MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE & TIME:	**Monday, December 18, 2023 at 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting **#:2551 746 8900** Password: **RGfHMePh684** which can be accessed by phone at **408-418-9388** or by clicking the link below:
https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mbac09c1bf900c82b3d4fd86d044402dc
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 VillageBoard 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:**

VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

VII. **CONSENT AGENDA:**

A. December 4, 2023 Regular Meeting Minutes

VIII. **UNFINISHED BUSINESS**

A. November 6, 2023 Regular Meeting Minutes

IX. **PUBLIC HEARINGS:**

X. **NEW BUSINESS:**

A. Truck Country of Wisconsin, Inc., Agent for RA Steinman Legacy LLC, Property Owner - N128 W21795 Holy Hill Road. (1) Rezoning application from M-1: Limited Industrial to B-5: Highway Business Zoning District and (2) Conditional Use Permit (CUP) to allow development and operation of a 37,700 sqft Motor Vehicle Sales and Service Facility.

B. Fabrizio Montermini, Agent for Sentinel-Germantown, LLC, Property Owner - W180 N11070 River Lane. 2-Lot Certified Survey Map application (CSM) to divide a 14.7 acre property and create a 5.6 acre parcel.

C. A Resolution Disallowing the Claim of David Lehtola for Automobile Damage

D. Appointments of Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2024-2025 Election Term per the attached list.

E. 5 Year Road Program

F. 2022 Annual Comprehensive Financial Report

G. Discussion / Action on canceling or rescheduling the regularly scheduled Village Board Meeting scheduled for January 1, 2024 due to Village Hall being closed on this day in observance of the holiday.

H. Administrator 2023 Performance Goals Update. The Village Board May Enter into Closed Session per Wis Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT:

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)250-4745 at least 2 days prior to the meeting.

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**Monday, December 4, 2023 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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.*

The Village Board Meeting was called to order by Village President Dean Wolter at 7:00 PM.

II. **ROLL CALL:**

Present: Trustee David Baum, Trustee Bill Neureuther, Trustee Rick Miller, Trustee Robert Warren, Trustee Jolene Pieper(via WebEx), Trustee Jan Miller, Trustee Phil Hudson, President Dean Wolter
Also Present: Village Administrator Steve Kreklow, Clerk Donna Cox, Police Chief Michael Snow, Community Development Director Jeff Retzlaff,
Absent:
Excused: Trustee Terri Kaminski

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

No report was presented.

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

Village Trustees provided dates of upcoming Village meetings and events.

VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

The following individuals spoke during Citizen Input:

Lynne Schauer Bednarz (Pawnee Ct) spoke regarding the budget.
Melanie Smythe (Cedar Ln) spoke regarding the 2022 and 2023 audit and the budget.

Email comment from Christine Huber (Windsong Cir E) was read by President Wolter regarding New Business Item C.

VII. CONSENT AGENDA:

Motion: Approve Consent Agenda Items B-G, and remove Item A for corrections.
Motioned By: David Baum
Seconded By: Phil Hudson

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed By Roll Call Vote (Yes 8, No 0, Abstained 0)

A. Minutes from the Regular November 6, 2023 Meeting

C. Minutes from the Special November 27, 2023 Meeting

D. Resolution to Withdraw from State of Wisconsin's Service Award Program for Volunteer Firefighters

E. Annual Contract Renewal with Municipal Property Insurance Company

F. Resolution: 2024 Non-Union Merit Pool

G. EMS Billing Agreement

B. Minutes from the Regular November 20, 2023 Meeting

This item was removed for corrections and approval at a later meeting date.

H. Purchase of F150 by Germantown Police Department

President Wolter requested clarification from Police Chief Snow regarding this item. Chief Snow explained the F150 would be used as an Evidence Tech/Patrol vehicle and the current transport van would be sold and proceeds would go to offset the costs of the new vehicle.

