.00	\$3,516.00	\$6,000.00	\$6,000.00	\$8,500.00	\$8,500.00
	Section 1 Subtotal:				\$205,754.13		\$207,690.55		\$207,220.00		\$203,546.00		\$418,305.00
Section 2: Water Main													
5	12" C-900 Water Main	LF	120	\$196.00	\$23,520.00	\$213.75	\$25,650.00	\$365.00	\$43,800.00	\$320.00	\$38,400.00	\$450.00	\$54,000.00
6	12" Gate Valves	EA	1	\$4,400.00	\$4,400.00	\$4,056.00	\$4,056.00	\$4,200.00	\$4,200.00	\$4,800.00	\$4,800.00	\$5,000.00	\$5,000.00
7	Hydrant Assembly (Includes hydrant, 6" valve and 6" pipe)	EA	1	\$8,000.00	\$8,000.00	\$7,976.00	\$7,976.00	\$10,000.00	\$10,000.00	\$9,000.00	\$9,000.00	\$15,000.00	\$15,000.00
	Section 2 Subtotal:				\$35,920.00		\$37,682.00		\$58,000.00		\$52,200.00		\$74,000.00
Section 3: Storm Sewer													
8	15" CMP Culvert	LF	50	\$102.00	\$5,100.00	\$253.00	\$12,650.00	\$130.00	\$6,500.00	\$296.00	\$14,800.00	\$175.00	\$8,750.00
9	60" RCP Culvert	LF	50	\$460.00	\$23,000.00	\$533.60	\$26,680.00	\$450.00	\$22,500.00	\$1,100.00	\$55,000.00	\$1,875.00	\$93,750.00
10	12" HDPE Storm Sewer	LF	6	\$204.50	\$1,227.00	\$115.00	\$690.00	\$100.00	\$600.00	\$108.00	\$648.00	\$175.00	\$1,050.00
11	18" HDPE Storm Sewer	LF	272	\$94.00	\$25,568.00	\$87.90	\$23,908.80	\$115.00	\$31,280.00	\$110.00	\$29,920.00	\$200.00	\$54,400.00
12	24" HDPE Storm Sewer	LF	271	\$109.00	\$29,539.00	\$99.40	\$26,937.40	\$130.00	\$35,230.00	\$120.00	\$32,520.00	\$225.00	\$60,975.00
13	15" CMP Flared End Section	EA	2	\$232.00	\$464.00	\$455.00	\$910.00	\$160.00	\$320.00	\$400.00	\$800.00	\$500.00	\$1,000.00
14	18" HDPE Flared End Section	EA	1	\$450.00	\$450.00	\$666.00	\$666.00	\$500.00	\$500.00	\$699.00	\$699.00	\$750.00	\$750.00
15	24" HDPE Flared End Section	EA	1	\$575.00	\$575.00	\$917.00	\$917.00	\$650.00	\$650.00	\$900.00	\$900.00	\$1,000.00	\$1,000.00
16	60" RCP Flared End Section	EA	2	\$7,777.77	\$15,555.54	\$6,885.00	\$13,770.00	\$2,500.00	\$5,000.00	\$11,000.00	\$22,000.00	\$10,000.00	\$20,000.00
17	Concrete Inlet	EA	1	\$3,300.00	\$3,300.00	\$3,205.00	\$3,205.00	\$2,500.00	\$2,500.00	\$3,000.00	\$3,000.00	\$3,500.00	\$3,500.00
18	Storm Manhole (Nyloplast)	EA	2	\$4,000.00	\$8,000.00	\$5,272.00	\$10,544.00	\$5,600.00	\$11,200.00	\$6,000.00	\$12,000.00	\$6,000.00	\$12,000.00
19	Medium Rip Rap with Type HR Fabric	CY	5	\$65.02	\$325.10	\$80.00	\$400.00	\$150.00	\$750.00	\$150.00	\$750.00	\$250.00	\$1,250.00
20	Lawn Restoration	SY	250	\$12.00	\$3,000.00	\$16.00	\$4,000.00	\$23.00	\$5,750.00	\$17.00	\$4,250.00	\$20.00	\$5,000.00
	Section 3 Subtotal:				\$116,103.64		\$125,278.20		\$122,780.00		\$177,287.00		\$263,425.00
	Base Bid Total:				\$357,777.77		\$370,650.75		\$388,000.00		\$433,033.00		\$755,730.00

BUSINESS OF THE GERMANTOWN VILLAGE BOARD

MEETING DATE: June 6, 2022

PLACEMENT: Old Business

ITEM TITLE: Essential Worker ARPA Bonus

SUBMITTED BY: Erin M. Hirn, Support Services Manager

SUMMARY EXPLANATION:

This document was reviewed by the Village Board and sent back to General Government and Finance to include those who had retired (15 total) during the Covid time period. After prorating the amount to those that retired the total requested is still under the amount already approved by the board to be utilized for essential worker bonus through ARPA funding at a total of **\$231,586**. There will be an addition \$17,717 for payroll tax making the ending amount at **\$249,303**.

Employee Tier	Full Time	30 hours a week	20-30 hours a week	10-20 hours a week	5-10 hours per week	11/2020 Election	Retired since 3/1/2020
Amount per Employee	\$1,500	\$1,000	\$750	\$500	\$250	11/3/20 \$100 In-Person Absentee Assistance \$250	Varies
# of Employees	115	4	12	13	65	110	15
Total	\$172,500	\$4,000	\$9,000	\$6,500	\$16,250	\$12,600	\$10,736

BUSINESS OF THE GERMANTOWN VILLAGE BOARD

MEETING DATE: June 6, 2022

PLACEMENT: Consent

ITEM TITLE: Cable Updates

SUBMITTED BY: Erin M. Hirn, Support Services Manager

SUMMARY EXPLANATION:

For the past few months, we have been speaking to Spectrum regarding upgrading our current cable setup from an old fiber optic silver bar to a Drake Encoder. At our first discussion, it was explained that this could take up to five months and would cost about \$5,000. An employee from Capital Data and I sat down with our Spectrum Representatives to discuss this issue and have now accelerated this project. I have now authorized and returned the PEG Video Questionnaire which will ignite the next step which will be a curbside or desktop site survey from Spectrum to be completed. Once this is complete, Spectrum will submit a request to Spectrum's Engineering Department to develop equipment costs which I would then submit to GGF if needed. An agreement would then be put in place and validated by our attorney. Once this has been submitted, a project manager will be assigned for the implementation process.

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: June 6, 2022

AGENDA ITEM: Public Hearing & New Business

ITEM TITLE: Jon Weske, Property Owner - N104 W20255 Willow Creek Road;
Variance Request from Section 14.105 of the Village Building Code
Regarding a Solid Fuel-Fired Heating Device in an Rs-4: Single-Family
Residential Zoning District

SUBMITTED BY: Jeff Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Weske owns a .72-acre residential parcel located at W104 N20255 Willow Creek Road in an Rs-4: Single-Family Zoning District. In January 2022, Weske was issued a code violation notice regarding the installation and use of a solid fuel-fired heating device (i.e. outdoor wood furnace) on property in an Rs-4: Single-Family District in violation of Building Code Section 14.105.

As provided under Section 14.105(3), Weske has filed an appeal to the Village Board for the following variances to allow the continued use of the pre-existing outdoor wood furnace:

- Variance One. Section 14.105(2)(a) to allow the pre-existing outdoor wood furnace to remain on the property in an Rs-4 District
- Variance Two. Section 14.105(2)(d)2.a. to allow the pre-existing outdoor wood furnace to be located as close as 2 feet to the east side property line (a variance of 23 feet from the 25' minimum required);
- Variance Three. Section 14.105(2)(d)2.c. to allow the pre-existing outdoor wood furnace to be located as close as 19 feet to the nearest structure (a variance up to 6 feet from the 25' minimum required);
- Variance Four. Section 14.105(2)(d)2.d. to allow a chimney height of 11.5 feet (a variance of 3.5 feet from the 15' minimum required); and
- Variance Five. Section 14.105(2)(d)2.e. to allow a chimney that cannot withstand winds up to 90 mph (the owner does not know what the performance rating is for the pre-existing furnace).

The Village Board can grant any or all of the variances requested by Weske if the Board determines that “...*extraordinary hardship will occur from the enforcement of this local ordinance...*” and that the variances are necessary to “...*afford substantial justice, provided that [the variances] will not have the effect of nullifying the intent and purpose of this local ordinance*”.

Therefore, an appropriate motion would be as follows:

RECOMMENDED MOTION:

Based on the property owner's application and evidence and testimony received during the public hearing, I move that the Village Board find that:

1. Enforcement of Section 14.105 in this case WILL (or WILL NOT) create an extraordinary hardship;
2. The variances requested ARE (or ARE NOT) necessary to afford the property owner substantial justice; and
3. The variances requested ARE (or ARE NOT) consistent with and further the intent and purpose of Building Code Section 14.105.

Use "WILL" and "ARE" to **GRANT** any or all of the variances requested;
Use "WILL NOT" and "ARE NOT" to **DENY** any or all of the variances.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including the variance appeal application filed by Weske, photos of the property, and a detailed explanation in a Staff Memorandum dated June 6, 2022, are included in the PDF digital file distributed by the Village Clerk.



Planning Department

Jeffrey W. Retzlaff, AICP

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

MEMORANDUM

TO: Village Board

FROM: Jeff Retzlaff, Zoning Administrator/Village Planner

DATE: June 6, 2022

RE: Variance Appeal; Jonathan & Laura Weske, Property Owners
W104 N20255 Willow Creek Road

Background

The Weske's own a .72-acre residential parcel located at W104 N20255 Willow Creek Road. It is located in an Rs-4: Single-Family Zoning District. In January 2022, Weske was issued Code Violation Notice #2022-01-01 (copy attached) regarding the following Building Code & Zoning Code violations found to exist on the property:

1. Installation of and building setbacks for a solid fuel-fired heating device (i.e. outdoor wood furnace) on property in an Rs-4: Single-Family Residential Zoning District (Building Code Section 14.105);
2. Exceeding the maximum number of accessory buildings allowed in the Rs-4 District (Zoning code Section 17.41);
3. Exceeding the maximum total area allowed for accessory buildings in an Rs-4 District (Zoning Code Section 17.41); and
4. Exceeding the number of attached garages allowed in an Rs-4 District (Zoning Code Section 17.41).

As an alternative to removing the outdoor wood furnace, the accessory buildings and the attached garage to resolve these code violations, Weske is appealing for variances from the Building and Zoning Code requirements in order to keep all of the "illegal" structures. If variances are not granted, the structures will have to be removed.

Code Violations

Zoning Code (Section 17.41)

With regard to the detached accessory building and attached garage violations summarized under #2, #3 and #4 above, Weske has filed an appeal to the Board of Zoning Appeals (BOZA) for variances from Section 17.41 according to standard procedure. Therefore, the only code violation and variance appeal the Village Board has to deal with is the Building Code violation summarized under #1 above and explained in greater detail below.

Building Code (Section 14.105)

To address the outdoor furnace violation (#1 above), Weske has filed an appeal to the Village Board for variances from Section 14.105 of the Building Code. It is important to point out that variance appeals from the Building Code or actions by the Building Inspector are typically handled by the BOZA. However, when Section 14.105 of the Building Code regulating "solid fuel-fired

heating devices” was adopted in 2005, it was adopted with a specific provision that allows a property owner to apply to the Village Board for a variance:

14.105(3) VARIANCE. Where the Village finds that extraordinary hardship will occur from the enforcement of this local ordinance, upon application to the Village Board, said Village Board may vary the regulations contained herein to afford substantial justice, provided that such variation will not have the effect of nullifying the intent and purpose of this local ordinance.

A complete copy of Section 14.105 is attached as an exhibit to this memo.

Variances Requested (Five total)

Section 14.105(2)(a) of the Building Code provides that solid fuel-fired heating devices (hereafter referred to as an “outdoor wood furnace”) can be installed/used on property in only the following Zoning Districts:

1. A-1: Agricultural (35-acre minimum parcel size)
2. A-2: Agricultural (10-acre minimum parcel size)
3. Rs-1: Single-Family (5-acre minimum parcel size)
4. Rs-2: Single-Family (2-acre minimum parcel size)

As mentioned previously, the Weske property is located in an Rs-4: Single-Family District.

Weske installed his existing outdoor wood furnace back in 2005 without a building permit but prior to Section 14.105 being adopted. Although the Village did not start regulating outdoor wood furnaces until after Weske installed his furnace, Section 14.105(2)(e) requires all “*existing outdoor solid fuel heating devices not permitted must comply with this code*”.

Consequently, Weske is seeking the following variance:

Variance One. Section 14.105(2)(a) to allow the pre-existing outdoor wood furnace to remain on the property in an Rs-4 District

In addition, because the outdoor furnace was installed in violation of some of the “substantive requirements” under Section 14.105(2)(d), Weske is also seeking the following additional variances:

Variance Two. Section 14.105(2)(d)2.a. to allow the pre-existing outdoor wood furnace to be located as close as 2 feet to the east side property line (a variance of 23 feet from the 25’ minimum required);

- Variance Three. Section 14.105(2)(d)2.c. to allow the pre-existing outdoor wood furnace to be located as close as 19 feet to the nearest structure (a variance up to 6 feet from the 25' minimum required);
- Variance Four. Section 14.105(2)(d)2.d. to allow a chimney height of 11.5 feet (a variance of 3.5 feet from the 15' minimum required); and
- Variance Five. Section 14.105(2)(d)2.e. to allow a chimney that cannot withstand winds up to 90 mph (the owner does not know what the performance rating is for the pre-existing furnace).

Action Required

Similar to a typical Zoning Code variance appeal before the BOZA, the Weske variance appeal is subject to a public hearing. A public hearing notice has been published, posted and sent to adjacent property owners. Following the public hearing,

As set forth under 14.105(3), the Village Board can grant any or all of the variances requested by Weske if the Board determines that “...*extraordinary hardship will occur from the enforcement of this local ordinance...*” and that the variances are necessary to “...*afford substantial justice, provided that [the variances] will not have the effect of nullifying the intent and purpose of this local ordinance*”.

Therefore, an appropriate motion would be as follows:

RECOMMENDED MOTION:

Based on the property owner's application and evidence and testimony received during the public hearing, I move that the Village Board find that:

1. Enforcement of Section 14.105 in this case WILL (or WILL NOT) create an extraordinary hardship;
2. The variances requested ARE (or ARE NOT) necessary to afford the property owner substantial justice; and
3. The variances requested ARE (or ARE NOT) consistent with and further the intent and purpose of Building Code Section 14.105.



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

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

January 14, 2022

Jonathan & Laura Weske
W104 N20255 Willow Creek Road
Colgate, WI 53017

RE: Code Violation Notice #2022-01-01; Violation of the Building Code
W104N20255 Willow Creek Road; Parcel ID# GTNV 322-984

Mr. & Mrs. Weske:

While in the neighborhood recently, Village Staff observed a solid-fuel heating unit in operation on your property. The purpose for the attached notice and this letter is to inform you that you/your property appear to be in violation of the Village Municipal Code as stated in Code Violation Notice #2022-01-01 (copy enclosed) and summarized below:

1. Section 14.105 Solid Fuel-Fired Heating Devices on a residential property located in a Rs-4: Single-Family Zoning District. Solid Fuel-Fired Heating Devices are allowed only in the A-1, A-2, Rs-1 & Rs-2 Zoning Districts (see copy of Section 14.105 enclosed).

Please be advised that, as stated in Code Violation Notice #2022-01-01, you are directed to contact the Planning & Zoning Department no later than February 1, 2022 to discuss what actions are necessary to bring the property into Zoning Code compliance.

Village staff also observed as many as four (4) accessory structures and two (2) attached garages on your property. Our records do not indicate that permits were obtained for any of these buildings and the Rs-4 Zoning District within which your property is located only allows one (1) accessory building and one (1) attached garage (see Section 17.41 or the Village Code enclosed). We would like to discuss this with you as well, so we understand why there are four (4) accessory structure and two (2) attached garages on your property.

Please be advised that, in the event you do not contact the Planning & Zoning Department as set forth in the Code Violation Notice, the Village may proceed with the issuance of a municipal citation and/or take other enforcement action(s) provided within the Village Code that may be necessary to correct violation.

If you feel this notice has been issued in error, or, if you have any questions or concerns regarding this matter, please feel free to contact me at (262) 250-4735.

Respectfully,

Emily Zandt, AICP
Associate Planner/Zoning Administrator

Copies: Village Attorney

Village of

Germantown
Willkommen

NOTICE OF VILLAGE CODE VIOLATION

GERMANTOWN VILLAGE HALL • N112 W17001 MEQUON ROAD, GERMANTOWN, WI 53022

PROPERTY / OWNER INFORMATION

VILLAGE ONLY

N104 W20255 Willow Creek Rd GTNV 322-984
Property Address or Location Parcel ID#
Weske, Jonathan + Laura
Owner/Occupant/Tenant
N104 W20255 Willow Creek Rd
Mailing Address
Colgate, WI 53017
Mailing Address

REF#: 2022-01-01
ISSUE DATE: 1/14/2022

ORDINANCE / CODE VIOLATION DESCRIPTION

NOTICE IS HEREBY GIVEN THAT AN APPARENT VIOLATION OF ONE OR MORE OF THE FOLLOWING PROVISIONS OF THE VILLAGE OF GERMANTOWN CODE OF ORDINANCES WAS OBSERVED ON THE PROPERTY.

ORDINANCE VIOLATED / SECTION

See Back for Additional Information and Definitions

DESCRIPTION OF VIOLATION

☐ See Attached Diagram / Photos

- | | |
|-------------|--|
| Sec. 10 | ☐ Public Nuisance |
| Sec. 10.065 | ☐ Property Maintenance |
| Sec. 10.03 | ☐ Noxious Weeds |
| Sec. 14.05 | ☐ Building Permit |
| Sec. 17.07 | ☐ Zoning/Occupancy Permit |
| Sec. 17.46 | ☐ Temporary Signs/Size |
| Sec. 14.105 | ☒ Other |

Solid Fuel-fired Heating
Device within R-4
Single-Family Zoning District

COMPLIANCE REQUIRED

YOU ARE REQUIRED TO TAKE THE FOLLOWING ACTION(S) TO CORRECT THE VIOLATION(S) AND COMPLY WITH THE SPECIFIC CODE PROVISION(S) ON OR BEFORE THE COMPLIANCE DATE NOTED BELOW. FAILURE TO CORRECT THE VIOLATION(S) BY THE COMPLIANCE DATE MAY RESULT IN THE ISSUANCE OF A MUNICIPAL CITATION, FORFEITURES, ABATEMENT ACTION, COST RECOVERY BY THE VILLAGE AND/OR COURT ORDER REQUIRING COMPLIANCE.