Motion: Approve as presented

Motioned By: David Baum
Seconded By: Rick Miller

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed By Roll Call Vote (Yes 8, No 0, Abstained 0)

VIII. **APPOINTMENTS** *Motion by Trustee Hudson to approve Appointments as presented Seconded by Trustee Balm Motion carried*

A. Boards/Commissions/Committees

Motion: Approve Appointments as presented
Motioned By: Phil Hudson
Seconded By: David Baum

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed (Yes 8, No 0, Abstained 0)

1. General Government and Finance — Bill Neureuther, Village Trustee (Term: 12/4/23 to 4/15/24)

2. Public Works and Highways - Robert Warren, Village Trustee (Term: 12/4/23 to 4/15/24) (Replacing Bill Neureuther)

3. Senior Advisory Committee Chair — Robert Warren, Village Trustee (Term: 12/4/23 to 4/15/24)

4. Utility Advisory Committee Chair — Robert Warren, Village Trustee (Term: 12/4/23 to 4/15/24)

IX. **UNFINISHED BUSINESS**

There was no Unfinished Business.

X. **PUBLIC HEARINGS:**

There were no Public Hearings.

XI. NEW BUSINESS:

A. Village of Germantown Community Development Department - Proposed Municipal Code Text Amendments to Section 9 (Public Peace & Good Order) and Section 17 (Zoning) pertaining to raising chickens in residential districts and accessory buildings on historic designated property in residential zoning districts.

Community Development Director Retzlaff presented the Municipal Code text amendments. Retzlaff advised Plan Commission recommended approval of the amendments as drafted.

Motion: Approve the amendments as presented.
Motioned By: Rick Miller
Seconded By: David Baum

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed (Yes 8, No 0, Abstained 0)

B. Timeline and Process for Public Safety Referendum Communication

Administrator Kreklow presented the timeline, process, and communication of the Public Safety Referendum and discussion ensued.

Motion: To go forward with the timeline and process for the Public Safety Referendum Communication with the additional involvement of Trustee Phil Hudson, Public Safety Chair, for the upcoming Public Safety Meeting on 01/08/2024 and Village Board Meeting on 01/15/2024.
Motioned By: Jan Miller
Seconded By: David Baum

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed (Yes 8, No 0, Abstained 0)

C. Presentation from Baker Tilly Representative to review/present the Final 2022 ACFR Report to the Village Board.

Baker Tilly was not available for a presentation, however, Administrator Kreklow provided updates regarding the Audit and the 2022 ACFR Report.

Trustees Neurether, Pieper, and Jan Miller spoke about their expectations and contract requirements regarding Baker Tilly. Trustee Jan Miller would like a review of the contract with Baker Tilly and would like to know how much has been spent to date. Administrator Kreklow advised the cost has been more this year due to having two audits. Kreklow further advised it is not recommended to change firms when going through a new financial management system and that the consensus is that the 2023 Audit should be completed with Baker Tilly and then the Village could look ahead at other options.

Motion: To have a different auditor company conduct the 2023 Audit with deadlines noted in their contract for the Village of Germantown.
Motioned By: Jolene Pieper
Seconded By: None

Motion Failed Due To Lack of A Second

Motion: To have Baker Tilly comply with everything regarding the 2022 ACFR Report by 12/18/2023, for Staff to complete a summary of amounts paid to Baker Tilly in 2023, and to direct Staff to not pay any additional monies until work is completed
Motioned By: Bill Neureuther
Seconded By: Jolene Pieper

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed (Yes 8, No 0, Abstained 0)

D. Renewal Applications of Secondhand Jewelry Dealer and Secondhand Article Dealer Licenses for 2024

Motion: Approve as presented
Motioned By: David Baum
Seconded By: Robert Warren

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed (Yes 8, No 0, Abstained 0)

1. National Rarities LLC - *Secondhand Article Dealer*

2. Kesslers Diamond Center, Inc - *Secondhand Article Dealer and Secondhand Jewelry Dealer*

E. Renewal Applications of Animal Fancier's Establishment Permits for 2024

Motion: Approve as presented
Motioned By: David Baum
Seconded By: Phil Hudson

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, and President Dean Wolter
No: None
Abstain: None