COMPLIANCE DATE

2/1/2022

Contact the Planning & Zoning
Department to discuss plan
for code compliance

☒ Please contact the Village Official listed below to discuss the violation(s) and additional actions or requirements needed to correct the violation(s) and comply with the code provision(s) listed above.

VILLAGE OFFICIAL ISSUING NOTICE

☒ Zoning Administrator (262) 250-4735

☐ Building Inspector (262) 250-4760

SIGNATURE

Emily Zandt

DATE

1/14/2022

WHITE COPY - Property Owner

YELLOW COPY - Village Official

14.105 - SOLID FUEL-FIRED HEATING DEVICES. (Cr. Ord. #30-05)

(1) **DEFINITIONS.**

- (a) Solid Fuel-Fired Heating Device means any equipment, device or apparatus, or any part thereof, which is installed, affixed or situated outdoors for the primary purpose of combustion of fuel to produce heat or energy used as a component of a heating system providing heat for any interior space or water source.
- (b) Stacks or Chimneys means any vertical structure enclosing a flue or flues that carry off smoke or exhaust from a solid fuel fired heating device; especially that part of such structures extending above a roof.

(2) **REGULATIONS FOR SOLID FUEL-FIRED HEATING DEVICES.**

- (a) Solid fuel-fired heating devices are allowed only in A-1, A-2, Rs-1 and Rs-2 Zoning Districts.
- (b) All solid fuel devices installed within the Village limits are required to meet emission standards currently required by the Environmental Protection Agency (EPA). Emission standards currently required by the EPA are hereby adopted by reference together with any amendments or modifications made to them in the future.
- (c) All outdoor devices shall be installed, operated and maintained in strict conformance with the manufacturer's instructions and the regulations promulgated hereunder. In the event of a conflict, the regulations promulgated hereunder shall apply unless the manufacturer's instructions are stricter than the regulations promulgated hereunder, in which case the manufacturer's instructions shall apply.
- (d) Substantive requirements. All outdoor devices shall be installed, operated and maintained pursuant to the following conditions:
 - 1. *Fuel.* Fuel shall be only natural untreated wood or wood specifically permitted by the manufacturer. The following fuels are strictly prohibited:
 - a. Non-wood products.
 - b. Kerosene.
 - c. Garbage.
 - d. Painted wood or treated wood.
 - e. Any other items not specifically allowed by the manufacturer or this provision.
 - 2. *Chimney Heights and Fuel Device Location.*
 - a. 25 feet from nearest side or rear property line.
 - b. 100 feet from any road.
 - c. 25 feet from any structure.
 - d. 15 feet minimum chimney height.
 - e. Chimney shall be supported to withstand winds up to 90 miles per hour.
- (e) Existing outdoor solid fuel heating devices not permitted must comply with this code.
- (f) Permits.
 - 1. *[Required.]* No person shall allow, maintain or use an outdoor wood furnace in the Village of Germantown without first having obtained a permit from the Village Building Inspector on the forms prescribed by such official. Permit fee per schedule.
 - 2. *Violations.* A permit may be suspended in the event the owner fails to comply with this ordinance.
 - 3. *Penalty.* Any person who constructs, erects, or fails to remove, replace, or modify any outdoor solid fuel-fired heating device that does not meet the requirements of this ordinance shall forfeit \$25.00 per day for each day the noncomplying unit remains on the premises.

- (3) **VARIANCE.** Where the Village finds that extraordinary hardship will occur from the enforcement of this local ordinance, upon application to the Village Board, said Village Board may vary the regulations contained herein to afford substantial justice, provided that such variation will not have the effect of nullifying the intent and purpose of this local ordinance.

- (4) **CONNECTION TO PLUMBING SYSTEMS.** If the unit is providing hot water for domestic use, a plumbing permit is required. The Wisconsin State Plumbing Code shall be adhered to.

- (5) **ELECTRICAL PERMIT.** An electrical permit may be required.

NOTICE OF PUBLIC HEARING

VILLAGE OF GERMANTOWN

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Village Board of Trustees, Village of Germantown, WI:

Germantown Village Hall Board Room
N112 W17001 Mequon Road
Germantown WI 53022

Date and Time: **MONDAY, JUNE 6, 2022 – 7:00 P.M.**

THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Jon Weske, property owner, N104W20255 Willow Creek Road, Colgate, who is requesting a variance from Section 14.105(2)(b) of the Village's Building Code to have a Solid Fuel-fired Heating Device in the Rs-4 Single-family Residential District and Section 14.105(2)(d)2.(a., c., d., & e.) to reduce the minimum setback from the nearest side property line from 25 feet to 2 feet; to reduce the minimum setback from any structure from 25 feet to 19 feet; to reduce the minimum chimney height from 15 feet to 11.5 feet; and to modify requirement e. *Chimney shall be supported to withstand winds up to 90 miles per hour.*

A copy of the application and supporting documents are on file in the Clerk's office and available for public inspection during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices at

<https://www.germantownwi.gov/>

Citizens wishing to submit any public comments may do so by sending them by email to: comments@germantownwi.gov no later than 4:00 pm on the meeting date listed above.

Dated this 10th day of May 2022.

Village Clerk

Published: May 18 and May 25



Village of



Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION



\$570

Date Paid: _____ Received by: _____

VILLAGE BOARD VARIANCE REQUEST

Pursuant to Section 14.105(3) of the Municipal Code

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

1

APPLICANT OR AGENT

Jon Weske
1104 W20255 Willow Creek Rd.
Colgate WI 53017

PROPERTY OWNER

Same

Phone (414) 218-0862

Phone ()

E-Mail weskeservices@gmail.com

E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

1104 W20255 Willow Creek Rd.
Colgate WI 53017

3

VARIANCE REQUEST (attach additional pages as necessary)

Describe the requested variance(s): Section 14.105(2)(d)(2)(a-e)

Solid fuel Heating Device. Request variance for.
2. Chimney height & Fuel Device location.
a. 25 Feet from nearest side yard or property line.
b. 100 Feet from any road. c. 25 Feet from any structure
d. 15 Feet minimum chimney height. e. chimney shall be support of wind to 90 mph
Explain how the variance, IF granted, will not negatively impact your neighbors or the community at large:
a variance if granted for the above items will not negatively impact my neighbors or the community at large because there is no more smoke generated than from an in door wood heating source and neighboring houses are too far for an adverse effect. Existing unit has been in place as is performing correctly for 17 years without

incident or complaint. Does not obstruct or limit use of any neighboring property at all. Similar units are in use up same road.

4

SUPPORTING DOCUMENTATION:

Include in your application additional documentation that supports your request (i.e. a site plan of the subject property, images, records, etc.)

5

READ AND INITIAL THE FOLLOWING:

I understand that the Village Board is under no obligation to grant a variance to the requirements listed in Section 14.105 of the Village Building Code.

☐ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request.

6

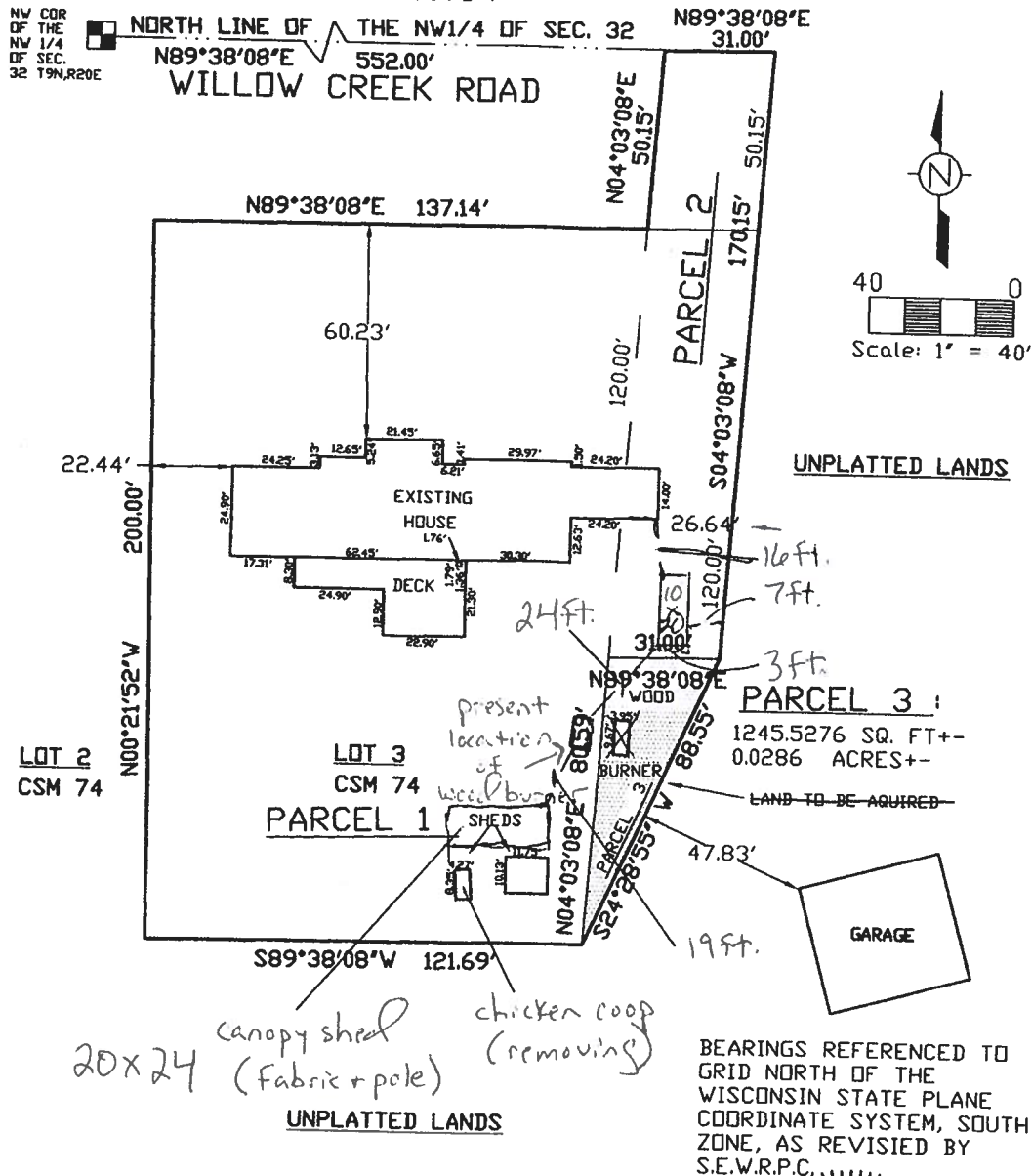
SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant John W. L. L. Date 5-2-22 Owner John W. L. L. Date 5-2-22

PLAT OF SURVEY

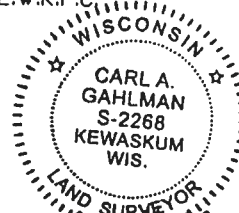
LOT (3) OF CERTIFIED SURVEY MAP NO. 74, RECORDED IN THE WASHINGTON COUNTY REGISTRY ON JULY 18, 1966 IN VOLUME 1 OF CERTIFIED SURVEY MAPS ON PAGES 117-118, AS DOCUMENT NO. 287612 AND BEING A PART OF THE NW1/4 OF THE NW1/4 OF SECTION 32, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN. PARCELS 2&3: THAT PART OF THE NW1/4 OF THE NW1/4 OF SEC. 32, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

(cont. on sheet two of two sheet's)



Front right of way to solid fuel burner is 140 ft.

Distance to East side yard is 2 ft
Existing chimney height - 11'6"



OWNER: JONATHAN A. & LAURA A. WESKE
N104 W2055 WILLOW CREEK ROAD
COLGATE, WI. 53017

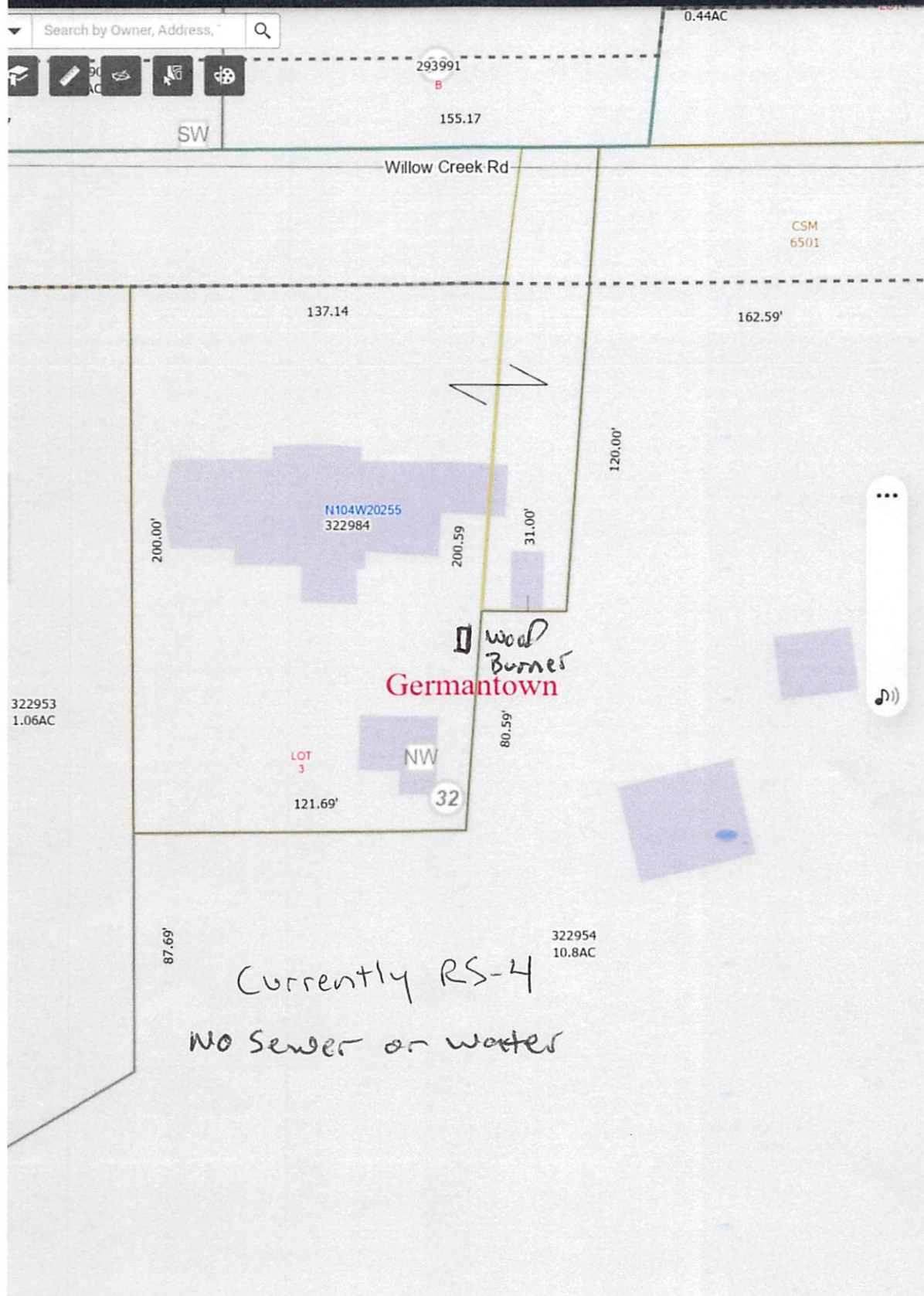
Carl A. Gahlman
CARL A. GAHLMAN R.L.S.

THIS IS AN ORIGINAL PRINT ONLY IF SEAL IS IMPRINTED IN RED.

I have surveyed the above property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all structures thereon, fences, apparent easements, roadways, and visible encroachments.

This survey is made for the exclusive use of the present owner of the property; also those who purchase, mortgage, or guarantee the title thereto, within one year from the date hereof.

THIS INSTRUMENT WAS DRAFTED ON 12-28-2011 BY CARL A. GAHLMAN, R.L.S. 569 WASHINGTON CT., KEWASKUM, WISCONSIN, 53040















BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: June 6, 2022

AGENDA ITEM: New Business [REZONING ORDINANCE & CERTIFIED SURVEY MAP]

ITEM TITLE: Todd & Cindy Wetterau, Property Owners of 57.4 acres located on Fond du Lac Ave/STH145. Application to Rezone from A-1: Agricultural to A-2: Agricultural District and a 2-lot Certified Survey Map (CSM)

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:

Todd & Cindy Wetterau, property owners of 57.4 acres located on Fond du Lac Avenue/STH 145 are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning to re-divide the land into two parcels, one north and the other south of STH 145, for future small-scale agricultural/hobby farm or residential use (no development is proposed at this time).

This property is designated as “Agricultural/Conservation Residential” on the 2020 Land Use Plan Map. The proposed division and rezoning request are consistent with this designation.

After the Plan Commission meeting on May 9, it was revealed by the surveyor that a series of quit claim deeds making “lot line adjustments” were recently recorded that affect the boundary of the Wetterau property and abutting parcels. However, only the Wetterau property is subject of this CSM and rezoning application. Since the Subdivision & Platting Code requires all lot line adjustments to be approved and recorded through the Village’s CSM process (and NOT by quit claim deed), further revisions to this CSM, as well as, other rezoning and CSM applications by other abutting owners may be required.

Therefore, in addition to the Plan Commission recommendation and conditions of approval (see below), Staff recommends that this CSM not be recorded until the lot line adjustment issues have been resolved and the CSM revised correctly as needed.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) subject to the following (4) conditions:

1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.
2. A wetland delineation shall be conducted with the wetland boundary and 25’ wetland setback shown on the CSM prior to recording.

3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.
4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:
 - a. Holy Hill Road 50' feet south of the section/center line;
 - b. Lovers Lane 40' north of the section/center line;
 - c. Fond du Lac Ave/STH145 50' north & south of the section/center line

ADDITIONAL STAFF RECOMMENDED CONDITION (discussed above):

5. All lot line adjustments affecting this property and subject of previously recorded quit claim deeds shall be resolved, and, this CSM revised as necessary to accurately reflect said lot line adjustments prior to recording the CSM.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including the rezoning and CSM applications, 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. 08-2022

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

Todd and Cindy Wetterau, Property Owners

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the A-2: Agricultural Zoning District for the property located on Fond du Lac Avenue/STH 145 as described below:

Part of the NE ¼ and SE ¼ of the NW ¼ of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the North Quarter corner of said Section 16; thence S 01 °33'55" E, along the east line of said NW ¼ 2,664.82 feet to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW ¼, 1,289.82 feet to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01 °56'52" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01 °51'03" W, on a line agreed to by the two owners, 1,127.96 feet to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE ¼ of the NW ¼, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. STH 145, formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington county Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N01 °18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 ¼ inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No.1540238, 16.06 feet, to the intersection of the west line of the E ½ of said NE ¼ of the NW ¼ ; thence N 01 °34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW ¼ ; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning. Containing 57.4420 acres (2,502, 173 square feet) more or less.

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

PLAN COMMISSION MINUTES

May 9, 2022

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

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid and Tony Laszewski were in attendance. Commissioner Bob Williams was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140W17938 Cedar Lane - gave suggestions on how to conduct the 2050 Plan meetings.
- Trustee Baum said he received questions asking what would be discussed tonight on the 2050 Plan and stated he would table the item if any decisions were going to be made tonight.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from April 25, 2022.

MOTION carried unanimously.

Village of Germantown-Proposed Creation of Tax Increment District No. 9-Boundaries and Project Plan. Director Retzlaff summarized the proposal. Phil Cosson, Ehlers reviewed the project plan. Commissioner Nilles said he noticed some numbers had changed from what was in the plan. Mr. Cosson explained the changes were due to changing interest rates.

Public hearing opened at 7:06 pm.

- Trustee Jan Miller, W151 N10297 Windsong Circle, asked if there was an incentive program for other TID districts and how many were utilized.

Public Hearing closed at 7:11 pm.

MOTION Baum second Shadid to Approve TID #9 as presented including the resolution and boundaries, amount dollars and timeframe.

MOTION carried unanimously.

Todd and Cindy Wetterau - property owners, are requesting approval of a rezoning application and 2-lot certified survey map to redivide 57.4 acres on Fond du Lac Avenue. Director Retzlaff summarized the proposal.

Public hearing opened at 7:14 pm.

- Todd Roskopf, N124 W18325 Lovers Lane asked if small lots could be proposed in the future and if the zoning changed again would notice be sent to the neighbors if that happened. Director Retzlaff explained the property has the potential to be divided further and that the neighbors would be notified if and when that would happen.

Public hearing closed at 7:17 pm.

MOTION Baum second Shadid to Approve rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) for the Todd & Cindy Wetterau and Kyle Wurster property on Fond du Lac Ave/STH145 subject to the following conditions:

- 1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.**
- 2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.**
- 3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.**
- 4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:**
 - a. Holy Hill Road 50' feet south of the section/center line;**
 - b. Lovers Lane 40' north of the section/center line;**
 - c. Fond du Lac Ave/STH145 50' north & south of the section/center line**

MOTION carried unanimously.

Keith and Carrie Ceman - W189 N12712 Deerwood Circle, property owners of a 3.4-acre lot are seeking approval of a 2-lot certified survey map and a rezoning of proposed lot 2 from Rs-2: Single-family to Rs-3 Single family. Associate Planner Zandt summarized the proposal.

Public hearing opened at 7:23 pm

- Adam Forstner, W190 N12705 Deerwood Circle, spoke in favor of the proposal.
- Ryan Giesen, N127 N18880 Dandee Drive, spoke in favor of the proposal.
- Dan Rothe, N127 W18933 Dandee Drive, spoke in favor of the proposal.

Public hearing closed at 7:26 pm.

MOTION Baum second Shadid to Approve the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

- 1. All technical issues and plan correction identified by the Village's engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.**

MOTIN carried unanimously.

Chili's Restaurant - N96 W18640 County Line Road. The property owner has submitted plans for a façade update to the existing building. Associate Planner Zandt summarized the proposal.

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

5/9/22 Plan Commission Meeting

Todd & Cindy Wetterau / Kyle Wurster

Village Planner Report

Germantown, Wisconsin

Summary

Todd & Cindy Wetterau and Kyle Wurster, property owners, are requesting approval of a rezoning application and 2-lot certified survey map (CSM) to redivide 57.4 acres of land on Fond du Lac Ave/STH145 ½ mile west of Division Road.

Location: Vicinity of W180 N12500 Fond du Lac Ave/STH 145

Applicant/

Property Owners: Todd & Cindy Wetterau Kyle Wurster
W204 N12541 Goldendale W204 N12541 Goldendale Road
Richfield, WI Richfield, WI

Existing Zoning: A-1: Agricultural

Proposed Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural (T. Germantown)	n/a
South	Agricultural	A-1
East	Agricultural/Residential	A-2/Rs-1
West	Agricultural	A-1

Location Map



Proposal/Background

Todd & Cindy Wetterau and Kyle Wurster, property owners, are requesting approval of a rezoning application and 2-lot certified survey map (CSM) to redivide 57.4 acres of land on Fond du Lac Ave/STH145 ½ mile west of Division Road.

The 54 acres contains three (3) separate undeveloped parcels. One parcel currently straddles Fond du La Ave/STH145. The new owners want to re-divide the land into two parcels for future small-scale agricultural/hobby farm or residential use (no development is proposed at this time).

CSM

As shown in the preliminary CSM, Lot 1 will be 23.6 acres and Lot 2 will be 30.7 acres. Additional right-of-way is required to be dedicated along Holy Hill Road (50 feet), along Lovers Lane (40 feet) and Fond du Lac Ave/STH145 (50 feet).

Rezoning

Rezoning of the property from the current A-1: Agricultural District to the A-2: Agricultural District is required (each parcel less than 35 but more than 10 acres).

Staff Comments

The proposed rezoning and division is consistent with the "Agricultural/Conservation Residential" classification on the 2020 Land Use Plan map.

Because proposed Lot 2 contains a significant amount of wetland, a wetland delineation will be conducted with the final boundary and 25' wetland setback shown on the CSM (prior to recording). Similarly, soil tests are being conducted with final results required before final recording of the CSM.

The Public Works Department contracted engineer responsible for reviewing the CSM for code compliance has not yet completed a technical review of the CSM. Once provided, all technical corrections will need to be corrected prior to recording the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Todd & Cindy Wetterau and Kyle Wurster property on Fond du Lac Ave/STH145 subject to the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.
2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.

-
3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.
 4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:
 - a. Holy Hill Road 50' feet south of the section/center line;
 - b. Lovers Lane 40' north of the section/center line;
 - c. Fond du Lac Ave/STH145 50' north & south of the section/center line



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

collaborāte / formulāte / innovāte

May 6, 2022

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

SUBJECT: Wetterau/Wurster CSM Review

Certified Survey Map

Applicant or Owner: Todd & Cindy Wetterau / Kyle Wurster

Land Surveyor/Firm: Donald J. Thoma / Accurate Surveying & Engineering, LLP

1. Current setback lines need to be mapped.
2. Label the 66' and 33' ROW dedications along STH 145 on the map.
3. Label the south line of the NW $\frac{1}{4}$.
4. Surveyor's Certificate should state "That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."
5. A Mortgage Certificate should be included, if applicable.

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

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, PLS
Senior Vice President



Village of



Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 3/14/22

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

TODD + CINDY WETTERAU

Phone (715) 892-7972

Fax ()

E-Mail TWETTERAU @ AOL.COM

PROPERTY OWNER

TODD + CINDY WETTERAU

Kyle Wurster

Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

--	--

3

PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
	From	To

4

READ AND INITIAL THE FOLLOWING:

SW 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.

SW 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.

SW 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.

SW 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!

Todd Wetterau
Applicant Date

Kyle Wurster
Owner Date



\$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: 5/14/22 Received by: J.

Pursuant to Section 17.51 of the Municipal Code

1

Todo + Cindy WETTERHO

Phone (715) 892-7972

E-Mail TWITTERAU @ AOL.COM

TODD + CINDY WETTERAU
KYLE WORSTER

Phone (715) 892-7972

E-Mail TWITTERAU@AOL.COM

2

TAX KEY NUMBER

--	--

3

FROM
A-1

TO
A-Z

4

Attach pages as necessary

Attach pages as necessary

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.

5

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:JW

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.

JW

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

JW

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

JW

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!

[Signature]
Applicant _____ Date _____

[Signature]
Owner _____ Date _____
Kyle Winstan

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

March 11, 2022

RE: Arear to be rezoned to A2:

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 2664.82 feet, to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW 1/4, 1289.82 feet, to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01°56'52" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01°51'03" W, on a line agreed to by the two owners, 1127.96 feet, to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE 1/4 of the NW 1/4, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. / S.T.H. "145", formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington county Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N 01°18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 1/4 inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No. 1540238, 16.06 feet, to the intersection of the west line of the E 1/2 of said NE 1/4 of the NW 1/4; thence N 01°34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW 1/4; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning.

Containing 57.4420 acres (2,502,173 square feet) more or less.

Washington County Certified Survey Map

Sheet 2 of 4

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Parcel 2
CSM No. 3478

unplatted lands
Doc. 1376219

unplatted lands
Doc. 1524471

unplatted lands
Doc. 1540238

2" iron pipe found

(r.a. S 89°20' E)
north line of the SE 1/4 of the NW 1/4

1" iron pipe found bent NE, reset

unplatted lands

Lot 2

west line of the SE 1/4 of the NW 1/4

existing old fence remnants
20' tree vegetation easement see other Document



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

0 50 100 200

Scale in feet
1" = 100'

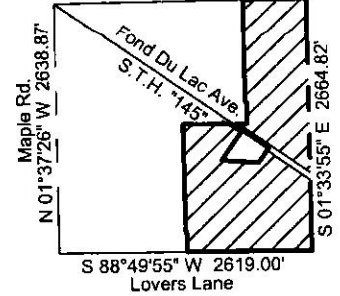
CSM No. 3381

S 87°04'19" E 386.02'
(r.a. S 84°16'51.25" E 385.876')

Location Sketch

NW 1/4 Section 16-9-20
Scale: 1" = 2000'

Holy Hill Rd.
S 88°15'52" W 2621.65'



unplatted lands
Doc. 1154306

Lot 2

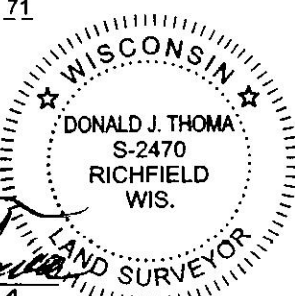
S 88°49'55" W 1290.07'

S 88°49'55" W 1289.80'

Lovers Lane

unplatted lands

CSM No. 71



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this 11th day of March, 2022.

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

Washington County Certified Survey Map

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Todd Wetterau, I have surveyed, divided, mapped and dedicated the land shown and described hereon, being part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

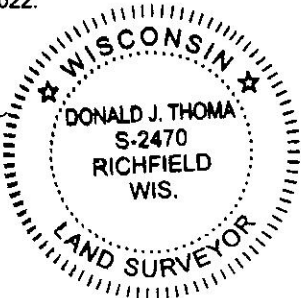
Beginning at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 2664.82 feet, to a concrete monument with a brass cap marking the Center of said Section 16; thence S 88°49'55" W, along the south line of said NW 1/4, 1289.80 feet, to the southwest corner of lands described in Document No. 1154306, recorded in the Washington County Registry; thence N 01°57'05" W, along the east line of said Document No. 1154306, 198.00 feet, to a 1.3 inch od iron pipe found; thence S 88°49'55" W, along the northerly line of said Document No. 1154306, 9.21 feet; thence N 01°51'03" W, on a line agreed to by the two owners, 1127.96 feet, to the intersection on the monumented north line of said SE 1/4 of the NW 1/4; thence N 89°04'33" E, along said monumented north line of the SE 1/4 of the NW 1/4, being the south line of lands described in Document No. 1376219 and 1524471 as recorded in the Washington County Registry, 521.51 feet, to the centerline of Fond du Lac Ave. / S.T.H. "145", formerly STH 155; thence S 55°57'43" E, along said centerline, 116.10 feet, to the intersection of the monumented northwesterly line of Certified Survey Map No. 3381, as recorded in the Washington County Registry in Volume 20 of Certified Survey Maps on pages 166-169 as Document No. 542687; thence S 34°09'05" W, along said monumented northwesterly line, 384.21 feet, to a 1.3 inch od iron pipe found; thence S 87°04'19" E, along the monumented south line of said Certified Survey Map No. 3381, 386.02 feet, to a 1.3 inch od iron pipe found; thence N 34°07'23" E, along the monumented southeasterly line of said Certified Survey Map No. 3381, 184.76 feet, to said centerline of Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 441.77 feet, to the intersection of the south line of monumented south line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence N 87°06'40" E, along said south line, 140.90 feet, to a 1 1/4 inch iron pipe found; thence N 01°18'31" W, along the monumented east line of said Document No. 1540238, 223.94 feet, to a 1 1/4 inch iron pipe found; thence S 87°23'23" W, along the north line of said Document No. 1540238, 16.06 feet, to the intersection of the west line of the E 1/2 of said NE 1/4 of the NW 1/4; thence N 01°34'47" W, along said west line, 1109.38 feet, to the intersection of the north line of said NW 1/4; thence N 88°15'52" E, along said north line of the NW 1/4, 655.41 feet, to the point of beginning.

Containing 57.4420 acres (2,502,173 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 17th day of March, 2022.
Revised this 1st day of June, 2022.

Donald J. Thoma, S-2470



Owner's Certificate:

As owners of Lot 1 and 2, we hereby dedicate that part of Holy Hill Road and Lovers Lane to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 4 of this Certified Survey Map.

As owners of Lot 1 and 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

Todd Wetterau - Owner

Cindy Wetterau - Owner

Kyle Wurster - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this _____ day of _____, 20____, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township
9 North, Range 20 East, Village of Germantown, Washington County,
Wisconsin.

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village
of Germantown on this ____ day of _____, 20__.

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

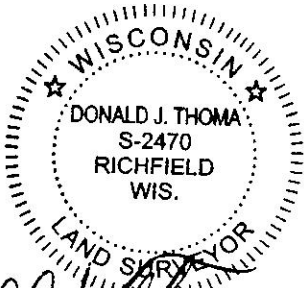
Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, 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
Holy Hill Road and Lovers Lane for public road purposes as shown on Sheet 1 and 2 of 4 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




Donald J. Thoma, S-2470

Dated this 17th day of March, 2022.



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

Accurate Surveying & Engineering, LLP

May 6, 2022

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

SUBJECT: Wetterau/Wurster CSM Review

Certified Survey Map

Applicant or Owner: Todd & Cindy Wetterau / Kyle Wurster

Land Surveyor/Firm: Donald J. Thoma / Accurate Surveying & Engineering, LLP

- ✓ 1. Current setback lines need to be mapped.
- ✓ 2. Label the 66' and 33' ROW dedications along STH 145 on the map.
- ✓ 3. Label the south line of the NW ¼.
- ✓ 4. Surveyor's Certificate should state "That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."
- NO 5. A Mortgage Certificate should be included, if applicable.

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.

#

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: June 6, 2022

AGENDA ITEM: New Business [REZONING ORDINANCE & CERTIFIED SURVEY
MAP]

ITEM TITLE: Keith & Carrie Ceman, Property Owners – W189N12712 Deerwood Circle; Applications to Rezone 1.3976 acres from Rs-2: Single-family Residential to Rs-3: Single-family Residential and a 2-Lot Certified Survey Map (CSM)

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District and be buildable for a single-family dwelling. The existing single-family dwelling is located on proposed Lot 2.