Motion Passed (Yes 8, No 0, Abstained 0)

1. Applicant Becky L Rao, W204N13781 Goldendale Rd, Richfield WI 53076

2. Applicant Mary G Best, W181N12556 Fond Du Lac Ave, Germantown WI 53022

3. Applicant Maureen Shaughnessy, DVM, W168N11318 Western Ave, Germantown WI 53022

4. Applicant Clint & Lisa Murray, N103W15022 Windsong Cir E, Germantown WI 53022

F. Strategy Concerning Acquisition of Properties in the Village's Village Center District (approximately Mequon Road and Pilgrim Road). The Village Board May Enter into Closed Session per Wis Statute 19.85(1)(e) for the purpose of deliberating or negotiating when competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Item F will be attended by Greywolf Consultants, Community Development Director Retzlaff, Administrator Kreklow, and Village Attorney Sajdak.

Motion: Enter into Closed Session at 8:32 PM with the mentioned members present.
Motioned By: David Baum
Seconded By: Jan Miller

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Jan Miller, Phil Hudson, Dean Wolter
No: None
Abstain: None

Motion Passed By Roll Call Vote (Yes 8, No 0, Abstained 0)

Item F was discussed in Closed Session.

Motion: Reconvene into Open Session at 10:00 PM.
Motioned By: Jolene Pieper
Seconded By: Jan Miller

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Phil Hudson, President Dean Wolter
No: Trustee Jan Miller
Abstain: None

Motion Passed (Yes 7, No 1, Abstained 0)

Motion: To Proceed as discussed in Closed Session.
Motioned By: Jolene Pieper
Seconded By: David Baum

Yes: Trustees David Baum, Bill Neureuther, Rick Miller, Robert Warren, Jolene Pieper, Phil Hudson, President Dean Wolter
No: Trustee Jan Miller
Abstain: None

Motion Passed (Yes 7, No 1, Abstained 0)

XII. ADJOURNMENT:

The meeting was adjourned at 10:02 PM.

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**Monday, November 6, 2023 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

MINUTES

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.*

The Village Board meeting was called to order by Attorney Sajdak at 7:00 PM.

Motion: Appoint Trustee Baum as Chairperson for the November 6, 2023 Village Board Meeting
Motioned By: Terri Kaminski
Seconded By: Phil Hudson

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

II. ROLL CALL:

Present: Trustee David Baum, Trustee Terri Kaminski, Trustee Phil Hudson, Trustee Bill Neureuther, Trustee Rick Miller, Trustee Jan Miller, Trustee Jolene Pieper(via WebEx)
Also Present: Village Attorney Brian Sajdak, Village Clerk Donna Cox, Public Works Superintendent Scott Anderson, Community Development Director Jeff Retzlaff, and Village Engineer Kevin Driscoll.
Absent:
Excused: President Dean Wolter

III. PLEDGE OF ALLEGIANCE:

IV. PRESIDENT'S REPORT:

No report.

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

Village Trustees provided dates of upcoming Village meetings and events.

VI. CITIZEN INPUT: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.)*

The following individuals spoke:

Christine H, N102W16886 Bittersweet Trl, regarding the 2024 Budget.
John Krause, N115W16549 Abbey Court, regarding an invitation to Germantown Kiwanis Club on November 15, 2023 at 5:30 PM.
Norine Janzen, N101W17383 Tanglewood Dr, and John Pie, N101W17618 Misty Morning Way, regarding New Business Item D.
Melanie Smythe, N140W17938 Cedar Ln, regarding New Business Items E and G.

VII. CONSENT AGENDA:

Motion: Approve Consent Agenda Items A through E
Motioned By: Terri Kaminski
Seconded By: Rick Miller

Yes: Phil Hudson, Bill Neureuther, David Baum, Terri Kaminski, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

A. Approval of Minutes 09/18/2023

B. Resolution Approving the 2024 Germantown Municipal Employees Union Local 730 Contract

C. Stormwater Pond Inspections for MS4 Permit

D. Purchase of Ford Police Interceptor

E. Contract for Axon Body Worn Cameras and Fleet Cameras

VIII. UNFINISHED BUSINESS

There was no Unfinished Business to discuss or take action on.