This property is designated as Rural Residential on the 2020 Land Use Plan Map. The Rural Residential designation supports a minimum residential lot size of 1 acre. The proposed division and rezoning request are consistent with this designation.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the rezoning from the Rs-2: Single-family Residential district to the Rs-3 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. 09-2022

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

Keith and Carrie Ceman, Property Owners

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the Rs-2: Single-family Residential Zoning District to the Rs-3: Single-family Residential Zoning District for the property at W189N12712 Deerwood Circle, shown in Exhibit 1, and with the following description:

Part of Lot 3 of Certified Survey Map No.: 5621, being a part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin containing 1.3976 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:

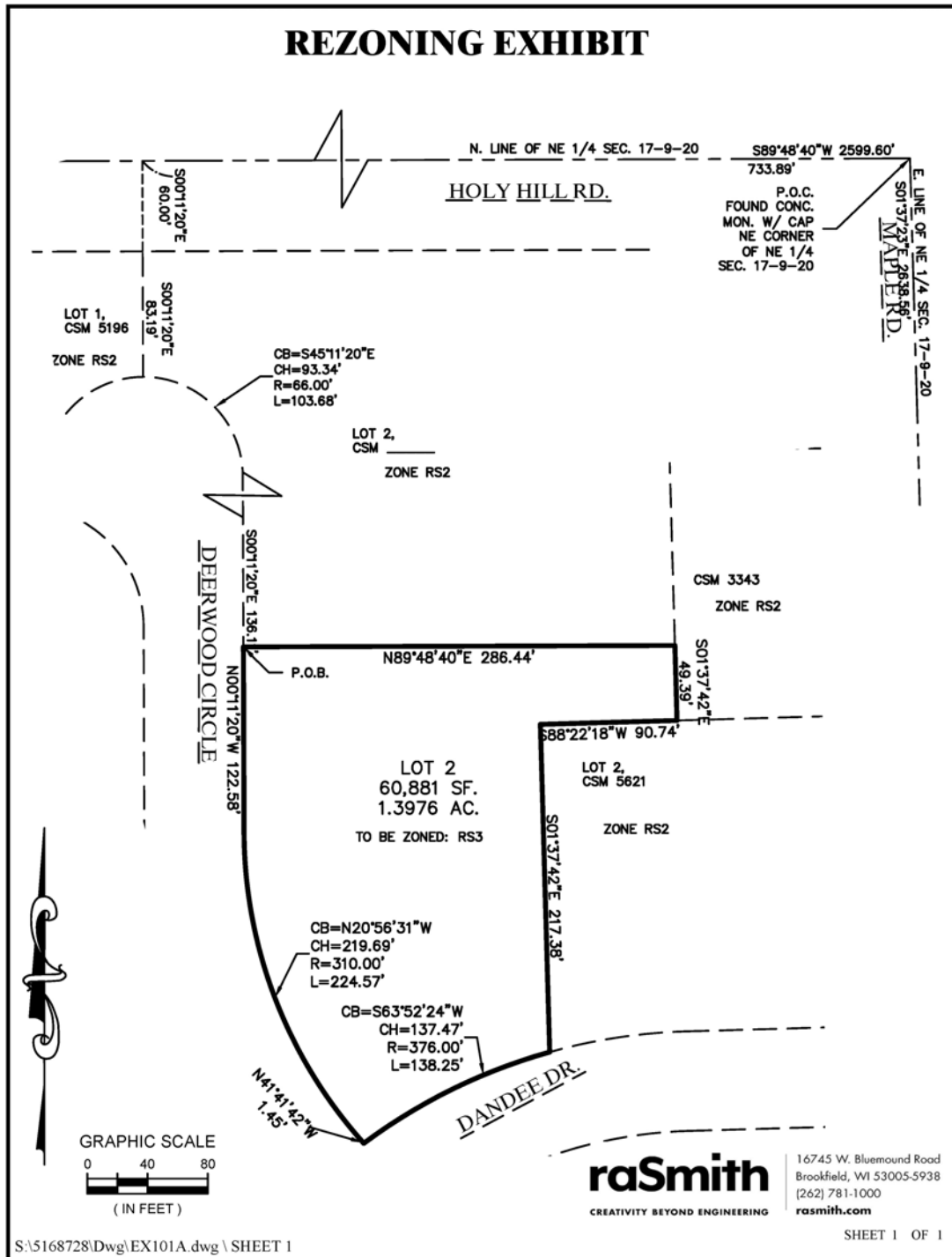
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

EXHIBIT 1. REZONING MAP



MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) for the Todd & Cindy Wetterau and Kyle Wurster property on Fond du Lac Ave/STH145 subject to the following conditions:

- 1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.**
- 2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.**
- 3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.**
- 4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:**
 - a. Holy Hill Road 50' feet south of the section/center line;**
 - b. Lovers Lane 40' north of the section/center line;**
 - c. Fond du Lac Ave/STH145 50' north & south of the section/center line**

MOTION carried unanimously.

Keith and Carrie Ceman - W189 N12712 Deerwood Circle, property owners of a 3.4-acre lot are seeking approval of a 2-lot certified survey map and a rezoning of proposed lot 2 from Rs-2: Single-family to Rs-3 Single family. Associate Planner Zandt summarized the proposal.

Public hearing opened at 7:23 pm

- Adam Forstner, W190 N12705 Deerwood Circle, spoke in favor of the proposal.
- Ryan Giesen, N127 N18880 Dandee Drive, spoke in favor of the proposal.
- Dan Rothe, N127 W18933 Dandee Drive, spoke in favor of the proposal.

Public hearing closed at 7:26 pm.

MOTION Baum second Shadid to Approve the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

- 1. All technical issues and plan correction identified by the Village's engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.**

MOTIN carried unanimously.

Chili's Restaurant - N96 W18640 County Line Road. The property owner has submitted plans for a façade update to the existing building. Associate Planner Zandt summarized the proposal.

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

5/9/22 Plan Commission Meeting

Keith and Carrie Ceman

Village Planner Report

Germantown, Wisconsin

Summary

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District.

Location: W189N12712 Deerwood Circle

Property Owner: Keith and Carrie Ceman
W189N12712 Deerwood Circle
Germantown, WI

Current Zoning District: Rs-2: Single-family

Proposed Zoning District: Rs-2: Single-family and Rs-3: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rd-2
South	Residential	Rs-2
East	Residential	Rs-2/Rs-3
West	Residential	Rs-2

Location Map



Proposal

Keith and Carrie Ceman, property owners of a 3.4-acre lot located at W189N12712 Deerwood Circle, are seeking approval of a 2-lot Certified Survey Map (CSM) and a rezoning of proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 (2.0001 acres) will remain in the Rs-2: Single-Family District and be buildable for a single-family dwelling. The existing single-family dwelling is located on proposed Lot 2.

Staff Comment

The purpose of this application is to create one additional lot (2.0001 acres in size), buildable for a single-family dwelling. This property is designated as Rural Residential on the 2020 Land Use Plan Map. The Rural Residential designation supports a minimum residential lot size of 1 acre. The proposed division and rezoning request are consistent with this designation.

Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a “mound” private on-site wastewater treatment system (POWTS).

Village Engineer/Public Works Department

The Village’s engineering consultant and Public Works Director identified a few technical corrections in a memo dated April 15, 2022 (copy attached). These revisions have been included as a condition of approval.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

1. All technical issues and plan correction identified by the Village’s engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.



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

collaborāte / formulāte / innovāte

April 15, 2022

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

SUBJECT: Ceman CSM Review

Certified Survey Map

Applicant or Owner: Keith Jerome Ceman and Carrie Mae Ceman

Land Surveyor/Firm: William R. Henrichs / raSmith

1. A 3" x 3" square in the upper right-hand corner is to be left blank for the County recording information.
2. Coordinates (NAD 1883 Grid) of point of commencement monument need to be labeled.
3. The Point of Beginning should be labeled.
4. Soil Boring results are to be included.
5. Surveyor's Certificate should state "That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."
6. The Mortgage Certificate should not be referencing Eric R. Sturm as the Surveyor.
7. Modify "Planning Commission" to read "Plan Commission" in three locations on Sheet 5 of 5.
8. The Village of Germantown Board Approvals should show the Village Clerk as Deanna Braunschweig.

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

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, PLS
Senior Vice President



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning -

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 3/29/22 Received by: [Signature]

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

Keith & Carrie Ceman

PROPERTY OWNER

Keith & Carrie CEMAN

Phone (414) 429-1694

E-Mail Keith@dahlmancc.com

Phone (414) 429-1694

E-Mail Keith@dahlmancc.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W189 N12712 Deerwood Cir. Richfield, WI 53076

3

REZONING REQUEST

FROM

Rs-2

TO

Rs-3

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

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.

Re-Zone our Home/Lot as RS3 to allow for a 2.0 acre
lot to be created for sale.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

kc 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.

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

kc. 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

kc. 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!

Khal G. Ceman 3/22/22
Applicant Date

Karl G. Ceman 3/22/22
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid

Date 3/29/22

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

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

Keith & Carrie Cernan

Phone (414) 429-1694

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W189 N12712 Deerwood Cir. Richfield WI. 53076

3 PURPOSE OF LAND SPLIT

Split land 1.398 / 2.0 to create 2.0 acre lot for sale.	Will the land split require rezoning? YES	
	From RS2	To RS3

4 READ AND INITIAL THE FOLLOWING:

- KC 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.
- KC 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.
- ke 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.
- ke 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!

Keith Cernan 3/22/22
Applicant Date

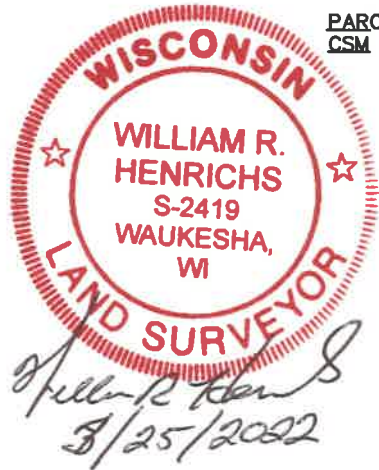
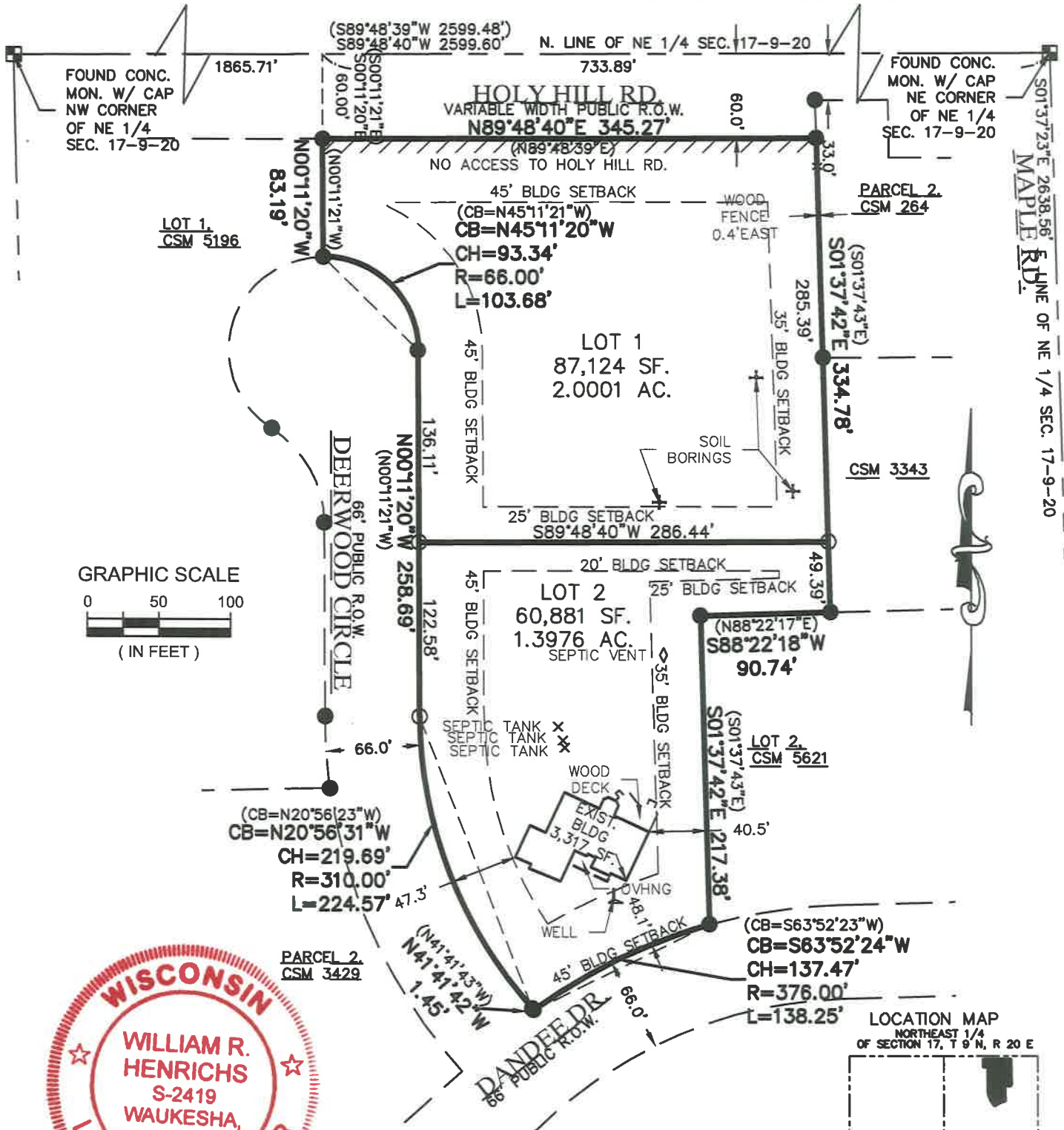
Keith Cernan 3/22/22
Owner Date

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 17, T 9 N, R 20 E, WHICH BEARS SOUTH 89°48'40" WEST. NAD83, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



OWNERS:
KEITH JEROME CEMAN & CARRIE MAE CEMAN
W189N12712 DEERWOOD CIRCLE
RICHFIELD, WI 53076

SURVEYOR:
WILLIAM R. HENRICHS
16745 W. BLUEMOUND RD.
BROOKFIELD, WI 53005 262-317-3265

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, WILLIAM R. HENRICHS, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of said Northeast 1/4 Section; thence South 89°48'40" West along the North line of said Northeast 1/4 Section, 733.89 feet to a point; thence South 00°11'20" East 60.00 feet to a point on the South line of Holy Hill Road, the Northeast corner of Lot 1 of Certified Survey Map No. 5196, and the point of beginning; thence North 89°48'40" East along said South line 345.27 feet to a point on the West line of Parcel 2 of Certified Survey Map No. 264; thence South 01°37'42" East along said West line and the West line of Certified Survey Map No. 3343, a distance of 334.78 feet to a point on the North line of Lot 2 of Certified Survey Map No. 5621; thence South 88°22'18" West along said North line 90.74 feet to the Northwest corner of said Lot 2; thence South 01°37'42" East along the West line of said Lot 2, a distance of 217.38 feet to a point on the North line Dandee Drive; thence Southwesterly 138.25 feet along the arc of a curve of said North line, whose center lies to the Southeast, whose radius is 376.00 feet, and whose chord bears South 63°52'24" West 137.47 feet to a point on the East line of Deerwood Circle; thence North 41°41'42" West along said East line 1.45 feet to a point; thence Northwesterly 224.57 feet along the arc of a curve of said East line, whose center lies to the East, whose radius is 310.00 feet, and whose chord bears North 20°56'31" West 219.69 feet to a point; thence North 00°11'20" West along said East line 258.69 feet to a point; thence Northwesterly 103.68 feet along the arc of curve, whose center lies to the Southwest, whose radius is 66.00 feet, and whose chord bears North 45°11'20" West 93.34 feet to a point; thence North 00°11'20" West along the East line of Lot 1 of Certified Survey Map No. 5196, a distance of 83.19 feet to a point on the South line of Holy Hill Road, and the point of beginning.

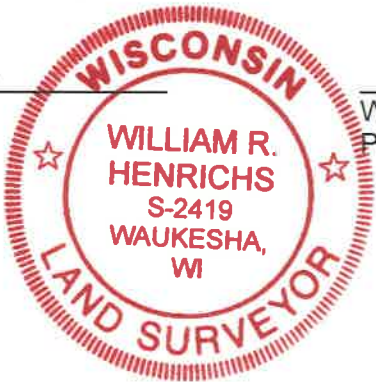
Containing 148,006 square feet or 3.3976 acres.

THAT I have made such survey, land division and map by the direction of Keith Jerome Ceman and Carrie Mae Ceman, owner.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

3-25-2022
DATE



William R. Henrichs (SEAL)
WILLIAM R. HENRICHS,
PROFESSIONAL LAND SURVEYOR S-2419

CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

Keith Jerome Ceman and Carrie Mae Ceman, as owner, certify that I caused the land described on this map, to be surveyed, divided, and mapped as represented on this Certified Survey Map in accordance with the requirements of the Village of Germantown Municipal Code.

Keith Jerome Ceman and Carrie Mae Ceman, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

IN Witness Whereof, Keith Jerome Ceman and Carrie Mae Ceman, has caused these presents to be signed,

This _____ day of _____, 2022.

Keith Jerome Ceman

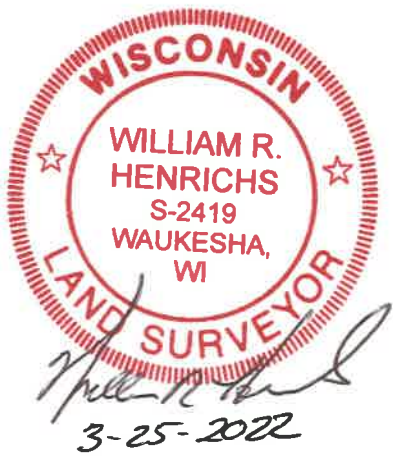
Carrie Mae Ceman

STATE OF WISCONSIN }
 }SS
MILWAUKEE COUNTY }

PERSONALLY came before me this _____ day of _____, 2022, Keith Jerome Ceman and Carrie Mae Ceman, to me known as the person who executed the foregoing instrument and acknowledged the same.

_____(SEAL)
Notary Public, State of Wisconsin

My commission expires_____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Landmark Credit Union, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of Eric R. Sturm, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____, its _____, at _____, _____, and _____, its corporate seal to be hereunto affixed.

this ____ day of _____, 2022.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2022,

_____ (name), _____ (title) and _____ (name), _____ (title) of the

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)

Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2022

DATE

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVALS

This Certified Survey Map, being a division of Lot 3 of Certified Survey Map No. 5621, being part of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2022.

DATE

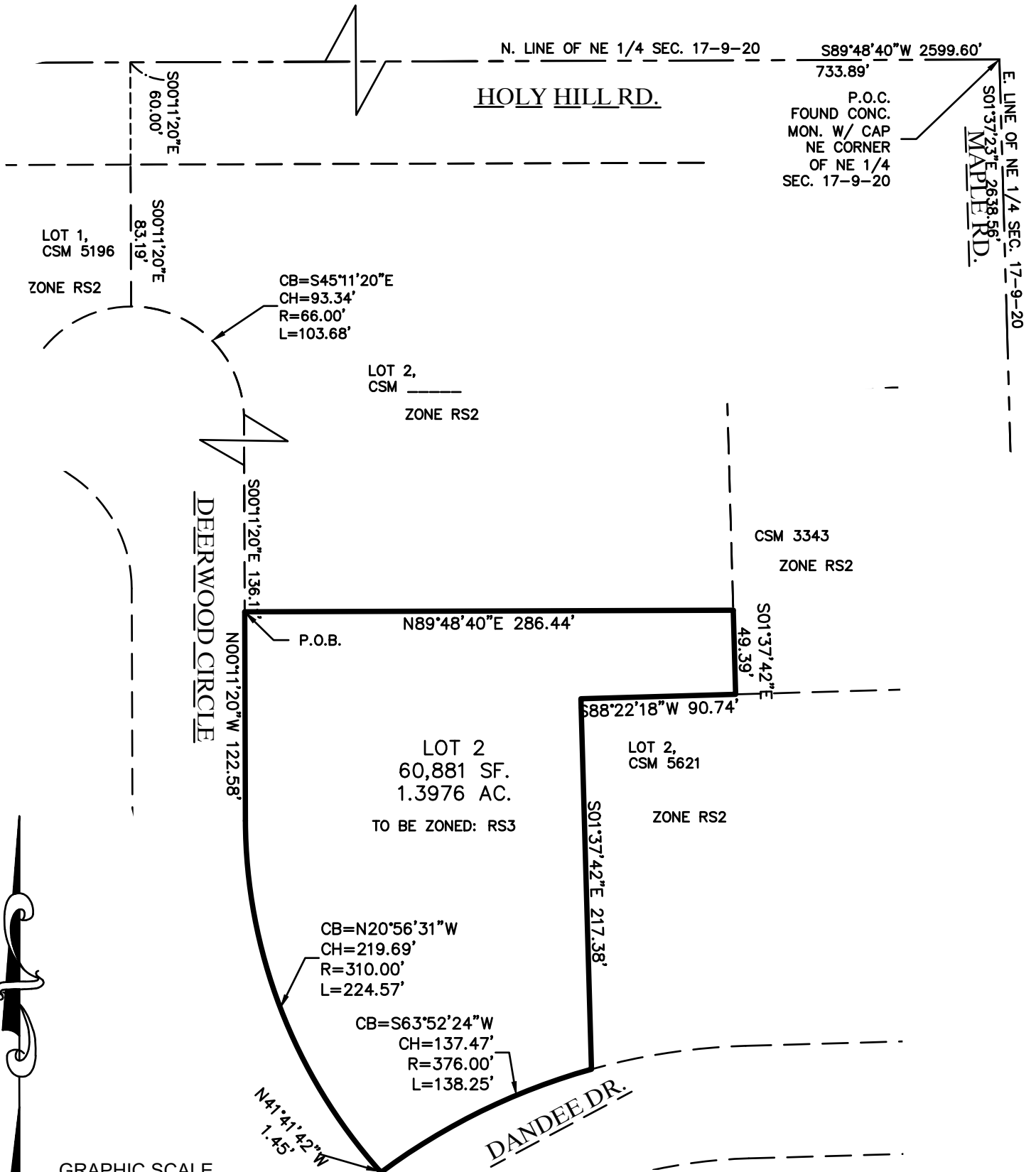
DEAN WOLTER, VILLAGE PRESIDENT

DATE

ELIZABETH KNAACK, VILLAGE CLERK



REZONING EXHIBIT



raSmith

CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

REZONING EXHIBIT

LOT 2 OF CERTIFIED SURVEY MAP NO. _____, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5621, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 89°48'40" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 SECTION 733.89 FEET TO A POINT; THENCE SOUTH 00°11'20" EAST 60.00 FEET TO THE SOUTH LINE OF HOLY HILL ROAD AND THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NO. _____; THENCE CONTINUING SOUTH 00°11'20" EAST ALONG THE WEST LINE OF SAID LOT 2, AND THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5196, A DISTANCE OF 83.19 FEET TO A POINT; THENCE SOUTHWESTERLY 103.68 FEET ALONG THE ARC OF A CURVE, WHOSE CENTER LIES TO THE SOUTHWEST, WHOSE RADIUS IS 66.00 FEET, AND WHOSE CHORD BEARS SOUTH 45°11'20" WEST 93.34 FEET TO A POINT ON THE EAST LINE OF DEERWOOD CIRCLE; THENCE SOUTH 00°11'20" EAST ALONG SAID EAST LINE 136.11 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE NORTH 89°48'40" EAST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 286.44 FEET TO A POINT ON THE WEST LINE OF CERTIFIED SURVEY MAP NO. 3343; THENCE SOUTH 01°37'42" EAST ALONG SAID WEST LINE 49.39 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP NO. 5621; THENCE SOUTH 88°22'18" WEST ALONG SAID NORTH LINE 90.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 01°37'42" EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 217.38 FEET TO A POINT ON THE NORTH LINE OF DANDEE DRIVE; THENCE SOUTHWESTERLY 138.25 ALONG THE ARC OF A CURVE OF THE NORTH LINE OF DANDEE DRIVE, WHOSE CENTER LIES TO THE SOUTH, WHOSE RADIUS IS 375.00 FEET, AND WHOSE CHORD BEARS SOUTH 63°52'24" WEST 137.47 FEET TO A POINT ON THE EAST LINE OF DEERWOOD CIRCLE; THENCE NORTH 41°41'42" WEST ALONG SAID EAST LINE 1.45 FEET TO A POINT; THENCE NORTHWESTERLY 224.57 FEET ALONG THE ARC OF A CURVE OF THE EAST LINE OF DEERWOOD CIRCLE, WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 310.00 FEET, AND WHOSE CHORD BEARS NORTH 20°56'31" WEST 219.69 FEET TO A POINT; THENCE NORTH 00°11'20" WEST ALONG SAID EAST LINE 122.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 60,881 SQ.FT. OR 1.3976 AC.

DATE: MARCH 25, 2022
DRAWING NO: 168728-KAC

raSmith
CREATIVITY BEYOND ENGINEERING

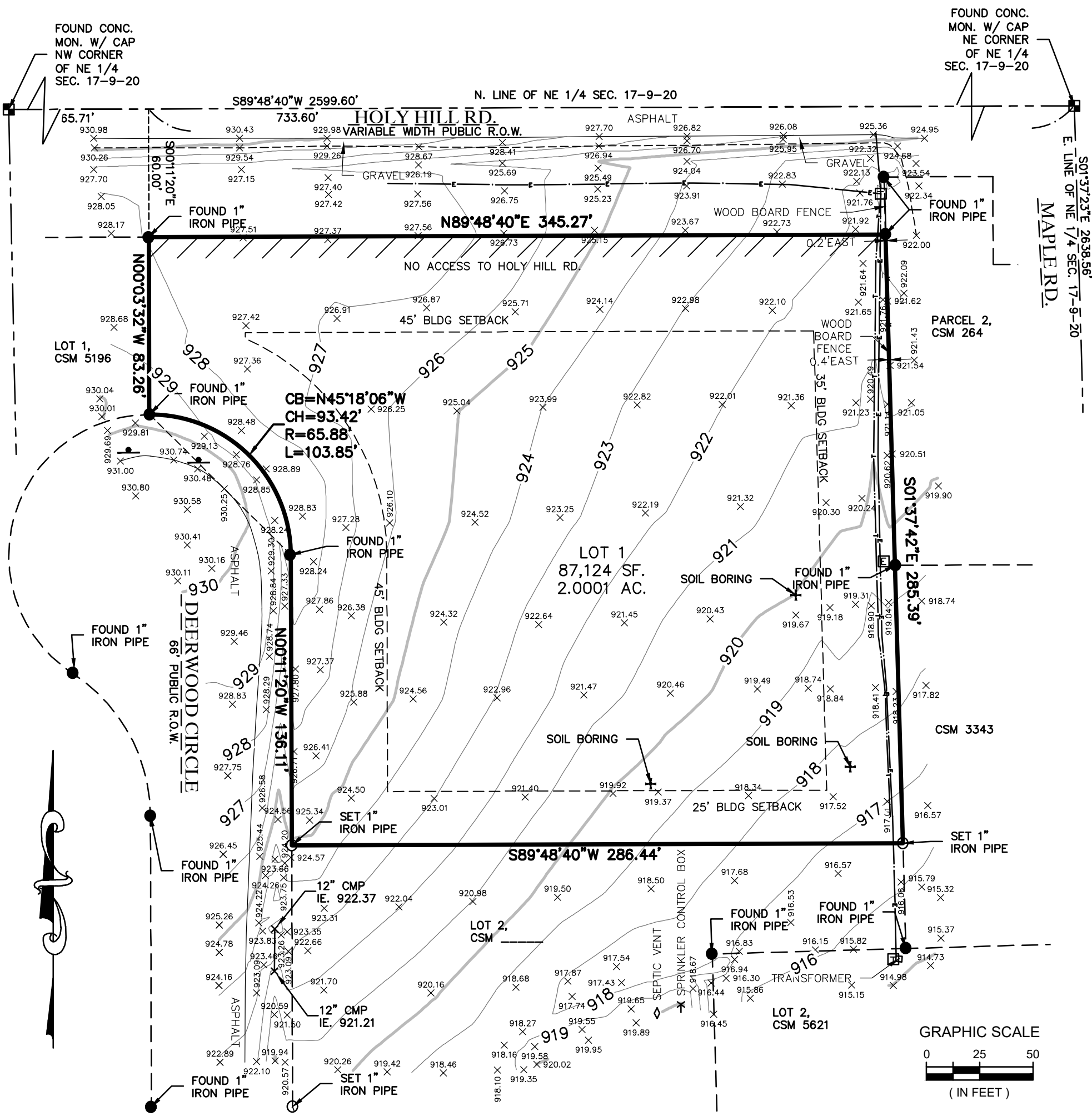
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

TOPOGRAPHIC MAP

LOT 1 OF CERTIFIED SURVEY MAP NO. _____, BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NO. 5621, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VERTICAL DATUM: NAV88, STARTING BM:
HORIZONTAL DATUM: NAD83, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

PREPARED FOR: KEITH JEROME CEMAN & CARRIE MAE CEMAN
DATE: MARCH 24, 2022
DRAWING NO: 168728-KAC

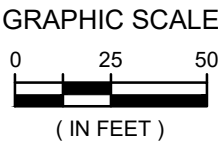


LEGEND

- ⊕ SOIL BORING/MONITORING WELL
- ▲ SIGN
- ◇ SANITARY CLEANOUT OR SEPTIC VENT
- ⌵ IRRIGATION CONTROL BOX
- ⌵ WELL
- ⌵ ELECTRIC PEDESTAL
- ⌵ TELEPHONE PEDESTAL
- E — MARKED ELECTRIC
- T — MARKED TELEPHONE
- INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com





SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

County Washington	
Parcel ID GTNV_171978	
Reviewed by	Date

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

Property Owner Keith and Carrie Ceman				Property Location Govt. Lot NE 1/4 NE 1/4 S 17 T 9 N R 20 E (or) W			
Property Owner's Mailing Address W189N12712 Deerwood Cir				Site Address or CSM and Lot # Lot 3 CSM 5621			
City Richfield	State WI	Zip Code 53076	Phone Number ()	☐ City	☒ Village	☐ Town	Nearest Road Deerwood Cir

☒ New Construction	Use: ☒ Residential / Number of bedrooms 3-4	Code derived design flow rate _____ GPD
☐ Replacement	☐ Public or commercial - Describe _____	Flood Plan elevation if applicable _____ ft.
Parent material _____		
General comments and recommendations: Soil Borings completed for Land Division		

1	Boring #	☐ Boring	102.1	18
		☒ Pit	Ground surface elev. _____ ft.	Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-13	10 YR 3/2		sil	2fsbk	mfr	as	2f	0.6	0.8
2	13-18	10 YR 4/4		sicl	1fsbk	mfr	cs	1vf	0.4	0.6
3	18-29	10 YR 4/6	c2d 10 YR 5/8 & 6/2	sicl	0m	mfi	cw	-	0.0	0.0
4	29-40	10 YR 5/4	c2d 10 YR 5/8 & 6/2	fsi	0m	mfi	-	-	0.2	0.5

2	Boring #	☐ Boring	103.9	21
		☒ Pit	Ground surface elev. _____ ft.	Depth to limiting factor _____ in. / elev. _____ ft.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-14	10 YR 3/2		sil	2fsbk	mfr	as	2f	0.6	0.8
2	14-21	10 YR 4/4		cl	2sbk	mfr	cs	1f	0.4	0.6
3	21-30	10 YR 4/6	f1f 10 YR 5/8	sicl	1fsbk	mfi	cw	-	0.2	0.3
4	30-50	10 YR 5/4	c2d 10 YR 5/8 & 6/2	fsi	0m	mfi	-	-	0.2	0.5

CST Name (Please Print) Marc Schultz (Lietzau, INC)	Signature <i>Marc Schultz</i>	CST Number 1286562
Address PO BOX 121, Colgate, WI 53017	Date Evaluation Conducted 03/16/2022	Telephone Number 262-777-0779

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

SBD-8330 (R04/21)

3

Boring #

☐ Boring
☒ Pit

Ground surface elev. 104.4 ft

Depth to limiting factor 18 in. / elev. ft

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2
1	0-13	10 YR 3/2		sil	2fsbk	mfr	as	2f	0.6	0.8
2	13-18	10 YR 3/4		sil	1fsbk	mfr	cs	1f	0.4	0.6
3	18-28	10 YR 4/6	c2d 10 YR 5/8 & 6/2	sicl	1fsbk	mfi	cw	-	0.2	0.3
4	28-48	10 YR 5/4	c2d 10 YR 5/8 & 6/2	fsl	0m	mfr	-		0.2	0.5

Boring #

☐ Boring
☐ Pit

Ground surface elev. ft

Depth to limiting factor in. / elev. ft

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

Boring #

☐ Boring
☐ Pit

Ground surface elev. ft

Depth to limiting factor in. / elev. ft

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/Ft ²	
									*Eff#1	*Eff#2

* Effluent #1 = BOD > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, ≤ 30 mg/L and TSS ≤ 30 mg/L

CHECK BOX AS APPLICABLE.

☒ **SOIL EVALUATION
SITE MAP**

PROJECT NAME:
Deerfield Cir Land Split

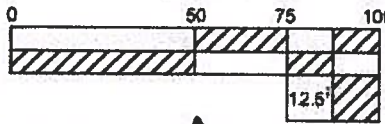
PROJECT ADDRESS **W189N12712 Deerwood Cir**

BM Symbol:  BM Elevation **100** FT

BM Description **Top of SE Lot Corner Pipe**

Slope Gradient (%) of Tested Area **3** Well Symbol (if applicable): 

Scale: 1" = 50'



Indicate north by
drawing an arrow
on the appropriate line.

CHECK BOX AS APPLICABLE.

☐ **SYSTEM
PLOT PLAN**

PAGE 2 OF 3

DESIGN FLOW _____ GPD

Attach design flow calculations for commercial plans.

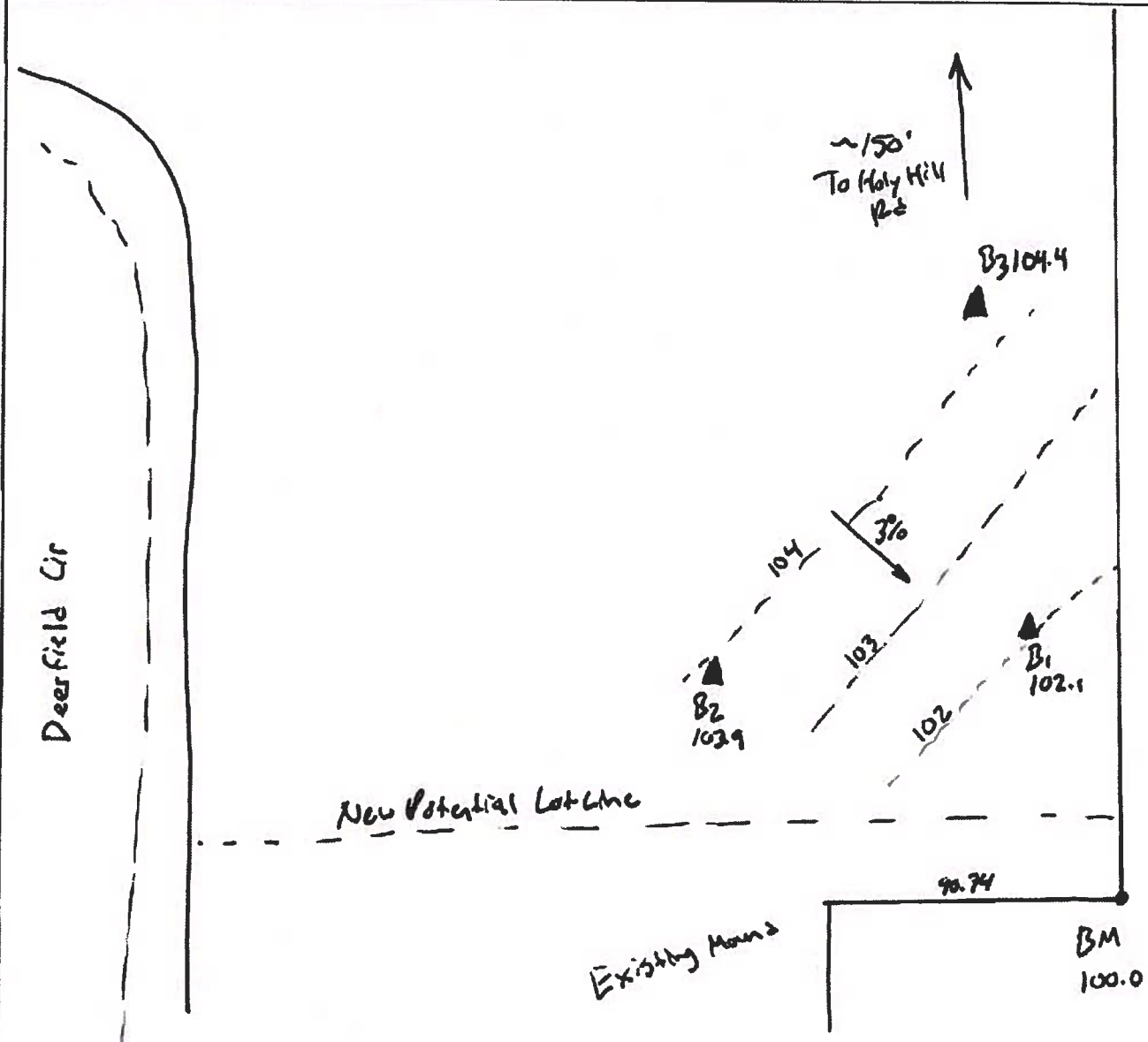
Pipe Material / ASTM Standard (Tables 384.30-3 & 384.30-5)

Sanitary Sewer _____ / _____

Force Main _____ / _____

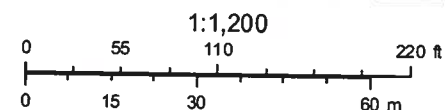
IMPORTANT

Show ground elevation contours at suitable intervals.