IX. PUBLIC HEARINGS:

There were no Public Hearings for tonight's meeting.

X. NEW BUSINESS:

A. John & Amanda Thompson, Property Owners of W172 N10981 Division Road. Conditional Use Permit application to allow "raising chickens for family consumption" on the property pursuant to Sections 9.11 and 17.15(2)(b) of the Village Zoning Code.

Community Development Director Retzlaff presented the Conditional Use Permit details and advised the Plan Commission recommended approval subject to (3) conditions reflected within the draft CUP ordinance.

Motion: Approve the Conditional Use Permit as presented
Motioned By: Terri Kaminski
Seconded By: Rick Miller

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

B. James Weber, Agent for The Elite Soccer Academy LLC and Techplex LLC, Property Owner of N115 W19150 Edison Drive. Conditional Use Permit application for an "Indoor Health or Recreation Establishment" pursuant to Section 17.33(3)(h) and Section 17.29(1)(kk) of the Village Zoning Code.

Community Development Director Retzlaff presented the Conditional Use Permit details and advised the Plan Commission recommended approval subject to (6) conditions reflected within the draft CUP ordinance.

Motion: Approve the Conditional Use Permit as presented
Motioned By: Terri Kaminski
Seconded By: Jan Miller

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

C. Hans Dawson, Agent for Moraine Development LLC, Property Owner - W218 N11546 Appleton Avenue. "Moraine Residential Conservancy District" Planned Development District (PDD) Conditions & Restrictions Resolution.

Community Development Director Retzlaff highlighted the PDD Resolution. It was mentioned previously that the developer, Hans Dawson, has offered an $80,470 payment in lieu of constructing a trail/sidewalk along Appleton Avenue for use by the Village for future Park facilities. Retzlaff further advised the Plan Commission recommended approval of the creation of an Rs-2/PDD for the 126-acre Moraine Development LLC property and rezoning the six parcels into the newly created Rs-2/PDD as proposed subject to a series of recommended conditions and restrictions to be adopted by Resolution that are reflected within the draft PDD Resolution.

Motion: Approve Moraine Residential Conservancy District PDD Resolution as presented
Motioned By: Jolene Pieper
Seconded By: Phil Hudson

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

D. Street Tree Trimming Project

Public Works Superintendent Scott Anderson noted three locations in need of tree trimming and their focus on accomplishing roadway clearance and maintaining the overall health and structure of Village trees.

Motion: Approve Staff Recommendation of contracting with Crawford Tree & Landscape Services to trim all street trees as outlined in the bid documents for an amount not to exceed $33,314.65.
Motioned By: Rick Miller
Seconded By: Terri Kaminski

Yes: David Baum, Terri Kaminski, Phil Hudson, Jan Miller
No: Bill Neureuther, Rick Miller, Jolene Pieper
Abstain: None

Motion Passed By Roll Call Vote (Yes 4, No 3, Abstained 0)

E. Public Safety Staffing Referendum Question

Village Administrator Kreklow presented a draft of the Public Safety Referendum Question that was discussed at the Committee of the Whole Meeting.

Motion: Table New Business Item E until the November 20, 2023 Village Board Meeting
Motioned By: Terri Kaminski
Seconded By: Rick Miller

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

F. Vacancy in Office of District 3 Trustee

Village Attorney Brian Sajdak presented the options to the Board as to how to proceed with the vacancy.