[illegible]

 Current Parcel
  US Highway, FOND DU LAC AV; US Highway, HY 45
  County Highway
 Railroad Centerlines
 Road Centerline STH, CTH
  Address Point
Road Centerline I, USH
  On/Off Ramp
 Parcel Taxkey & Acreage
 Interstate Highway, I-41
 State Highway



LIETZAU

INC.

SEPTIC & MOUND SYSTEMS

PO Box 121, Colgate WI 53017

lietzauinc@gmail.com

Waiver of Lien

For value received, we hereby waive all rights and claims for lien on land and on buildings about to be erected, being erected, altered or repaired and to the appurtenances thereunto,

For:

Kieth Ceman
W189N12712 Deerwood Cir
Richfield, WI 53076

Soil Test

by Lietzau Incorporated (contractor), for ~~Septic System~~ complete, same

being situated in Washington County, State of Wisconsin, described as

Job:

Above address

for all labor performed and for all material furnished for the erection, construction, alteration or repair of said building and appurtenances, except, NONE

LIETZAU INCORPORATED



3-18-2022

Authorized Signature

Date

Invoice No.
22-14

Angel Rettler

From: John Delain
Sent: Monday, May 23, 2022 12:47 PM
To: Jennifer Rozek; msnow@germantownpolice.org; Steve Kreklow
Cc: Deanna Braunschweig; Angel Rettler; Julie Barth; Amy Lerch
Subject: RE: 4th of July Fireworks Permit

Approved with the following conditions:

1. In case of severe drought per the NOAA (D2) display will be canceled.
2. (1) Brush Truck, and (1) ambulance must be standing by on-sight, incase of fire or emergency. The cost for the crews to be paid by the rental party. (\$116 per hour for brush truck, \$41 per hour for ambulance, \$23 per hour per person.)
3. Rental party must meet with the Fire Chief 3 days before event to confirm a site plan and emergency evacuation plan.
4. Event can be canceled at anytime if safety concerns arise.

John A. Delain
Fire Chief
Village of Germantown Fire Department
N115W18752 Edison Dr.
Germantown, WI 53022
O: 262-502-4701
New email address: jdelain@germantownwi.gov

From: Jennifer Rozek <jrozek@germantownwi.gov>
Sent: Wednesday, May 4, 2022 1:53 PM
To: msnow@germantownpolice.org; John Delain <jdelain@germantownwi.gov>
Cc: Deanna Braunschweig <dbraunschweig@germantownwi.gov>; Angel Rettler <aretler@germantownwi.gov>; Julie Barth <jbarth@germantownpolice.org>; Amy Lerch <alerch@germantownwi.gov>
Subject: 4th of July Fireworks Permit

Attached is the Fireworks application for Germantown's 4th of July.

Please send me approval or denial.

Thank you,
Jennifer

Deanna Braunschweig

From: Angel Rettler
Sent: Friday, April 29, 2022 4:13 PM
To: msnow@germantownpolice.org
Cc: Deanna Braunschweig
Subject: FW: July 30, 2022 Fireworks User Permit Application

Please see Mr. Benning's responses below. Let me know if you need any more information.

Thank you!

Angel Rettler

Deputy Clerk/Deputy Treasurer
Village of Germantown
N122W17001 Mequon Rd
P.O. Box 337
Germantown, WI 53022
262-250-4742



From: Dan Benning <bennida01@att.net>
Sent: Friday, April 29, 2022 3:28 PM
To: Angel Rettler <arettler@germantownwi.gov>
Cc: Deanna Braunschweig <dbraunschweig@germantownwi.gov>
Subject: RE: July 30, 2022 Fireworks User Permit Application

**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.**

We use yellow tape, similar to police tape, to guard off the area. We would expect it to be completed by 9:15, 9:30.

Thanks,

Dan Benning
414 207 3487 cell

From: Angel Rettler <arettler@germantownwi.gov>
Sent: Friday, April 29, 2022 3:18 PM
To: Dan Benning <bennida01@att.net>
Cc: Deanna Braunschweig <dbraunschweig@germantownwi.gov>
Subject: RE: July 30, 2022 Fireworks User Permit Application

Thank you for the response, Dan. How do you usually block off your shooting site to avoid people entering that area? To confirm, the show will be concluded by 9:15-9:30?

Thank you!

Angel Rettler

Deputy Clerk/Deputy Treasurer
Village of Germantown
N122W17001 Mequon Rd
P.O. Box 337
Germantown, WI 53022
262-250-4742



From: Dan Benning <bennida01@att.net>
Sent: Friday, April 29, 2022 3:13 PM
To: Angel Rettler <arettr@germantownwi.gov>
Cc: Deanna Braunschweig <dbraunschweig@germantownwi.gov>
Subject: RE: July 30, 2022 Fireworks User Permit Application

**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.**

I anticipate shooting at 9:00 pm for about 5 min. We will set up a restricted access zone within 300 feet of the shooting site. The show will be fired electronically so that the shooting team will also be at a safe distance. Fire extinguishers will be onsite. We will coordinate with the site owner on any particular safety concerns/needs they may have. A team member will monitor the fallout from fired shells. After the show, the team will clear all debris and unexploded shells from the site.

Thanks,

Dan Benning
414 207 3487 cell

From: Angel Rettler <arettr@germantownwi.gov>
Sent: Friday, April 29, 2022 2:49 PM
To: bennida01@att.net
Cc: Deanna Braunschweig <dbraunschweig@germantownwi.gov>
Subject: July 30, 2022 Fireworks User Permit Application

Good afternoon, Dan,

Could you please provide us with more information on this event such as time, length, and all safety precautions that will take place? The more information you have, the better.

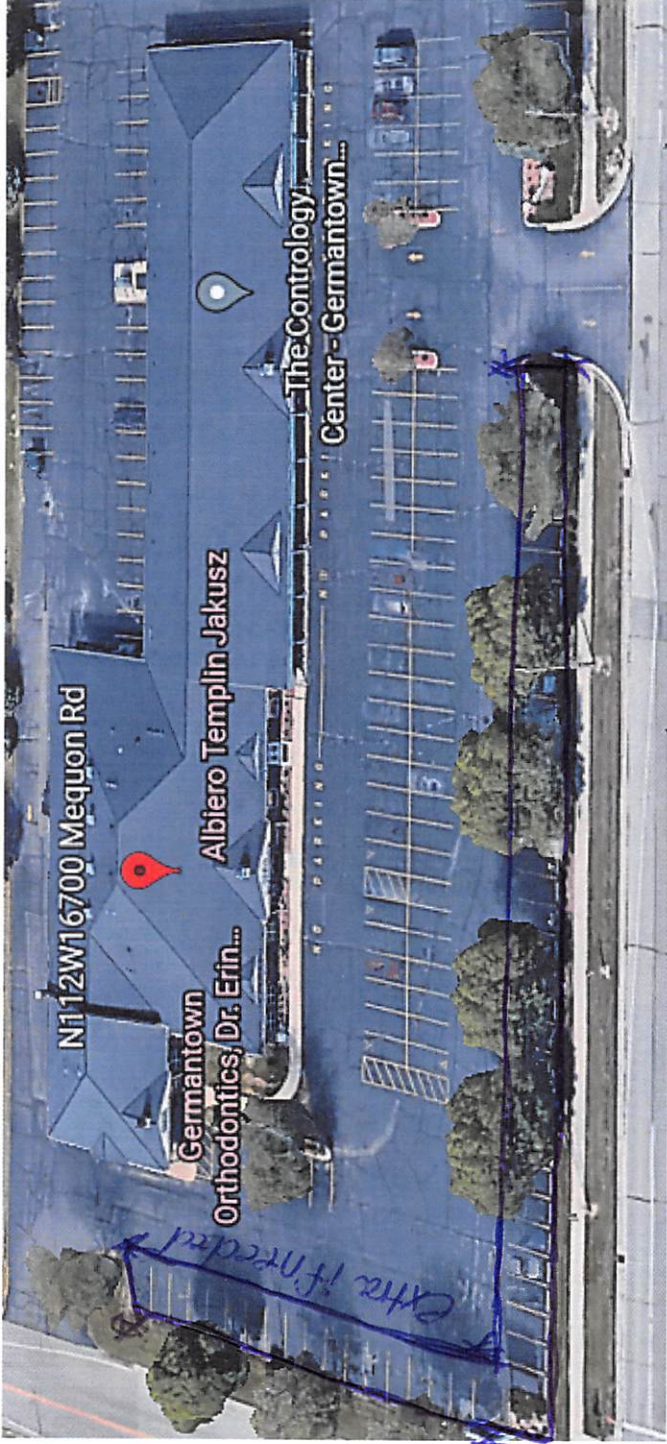
**VILLAGE OF GERMANTOWN
OFFICIAL NOTICE**

The following applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for **a premise extension for their existing licensed premise of Class "B" Fermented Malt Beverage License and "Class C" Wine License.**

Brama's Pizzeria LLC, Carrie Wegner, N116W12831 Elm Lane, d/b/a **Brama's Pizzeria**, N112W16700 Mequon Road, Coolers and bar area located on the West wall, rear of restaurant in locked storage room / office; parking lot area in front of restaurant

The Village Board will act on the foregoing application on Monday, June 6, 2022, at 7 p.m. at the Village Hall, N112 W17001 Mequon Road, Germantown, WI 53022.

Deanna Braunschweig
Village Clerk



BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: June 6, 2022

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

ITEM TITLE: Consideration and Action on Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 9 Village of Germantown, Wisconsin (Resolution No. 23-2022).

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

SUMMARY EXPLANATION:

Tax Incremental District No. 9 (TID9) is proposed as an industrial district encompassing 38.5 acres of land located at the Donges Bay Road @ Wasaukee Road intersection in the southeast corner of the Village.

The Village anticipates making total project expenditures of approximately \$8.7 million to undertake the projects listed in the Project Plan (copy attached), including \$4.48 million for infrastructure to access the site off Donges Bay Road, \$3 million in land acquisition costs, and additional expenses for PAYGO incentives, administration and professional services.

The Village anticipates that the value of land and improvements in TID9 will increase to \$25.8 million as a result of the TID9 project. Consequently, the Village anticipates that TID9 will generate sufficient tax increment to pay all project costs within the maximum allowable 20 years.

The Plan Commission held a public hearing of proposed TID9 on May 9 (see attached meeting minutes for a summary of the comments received). Following the hearing and after consideration of the proposed Project Plan, the Plan Commission passed a resolution that recommends that the Village Board create proposed TID9 and approve and adopt the proposed boundaries and Project Plan. Also on May 9, the Village's incremental district Joint Review Board (JRB) met to review and discuss proposed TID9. The JRB is tentatively scheduled to meet again on June 22, 2022 consider the Plan Commission and Village Board resolutions and take final action on the proposed TID9.

ATTACHMENTS:

- ◆ TID9 Project Plan (dated May 9, 2022)
- ◆ 5/9/22 Plan Commission Meeting Minutes
- ◆ Plan Commission Resolution No. 01-2022 (adopted)
- ◆ Village Board Resolution 23-2022 (proposed)

RESOLUTION NO.23-2022

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 9,
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES
VILLAGE OF GERMANTOWN, WISCONSIN**

WHEREAS, the Village of Germantown (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 9 (the "District") is proposed to be created by the Village as an industrial district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the Germantown School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 9, 2022 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Village Board that it create such District and approve the Project Plan.

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 9, Village of Germantown", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2022.
3. The Village Board finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use.
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be an industrial district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the Village, does not exceed 12% of the total equalized value of taxable property within the Village.
 - (e) That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
 - (f) The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting industrial development in the District consistent with the purpose for which the District is created.
 - (h) Any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.
4. The Project Plan for "Tax Incremental District No. 9, Village of Germantown" (see Exhibit B) is approved, and the Village further finds the Plan is feasible and in conformity with the master plan of the Village.

BE IT FURTHER RESOLVED THAT the Village Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2022, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the Village Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the Village Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this _____ day of _____, 2022.

Village President

Village Clerk

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 9
VILLAGE OF GERMANTOWN**

[INCLUDED WITHIN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

June 2, 2022

PROJECT PLAN

Village of Germantown, Wisconsin

Tax Incremental District No. 9



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	May 9, 2022
Public Hearing Held:	May 9, 2022
Approval by Plan Commission:	May 9, 2022
Adoption by Village Board:	June 6, 2022
Approval by the Joint Review Board:	June 22, 2022

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Proposed District Boundary	6
Map Showing Existing Uses and Conditions	8
Preliminary Parcel List and Analysis	10
Equalized Value Test	11
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	12
Map Showing Proposed Improvements and Uses	18
Detailed List of Estimated Project Costs	21
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred	22
Annexed Property	28
Estimate of Property to Be Devoted to Retail Business	29
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances	30
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	31
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village	32
List of Estimated Non-Project Costs	33
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	34
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	36

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is a proposed Industrial District comprising approximately 38.15 acres located at the intersection of Donges Bay Rd and Wasaukee Rd. The District will be created to pay the costs of land acquisition and public infrastructure needed (“Project”) to be developed by a potential future developer. In addition to the incremental property value that will be created, the Village expects the Project will result in public infrastructure that will be needed for the future construction of the Village’s planned Department of Public Works facility.

AUTHORITY

The Village is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately \$8.7 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$4.48 million for infrastructure to access the parcel off Donges Bay Rd, \$3 million in land acquisition costs, as well as additional expenditures for PAYGO incentives, administrative and professional services.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately \$25.8 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in

the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

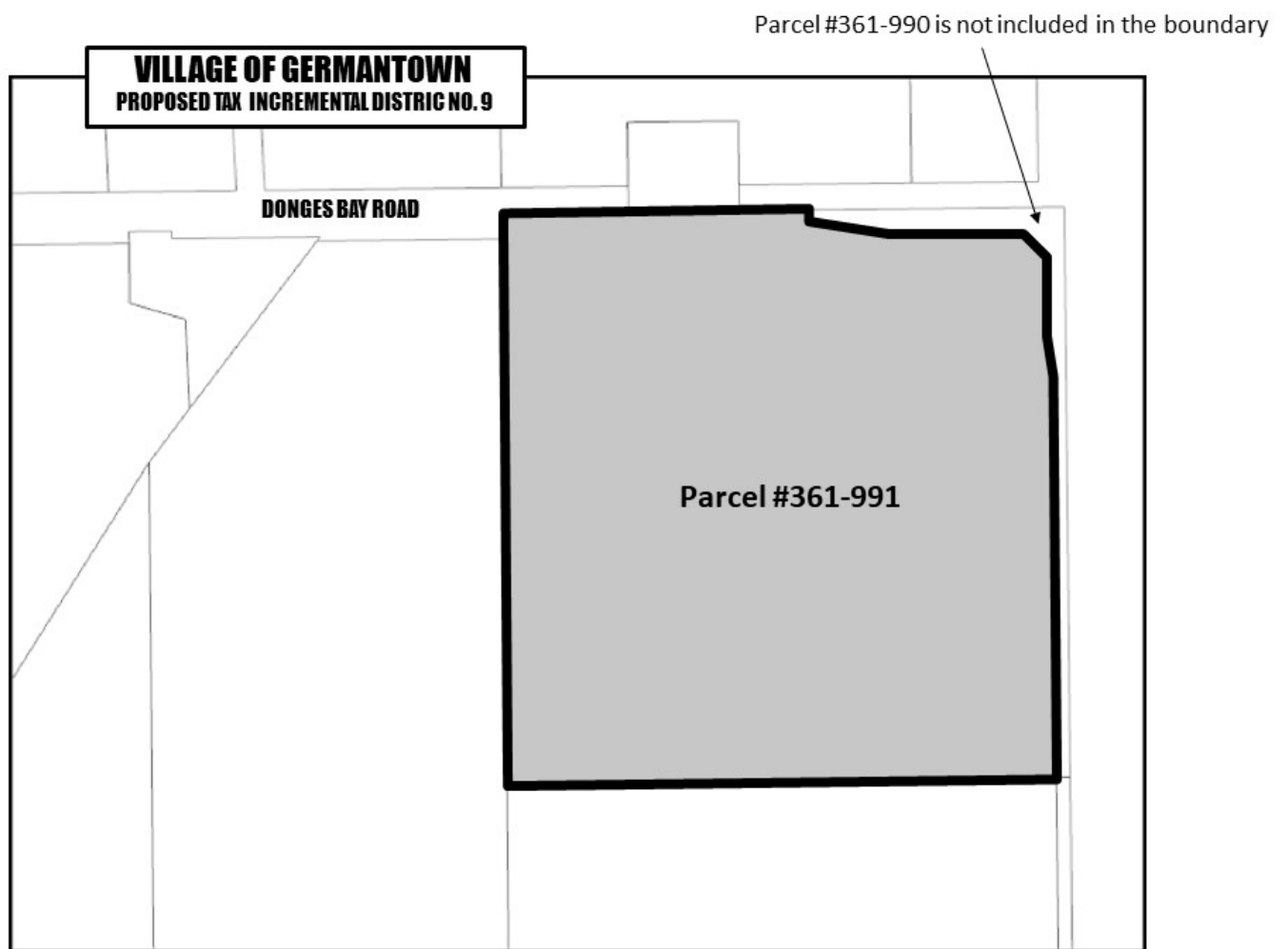
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that is found suitable for industrial sites and is zoned for industrial use at the time of creation of the District will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District is designated as an industrial district.
6. The Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:

Preliminary Map of Proposed District Boundary

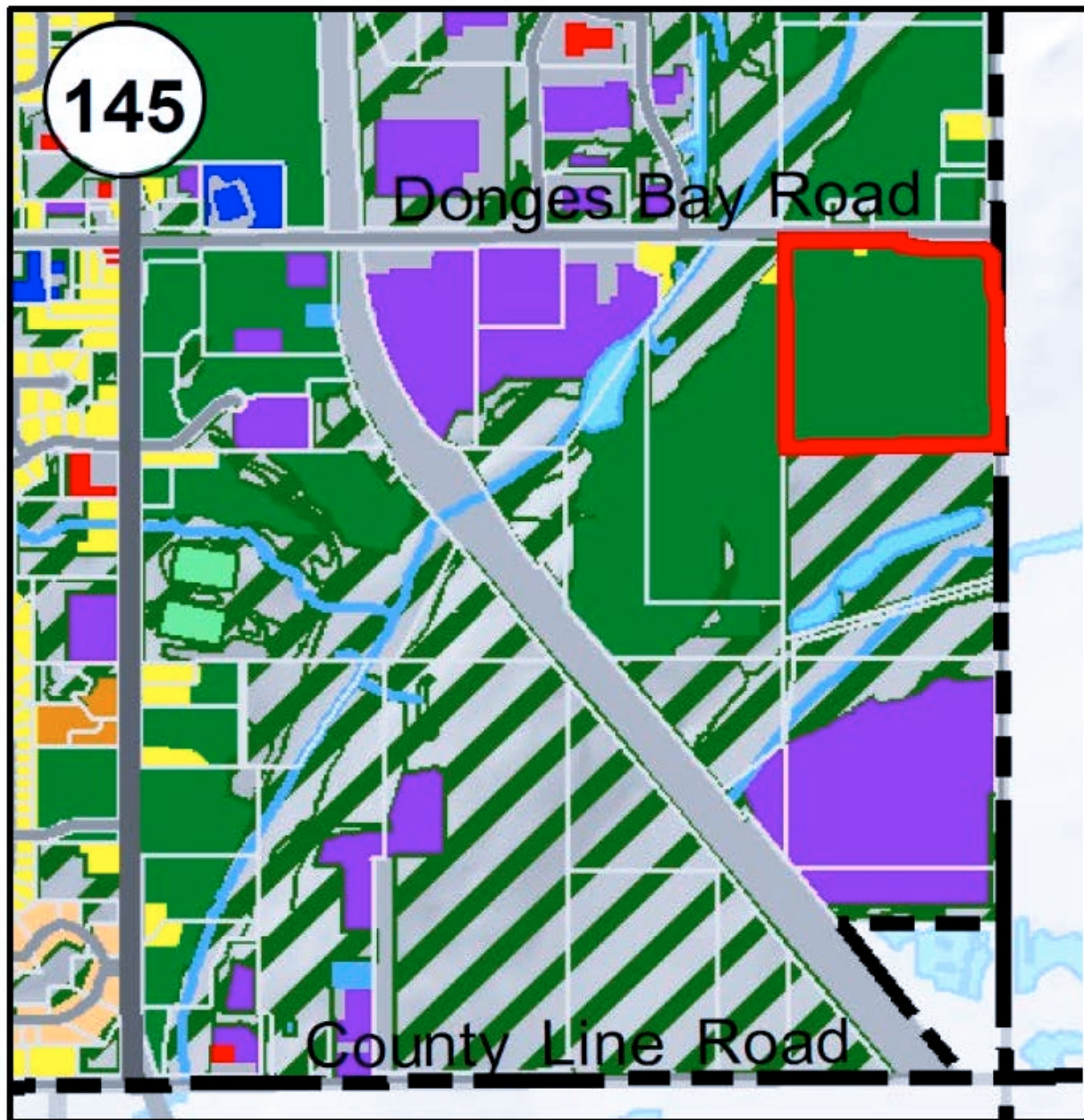
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

Village of Germantown														
Tax Increment District #9														
Base Property Information														
Property Information						Assessment Information			Equalized Value				District Classification	Comments
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)
1	361-991	N104W12667 Donges Bay Rd	Kathleen Krause	38.15	N	N	97,300	77,100	174,400	92.30%	105,422	83,536	188,959	38.15
Total Acreage 38.15							97,300	77,100	174,400		105,422	83,536	188,959	38.15 100.00%
Draft														

SECTION 5: Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals \$137,735,259. This value is less than the maximum of \$378,959,340 in equalized value that is permitted for the Village.

Village of Germantown	
Tax Increment District #9	
Valuation Test Compliance Calculation	
Anticipated Creation/Boundary Amendment	6/6/2022
	Valuation Data Est. Creation Date
Total EV (TID In)	3,157,994,500
12% Test	378,959,340
Increment of Existing TIDs	
TID #6	30,664,100
TID #7	4,323,200
TID #8	102,559,000
Total Existing Increment	137,546,300
Projected Base of New or Amended District	188,959
Total Value Subject to 12% Test	137,735,259
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating Village ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the Village expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property

assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

1. Installation of public infrastructure for road access off Donges Bay Rd. to cost approximately \$4.48 million.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

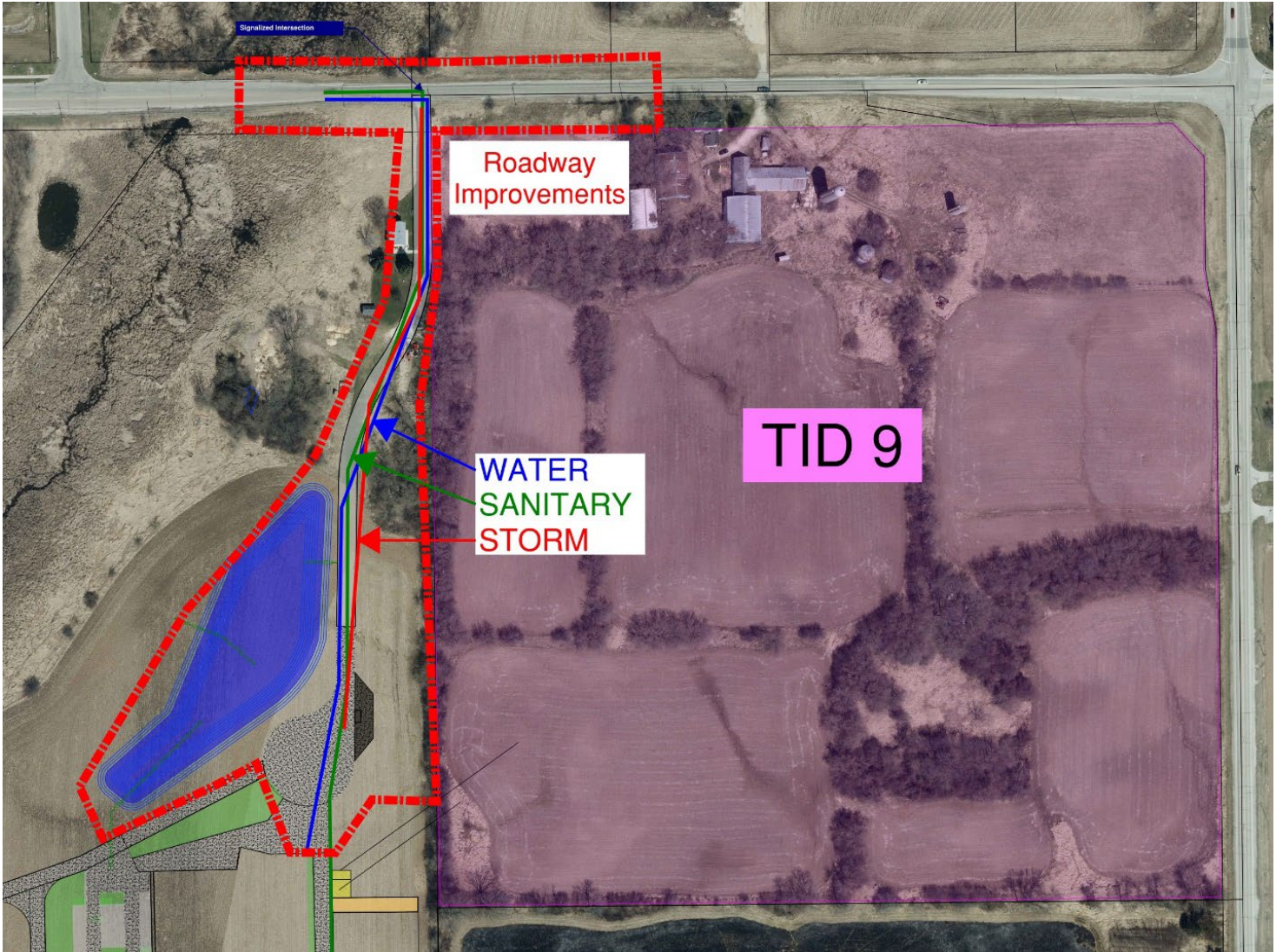
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

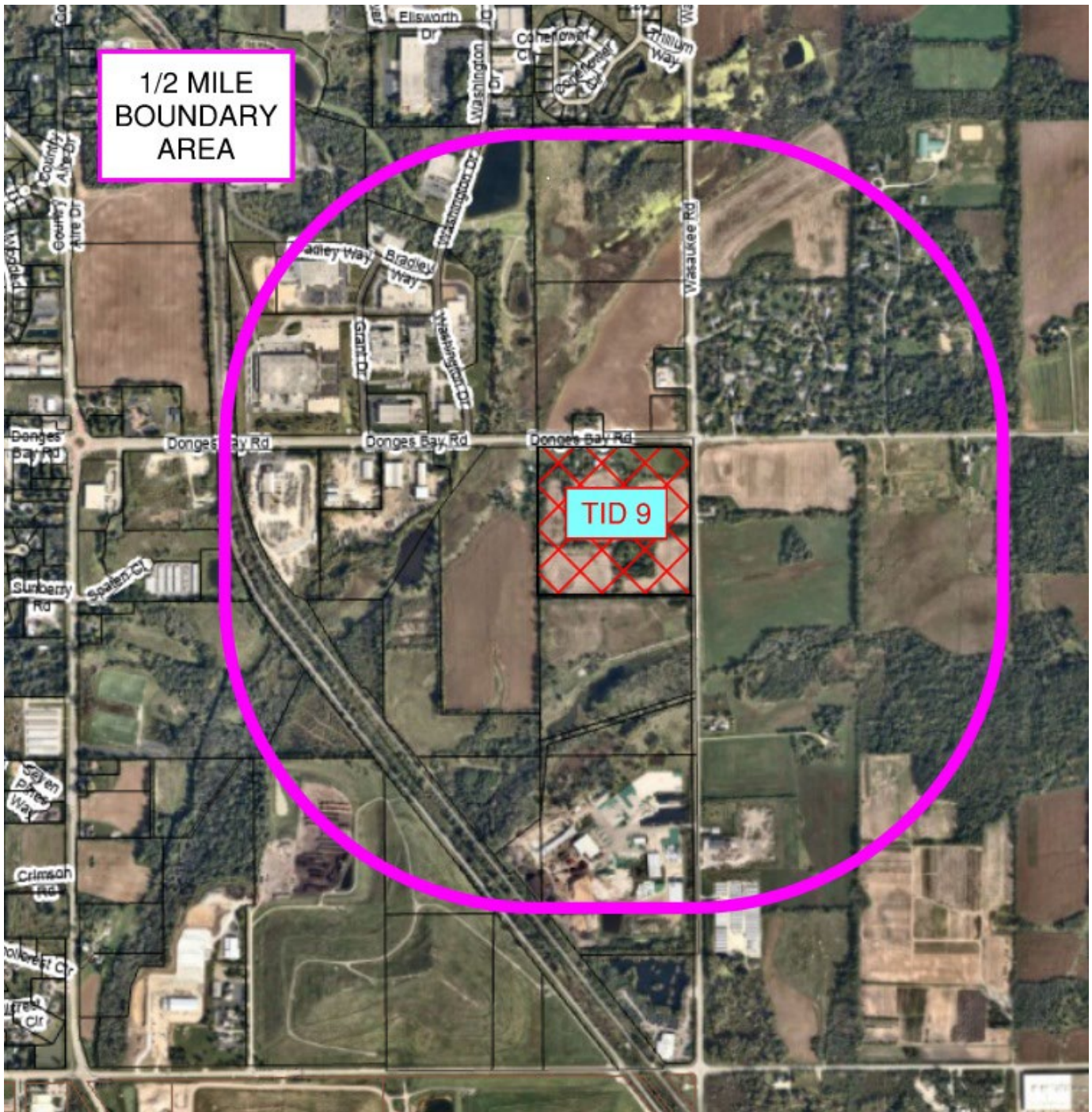
SECTION 7:

Map Showing Proposed Improvements and Uses

Maps Found on Following Page.



½ Mile Map



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Germantown		
Tax Increment District #9		
Estimated Project List		
Project ID	Project Name/Type ¹	2022-2024
1	Public Improvements - Onsite	2,175,348
2	Public Improvements - Offsite	399,200
3	Dry Utilities	750,000
4	Contingency/A&E	1,163,592
5	Land Acquisition	3,000,000
6	Development Incentive (PAYGO)	1,300,000
7	Professional Services	50,000
Total Projects		<u>8,788,140</u>
Notes:		
Note 1	Project costs are estimates per Village staff.	
Note 2	Costs for non-TID portion are not included in this model.	

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$25.8 million in incremental value by the end of construction year 2023. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$16.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$8,243,385 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

Village of Germantown

Tax Increment District #9

Development Assumptions

Construction Year		Building 1 ¹	Building 2 ²	Demolition of Existing Buildings	Annual Total	Construction Year	
1	2022	5,000,000		(77,100)	4,922,900	2022	1
2	2023	15,800,000	5,000,000		20,800,000	2023	2
3	2024				0	2024	3
4	2025				0	2025	4
5	2026				0	2026	5
6	2027				0	2027	6
7	2028				0	2028	7
8	2029				0	2029	8
9	2030				0	2030	9
10	2031				0	2031	10
Totals		<u>20,800,000</u>	<u>5,000,000</u>	<u>(77,100)</u>	<u>25,722,900</u>		

Notes:

¹Building 1 - Assumes a 416K SF building with a construction value of \$50 per SF completed in 2023. Minimum value of \$20.8M.

²Buildings 2 - Assumes a 100K SF constructed at a value of \$50 per SF completed in 2023. Minimum value of \$5M.

Table 2 – Tax Increment Projection Worksheet

Village of Germantown								
Tax Increment District #9								
Tax Increment Projection Worksheet								
Type of District	Industrial			Base Value	0			
Creation Date	April 1, 2022			Appreciation Factor	0.00%			
Valuation Date	Jan 1,	2022		Base Tax Rate	\$16.70			
Max Life (Years)	20			Rate Adjustment Factor	0.00%			
Expenditure Periods/Termination	15	4/1/2037		Tax Exempt Discount Rate	3.00%			
Revenue Periods/Final Year	20	2043		Taxable Discount Rate	4.00%			
Extension Eligibility/Years	Yes	3						
Adverse Impact Eligibility								
Recipient District	No							

	Construction	Valuation	Inflation	Total	Revenue	Tax
	Year	Value Added	Year	Increment	Year	Rate
1	2022	4,922,900	2023	0	2024	\$16.70
2	2023	20,800,000	2024	0	2025	\$16.70
3	2024	0	2025	0	2026	\$16.70
4	2025	0	2026	0	2027	\$16.70
5	2026	0	2027	0	2028	\$16.70
6	2027	0	2028	0	2029	\$16.70
7	2028	0	2029	0	2030	\$16.70
8	2029	0	2030	0	2031	\$16.70
9	2030	0	2031	0	2032	\$16.70
10	2031	0	2032	0	2033	\$16.70
11	2032	0	2033	0	2034	\$16.70
12	2033	0	2034	0	2035	\$16.70
13	2034	0	2035	0	2036	\$16.70
14	2035	0	2036	0	2037	\$16.70
15	2036	0	2037	0	2038	\$16.70
16	2037	0	2038	0	2039	\$16.70
17	2038	0	2039	0	2040	\$16.70
18	2039	0	2040	0	2041	\$16.70
19	2040	0	2041	0	2042	\$16.70
20	2041	0	2042	0	2043	\$16.70
Totals		25,722,900		0	Future Value of Increment	8,243,385

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

The Village will issue a note anticipation note as interim financing in order to pay for the cost of land acquisition. Revenue from the sale of land will help to repay the note anticipation note. Costs of public infrastructure will be paid for by the issuance of General Obligation debt. Any development incentives will be paid through PAYGO agreements utilizing only increment generated by the subject property. Any other costs contemplated are paid for through available cash flow. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

Village of Germantown Tax Increment District #9 Estimated Financing Plan				
	G.O. Bond 2022		Note Anticipation Note 2022	
			Totals	
Projects				
Public Improvements - Onsite	2,175,348			2,175,348
Public Improvements - Offsite	399,200			399,200
Dry Utilities	750,000			750,000
Contingency/A&E	1,163,592			1,163,592
Land Acquisition			3,032,440	3,032,440
Total Project Funds	4,488,140		3,032,440	7,520,580
Estimated Finance Related Expenses	120,230		68,875	189,105
Financial Advisor	25,000		25,000	50,000
Bond Counsel	16,000		15,000	31,000
Rating Agency Fee	18,500		12,500	31,000
Paying Agent	850		850	1,700
Underwriter Discount	12.00 59,880	5.00	15,525	75,405
Capitalized Interest	384,230		0	384,230
Total Financing Required	4,992,600		3,101,315	8,093,915
Estimated Interest	0.25% (4,675)	0.25%	(1,264)	(5,939)
Assumed spend down (months)	5	2		0
Rounding	2,075		4,949	7,024
Net Issue Size	4,990,000		3,105,000	10,095,000
Notes:				

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2043 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