Motion: To proceed with the appointment process per guidance by the Village Attorney
Motioned By: Terri Kaminski
Seconded By: Jolene Pieper

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller
No: Jan Miller, Jolene Pieper
Abstain: None

Motion Passed (Yes 5, No 2, Abstained 0)

H. Administrator 2023 Performance Goals Update. The Village Board may enter into closed session per Wis Statute 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

Motion: Table Item H until November 20, 2023 Village Board Meeting
Motioned By: Jolene Pieper
Seconded By: Rick Miller

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed By Roll Call Vote (Yes 7, No 0, Abstained 0)

G. Acquisition of Grosenik Property - N116 W15843 Main Street and W157 N11593 Fon du Lac Avenue. The Village Board May Enter into Closed Session per Wis Statute 19.85(1)(e) for the purpose of deliberating or negotiating when competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Motion: To Enter into Closed Session at 8:55 PM
Motioned By: Jolene Pieper
Seconded By: Rick Miller

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed By Roll Call Vote (Yes 7, No 0, Abstained 0)

The Board Members discussed the acquisition of Grosenik Property, and a Phase II Environmental Study.

Motion: Reconvene into Open Session at 9:22 PM
Motioned By: Terri Kaminski
Seconded By: Rick Miller

Yes: David Baum, Terri Kaminski, Phil Hudson, Bill Neureuther, Rick Miller, Jan Miller, Jolene Pieper
No: None
Abstain: None

Motion Passed (Yes 7, No 0, Abstained 0)

Motion: To proceed as directed in Closed Session and to authorize up to $12,900 for a Phase II Environmental Study.
Motioned By: Jolene Pieper
Seconded By: Rick Miller

Yes: David Baum, Terri Kaminski, Bill Neureuther, Rick Miller, Jolene Pieper
No: Jan Miller, Phil Hudson
Abstain: None

Motion Passed (Yes 5, No 2, Abstained 0)

XI. ADJOURNMENT:

The meeting was adjourned at 9:23 PM.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Ordinance

ITEM TITLE: Truck Country of Wisconsin, Inc., Agent for RA Steinman Legacy LLC, Property Owner - N128 W21795 Holy Hill Road. (1) Rezoning application from M-1: Limited Industrial to B-5: Highway Business Zoning District and (2) Conditional Use Permit (CUP) to allow development and operation of a 37,700 sqft Motor Vehicle Sales and Service Facility.

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Truck Country of Wisconsin Inc., agent for RA Steinman Legacy LLC, property owner, is requesting approval for a rezoning of 15.85 acres from the M-1: Limited Industrial to the B-5: Highway Business Zoning District and a Conditional Use Permit (CUP) to allow a 37,700 sqft "motor vehicle sales and service" facility on the property located in the southeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

Truck Country was founded in 1958 by Robert McCoy in Shullsburg, WI. The company is family-owned and operated under the leadership of the McCoy family. Truck Country is one of the largest Freightliner dealership groups in the country with locations in Iowa, Indiana, Illinois, Ohio, Michigan, and Wisconsin. Truck Country offers new and used medium and heavy-duty trucks for sale, expert service, and an extensive parts inventory. Brands include Freightliner, Western Star, Autocar and Wabash. Truck Country is a full-service dealership providing repairs and parts for trucks and trailers. Truck Country is planning to relocate their existing facility from the Granville area business park on 107th Street in Milwaukee to this location.

Rezoning
The existing zoning of the property is M-1: Limited Industrial. The proposed rezoning is to change zoning to the B-5: Highway Business Zoning District.

Conditional Use Permit (CUP)
Vehicle sales and service businesses like Truck Country require a Conditional Use Permit (CUP) in the B-5 District. The proposed facility and operation have the following components:

- Full Truck Sales/Service/Parts Freightliner Dealership
- 37,700 sqft commercial building w/ 16,000 sqft service area, 7,000 sqft office and 14,700 sqft parts warehouse
- 206 total parking stalls (130 stalls for truck sales display)
- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays

- 45 Total Employees (2 shifts)
- Customer trucks will be parked pre- and post-service work (no overnight sleeping accommodations)
- Dealership vehicles will also be parked on site for parts delivery and service

ATTACHMENT:

1. Truck Country Rezoning CUP 12-11-23
2. Truck Country-Rezoning Ordinance-12-18-23
3. Truck Country-CUP-12-18-23

RECOMMENDATION:

Plan Commission Recommendations:

APPROVE rezoning the 15.85 acre property owned by RA Steinman Legacy LLC from M-1: Limited Industrial to the B-5: Highway Business Zoning District as proposed.