Village of Germantown

Tax Increment District #9

Cash Flow Projection - Preliminary

Year	Projected Revenues						Expenditures										Balances			Year	
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Debt Proceeds	Land Sale Revenue TID Portion	Total Revenues	G.O. Bond 4,990,000			Note Anticipation Note 3,105,000			Future Capital Exp. Or Dev.			Admin.	Total Expenditures	Annual	Cumulative		Principal Outstanding
							Dated Date:	08/01/22	Interest	Dated Date:	08/01/22	Interest	Incentives	Land Purchase	Infrastructure						
		0.20%					Note 1														
2022			399,200	7,695,800	3,032,440	11,127,440				3,105,000	3.50%	54,338		3,032,440	4,488,140	20,000	10,699,917	427,523	427,523	4,990,000	2022
2023		855				855			199,600							5,000	204,600	(203,745)	223,778	4,990,000	2023
2024	82,205	448				82,653		4.00%	199,600							5,000	204,600	(121,947)	101,831	4,990,000	2024
2025	429,536	204				429,739	225,000	4.00%	195,100				5,000			5,000	430,100	(361)	101,470	5,900,000	2025
2026	429,536	203				429,739	230,000	4.00%	186,000				5,000			5,000	426,000	3,739	105,209	5,665,000	2026
2027	429,536	210				429,746	235,000	4.00%	176,700				25,000			5,000	441,700	(11,954)	93,255	5,405,000	2027
2028	429,536	187				429,722	240,000	4.00%	167,200				25,000			5,000	437,200	(7,478)	85,777	5,140,000	2028
2029	429,536	172				429,707	245,000	4.00%	157,500				25,000			5,000	432,500	(2,793)	82,985	4,870,000	2029
2030	429,536	166				429,702	250,000	4.00%	147,600				25,000			5,000	427,600	2,102	85,086	4,595,000	2030
2031	429,536	170				429,706	255,000	4.00%	137,500				30,000			5,000	427,500	2,206	87,292	4,310,000	2031
2032	429,536	175				429,710	260,000	4.00%	127,200				35,000			5,000	427,200	2,510	89,803	4,015,000	2032
2033	429,536	180				429,715	270,000	4.00%	116,600				35,000			5,000	426,600	3,115	92,918	3,710,000	2033
2034	429,536	186				429,722	275,000	4.00%	105,700				40,000			5,000	425,700	4,022	96,939	3,395,000	2034
2035	429,536	194				429,730	280,000	4.00%	94,600				50,000			5,000	429,600	130	97,069	3,065,000	2035
2036	429,536	194				429,730	285,000	4.00%	83,300				65,000			5,000	438,300	(8,570)	88,499	2,715,000	2036
2037	429,536	177				429,713	290,000	4.00%	71,800				70,000			5,000	436,800	(7,087)	81,412	2,355,000	2037
2038	429,536	163				429,699	295,000	4.00%	60,100				75,000			5,000	435,100	(5,401)	76,010	1,985,000	2038
2039	429,536	152				429,688	300,000	4.00%	48,200				80,000			5,000	433,200	(3,512)	72,498	1,605,000	2039
2040	429,536	145				429,681	300,000	4.00%	36,200				90,000			5,000	431,200	(1,519)	70,979	1,215,000	2040
2041	429,536	142				429,678	345,000	4.00%	23,300				60,000			5,000	433,300	(3,622)	67,357	810,000	2041
2042	429,536	135				429,670	410,000	4.00%	8,200				60,000			15,000	493,200	(63,530)	3,827	340,000	2042
2043	429,536	8				429,543							340,000				340,000	89,543	93,370	0	2043
Total	8,243,385	4,463	399,200	7,695,800	3,032,440	19,375,288	4,990,000		2,342,000	3,105,000		54,338	1,140,000		4,488,140	130,000	19,281,917				Total

Notes:

1 Assumes the debt payment for the TID only Portion of the infrastructure.

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the Village by creating new industrial sites, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and potential downstream supply chain development within the Village.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Project Plan includes the following non-project costs.

- 1) Costs of road and utility improvements that will service the planned DPW facility. These costs are not included in project list numbers and will be paid for using Village levy.

SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

WESOLOWSKI, REIDENBACH & SAJDAK, S.C.

ATTORNEYS AT LAW
11402 WEST CHURCH STREET
FRANKLIN, WISCONSIN 53132

JESSE A. WESOLOWSKI
FREDERICK E. REIDENBACH 1919-2002
BRIAN C. SAJDAK
CHRISTOPHER R. SMITH
EDUARDO M. BORDA
COOPER S. PRINDL

TELEPHONE (414) 529-8900
FACSIMILE (414) 529-2121

JANE C. KASSIS, LEGAL SECRETARY

SENDER'S EMAIL:
BRIAN@WRSLEGAL.NET

June 1, 2022

Honorable Dean R. Wolter
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Germantown Tax Increment District No. 9 Project Plan

Dear President Wolter:

In my role as Village Attorney for the Village of Germantown, I have reviewed the Project Plan for Germantown Tax Increment District No. 9. Following that review, it is my opinion that the Project Plan is complete and that it complies with the requirements of Wis. Stat. § 66.1105(4)(f).

Please let me know if I can be of any further assistance on this matter.

Very truly yours,



Brian C. Sajdak
Village Attorney

cc: Ms. Deanna Braunschweig, Village Clerk
Mr. Steven Kreklow, Village Administrator
Mr. Phil Cosson

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2020	Percentage			
County		6,241,728	12.31%			
Technical College		3,209,648	6.33%			
Municipality		13,669,201	26.96%			
School District:		27,577,956	54.40%			
Total		50,698,534				
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2024	10,279	22,511	45,417	5,286	83,493	2024
2025	53,041	116,157	234,350	27,275	430,823	2025
2026	53,041	116,157	234,350	27,275	430,823	2026
2027	53,041	116,157	234,350	27,275	430,823	2027
2028	53,041	116,157	234,350	27,275	430,823	2028
2029	53,041	116,157	234,350	27,275	430,823	2029
2030	53,041	116,157	234,350	27,275	430,823	2030
2031	53,041	116,157	234,350	27,275	430,823	2031
2032	53,041	116,157	234,350	27,275	430,823	2032
2033	53,041	116,157	234,350	27,275	430,823	2033
2034	53,041	116,157	234,350	27,275	430,823	2034
2035	53,041	116,157	234,350	27,275	430,823	2035
2036	53,041	116,157	234,350	27,275	430,823	2036
2037	53,041	116,157	234,350	27,275	430,823	2037
2038	53,041	116,157	234,350	27,275	430,823	2038
2039	53,041	116,157	234,350	27,275	430,823	2039
2040	53,041	116,157	234,350	27,275	430,823	2040
2041	53,041	116,157	234,350	27,275	430,823	2041
2042	53,041	116,157	234,350	27,275	430,823	2042
2043	53,041	116,157	234,350	27,275	430,823	2043
		1,018,051	2,229,501	4,498,075	523,506	8,269,134
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						



Germantown Park and Recreation Department

N112W17001 Mequon Rd

P.O. Box 337

Germantown, Wisconsin 53022-0337

(262)250-4710 Fax (262)255-2920

Information Line (262)250-4711

Meeting Date: May 30, 2022
To: Village Board
From: Gil Standridge, Park and Recreation Director
RE: Approval for Bird Netting Dheinsville Festhalle

I am requesting from this board to put in bird netting in the rafters at Dheinsville Festhalle. Originally approved \$30,000 to be put in the 2022 budget under Building Improvements, 40-552-570-8210. But quote was two years old when originally quoted. Due to inflation, shipping and material costs going up the price to put this netting in is at \$37,000.

Upon recommendation of Batzner Pest Control the installation of a barrier of entry using a 3/4" square mesh, UV stabilized, pre-stretched, polypropylene netting. The netting would be installed horizontally under the pavilion roof and vertically inside the pavilion. With this service, stainless steel aircraft cable will be installed around the perimeter of the area to be treated. After the cable framework has been installed, hog rings will be used to attach the netting to the cable. Turnbuckles are used to tighten the cable to ensure that the netting system is taut and 100% effective in prohibiting the birds from accessing their current nesting locations.¹

Netting Specifications

- Manufactured from multi-strand polypropylene fiber with ultra-violet inhibitors
- Burst strength of 454 lbs
- Melting point of 160-170°C ● Lightweight - 40gsm
- Lightest of all commercial fibers with a specific gravity of 0.85
- Excellent insulator rating for use in applications near electrical fittings
- Resistant to acids and alkalis; cannot be ingested by insects, moth larvae, silverfish, etc.; will not support growth of mildew; resistant to abrasion, ultraviolet light, depreciation caused by repeated flexing as occurs under windy conditions

COST: The investment to provide the barrier of entry netting service to the pavilion would be \$37,000.00. The quote of \$30,000 was provided two years ago, and inflation has driven up the cost of shipment and materials.

Included in this packet for your review is alternative methods to control the birds and their costs. The alternative methods would require on-going on-site service through-out the years, and would cost more in the long run than the netting itself.



May 6th, 2022

City of Germantown / Dheinsville Park Pavilion
N128 W18780 Holy Hill Road
Germantown, WI 53022

Attn: Gil Standridge

Re: Pest Bird Problem

Dear Gil,

Thank you for the courtesies extended to Batzner Pest Control in giving us the opportunity to propose your pavilion concerning pest bird control.

As you are aware, these pest birds create unsanitary, unsightly, and corrosive conditions. The uric and nitric acid contained in wet droppings quickly erode all building surfaces and tend to create additional maintenance concerns. When excreted on walkways and steps, droppings present slippery, unsafe conditions. In addition, numerous viral and fungal diseases are enhanced by the accumulation of droppings and ectoparasites and other insects which breed in the droppings can be easily transmitted to building occupants. Thousands of cases of salmonella poisoning are attributed to bird droppings every year and this should be priority #1. Sweeping of the dried droppings makes them airborne and when inhaled causes histoplasmosis, a lung borne disease that can be fatal.

Inspection Observations- Upon completing our inspection on April 14th, it was easily observed that you have both swallow and sparrow issues inside on the ceiling and rafters of the pavilion. These birds then try and take up residence somewhere in your pavilion, particularly on unused areas of upper rafters. This area gives them security and exclusion from potential predators. The greatest issue this causes is dropping accumulation making for slippery conditions or even damage to equipment and finished products should population increase. To address access to perching and nesting points, we recommend a barrier of entry horizontal and vertical netting be installed .

Bird-Out - Aromatic Bird Repellent

To address this infestation, another option would be the use of our aromatic bird repellent, called bird out. Using existing outdoor airflow at your property, Bird-Out™ continually dispenses a small quantity of methyl anthranilate, a food-grade flavoring agent that has a mild grape scent for humans but creates an unwelcoming environment for birds. You place the dispensers at 20 foot intervals for 8000 cubic feet of coverage. The initial service is \$99.00 and each station would cost \$45.00 every 60 days. Considering the coverage you would need, this option is more expensive than netting and is not a permanent solution.

Investment

COST

The investment to provide the Bird-Out service to the pavilion would be \$54,358.00 for the first year, then \$6,705.00 every 60 days thereafter.

AUTHORIZATION

The Batzner Bird Control Division, will provide the following control service(s), as outlined in our proposal letter dated April 20th, 2022. Please check the services you want performed and email this signed form back to me for processing and scheduling. My contact information is detailed below for your reference.

_____ Authorization to provide the Bird-Out service to “Dheinsville Park Pavilion” is \$54,358.00 for the first year and includes all labor, material, cleaning of droppings..

AUTHORIZATION: _____

PO #: _____

PLEASE PRINT NAME _____

DATE: _____

Contact to schedule service: _____

Thank you for the opportunity to provide you with this quotation for pest bird control. Should you have any questions about the quote or if we can be of further help, you can reach me at 262-787-8719 or email me at dougc@batzner.com



Optical Gel™

WHERE TO USE	Ledges, signs, balconies, soffits, beams, skylights, signs, roofs, AC equipment, enclosed spaces
TARGET BIRD	All Species
BIRD PRESSURE	Light - Medium
MATERIAL	Citronella, Peppermint Oil, Agar, Beeswax
INSTALLATION	Dishes are glued to the surface
INSTALLATION LEVEL	Easy



Optical Gel dishes placed strategically on this hotel's roof relocated a well entrenched flock of pigeons.



Dishes can be mounted vertically to protect wood structures against woodpeckers.



Sign letters are an ideal spot for Optical Gel because the dishes can't be seen from below.

Very Discreet

The Optical Gel dishes are only 2-1/2 inches in diameter and 3/8 inch in height. They generally cannot be seen from below.

How it Works

This multi-sensory bird repellent deters birds using sight, smell and touch. Birds see fire or smoke, although there isn't any. They smell peppermint oil, which they hate. The Gel is sticky if the birds do touch it.

Totally Humane

Harmless to birds and humans alike.

Easy to Install

Remove covers from dishes and affix dishes to dry surfaces with silicone or other removable adhesive.

Safe for the Environment

Bird Barrier Optical Gel is made from all organic ingredients.

Longevity

The dishes are effective for 2 - 4 years. The site must be thoroughly cleaned first.

Optical Gel

Optical Gel (24)	TF-BG25	827682
Optical Gel (200)	TF-BG200	
White Silicone (3 oz.)	HA-BB02	632018

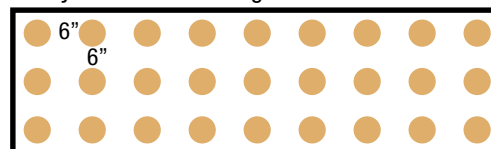
new



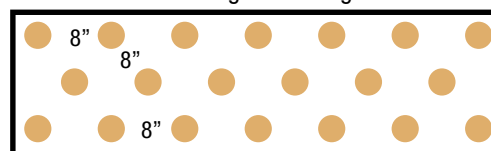
Installation Guidelines for Pigeons

Clean the site thoroughly before installation. (See opposite page for details.)

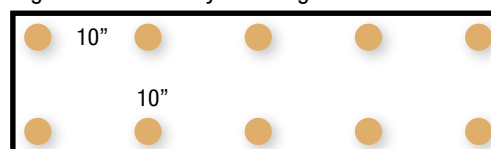
Heavy Pressure - Nesting Sites: 6 in. maximum spacing



Medium Pressure - Night Roosting Sites: 8 in. maximum spacing



Light Pressure - Day Roosting Sites: 10 in. maximum spacing



Optical Gel and Cleaning Kit

The key to a successful Optical Gel job is a thorough cleaning and sanitizing, and proper placement of the dishes. This kit includes everything necessary to remove the bird waste, sanitize the area and adhere the dishes to the surface: 24 Optical Gel dishes, adhesive, Dissolve-It, spray bottle, bleach, mask and gloves.



Optical Gel Kit	TF-BG10
-----------------	---------

VILLAGE BOARD AGENDA ITEM

REQUEST FORM

I, TRUSTEE Jolene Pieper hereby request that the following item(s) be placed on the next agenda of the Village Board, for consideration and action:

ITEM REQUESTED:

Possibility to annex the Town of Germantown into the Village of Germantown.

DISCUSSION / REASON:

Would like to hear what that process entails, if the Town of Germantown would be interested, along with costs associated. Pros vs Cons

Dated this 24th day of May, 2022

Jolene Pieper
Signature of Trustee

Dan C. B...
Signature of Trustee

Received: _____

By: _____



May 6th, 2022

City of Germantown / Dheinsville Park Pavilion
N128 W18780 Holy Hill Road
Germantown, WI 53022

Attn: Gil Standridge

Re: Pest Bird Problem

Dear Gil,

Thank you for the courtesies extended to Batzner Pest Control in giving us the opportunity to propose your pavilion concerning pest bird control.

As you are aware, these pest birds create unsanitary, unsightly, and corrosive conditions. The uric and nitric acid contained in wet droppings quickly erode all building surfaces and tend to create additional maintenance concerns. When excreted on walkways and steps, droppings present slippery, unsafe conditions. In addition, numerous viral and fungal diseases are enhanced by the accumulation of droppings and ectoparasites and other insects which breed in the droppings can be easily transmitted to building occupants. Thousands of cases of salmonella poisoning are attributed to bird droppings every year and this should be priority #1. Sweeping of the dried droppings makes them airborne and when inhaled causes histoplasmosis, a lung borne disease that can be fatal.

Inspection Observations- Upon completing our inspection on April 14th, it was easily observed that you have both swallow and sparrow issues inside on the ceiling and rafters of the pavilion. These birds then try and take up residence somewhere in your pavilion, particularly on unused areas of upper rafters. This area gives them security and exclusion from potential predators. The greatest issue this causes is dropping accumulation making for slippery conditions or even damage to equipment and finished products should population increase. To address access to perching and nesting points, we recommend a barrier of entry horizontal and vertical netting be installed .

Bird Optical Gel

This multi-sensory bird repellent deters birds using sight, smell and touch. Birds see fire or smoke, although there is not any. They smell peppermint oil, which they hate and the gel is sticky if they touch it. You would need 2 pucks per linear foot on all ledges and beams and with the size of the pavilion, this would be a higher cost and is not a permanent solution as these pucks would need to be replaced every year.

Investment

COST

The investment to provide the Optical Gel service to the pavilion would be \$28,400 for the first year and every 2 years thereafter.

AUTHORIZATION

The Batzner Bird Control Division, will provide the following control service(s), as outlined in our proposal letter dated April 20th, 2022. Please check the services you want performed and email this signed form back to me for processing and scheduling. My contact information is detailed below for your reference.

_____ Authorization to provide the Bird Optical Gel service to “Dheinsville Park Pavilion” is \$28,400 for the first year and every two years after. Pricing includes all labor, material, and cleaning of droppings.

AUTHORIZATION: _____

PO #: _____

PLEASE PRINT NAME _____

DATE: _____

Contact to schedule service: _____

Thank you for the opportunity to provide you with this quotation for pest bird control. Should you have any questions about the quote or if we can be of further help, you can reach me at 262-787-8719 or email me at dougc@batzner.com

KEEP BIRDS AWAY SIMPLY AND EFFECTIVELY

Bird-Out™ humanely repels birds from spaces

Although birds may provide enjoyment for humans, when they roost and take up residence in our business and living spaces, they can create health hazards and leave behind a mess. **With Bird-Out™, an aromatic bird repellent, you can simply and humanely keep birds at a distance to protect people and property.**

Using existing outdoor airflow at your property, Bird-Out™ continually dispenses a small quantity of methyl anthranilate, a food-grade flavoring agent that has a mild grape scent for humans but creates an unwelcoming environment for birds.

Installed in a discreet wall dispenser, Bird-Out can be used tactfully in nearly any outdoor environment, providing effective, continuous bird management against a wide variety of bird species. Bird-Out is EPA-registered for use in commercial, residential and agricultural environments.



Humane



Easy install – doesn't damage structures



Non-toxic



Unobtrusive



Secured dispenser



Safe for use in high-traffic areas

See bird management results today.

Call toll-free 800-878-2110 or visit batzner.com



BIRD-OUT™ WORKS EFFECTIVELY AGAINST:

- Crows
- Geese
- Grackles
- Gulls
- Pigeons
- Sparrows
- Starlings
- Swallows

 **Batzner**
Pest Control