APPROVE the Conditional Use Permit (CUP) application for Truck Country of Wisconsin Inc. for the development and operation of a 37,700 sqft facility for motor vehicle sales and service on the property located at N128 W21795 Holy Hill Road subject to (9) conditions. *[SEE DRAFT CUP ORDINANCE FOR RECOMMENDED CONDITIONS]*

ACTION BY Committee:

REZONING & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

12/11/23 Plan Commission Meeting

Truck Country of Wisconsin Inc. / RA Steinman Legacy LLC

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Truck Country of Wisconsin Inc., agent for RA Steinman Legacy LLC, property owner, is requesting approval for a rezoning of 15.85 acres from the M-1: Limited Industrial to the B-5: Highway Business Zoning District and a Conditional Use Permit (CUP) to allow a 37,700 sqft facility for motor vehicle sales and service on the property located in the southeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

Property Location: N128 W21795 Holy Hill Road (behind Holy Hill Self Storage)

Agent/
Property Owner:

Jim Kane, VP	James Barry III, Agent
McCoy Group/Truck Country	RA Steinman Legacy LLC
501 Bell Street	1232 N Edison Street
Dubuque, IA	Milwaukee, WI

Current Zoning: M-1: Limited Industrial
Proposed Zoning: B-5: Highway Business

Adjacent Land Uses		**Zoning**
North	Industrial	M-1
South	Industrial	M-1
East	Agricultural	A-1/A-2
West	Business (Richfield) & I-41	n/a

Background/Proposal
Truck Country of Wisconsin Inc., agent for RA Steinman Legacy LLC, property owner, is requesting approval for a rezoning of 15.85 acres from the M-1: Limited Industrial to the B-5: Highway Business Zoning District and a Conditional Use Permit (CUP) to allow a 37,700 sqft "motor vehicle sales and service" facility on the property located in the southeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District.

As presented on their website, Truck Country is part of the McCoy Group, Inc., founded in 1958 by Robert McCoy in Shullsburg, WI. The company is family-owned and operated under the leadership of the McCoy family. Truck Country is one of the largest Freightliner dealership groups in the U.S. today, serving customers at locations in Iowa, Indiana, Illinois, Ohio, Michigan, and Wisconsin. Truck Country offers new and used medium and heavy-duty trucks, expert service, and an extensive parts inventory. Brands include Freightliner, Western Star, Autocar and Wabash. Truck Country is a full service dealership, providing repairs and parts for trucks and trailers, as well as a large selection of new and used semi-trailers from the top brands in the industry.
https://www.truckcountry.com/

As discussed in August, Truck Country is planning to relocate their existing facility from the Granville area business park on 107th Street in Milwaukee to this location.

Rezoning
Existing zoning of the property is M-1: Limited Industrial. The proposed rezoning is to change zoning to the B-5: Highway Business Zoning District (section 17.32).

Conditional Use Permit (CUP)
Within the B-5 District, vehicle sales and service businesses like Truck Country also require a Conditional Use Permit (CUP). Truck Country is a truck sales and service operation with multiple locations in Wisconsin and throughout the Midwest. The proposed Germantown facility and operation has the following components:

- Full Truck Sales/Service/Parts Freightliner Dealership
- 37,700 sqft commercial building
    - 16,000 sqft service area
    - 7,000 sqft office
    - 14,700 sqft parts warehouse
- 206 total parking stalls (130 truck display stalls)
- 8' high vinyl coated fence enclosure around entire site
- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees (2 shifts)
- Customer trucks parked pre and post service work. Number will vary based on workload
- Dealership vehicles also parked on the lot for parts delivery and service

As shown in the supporting plans, all existing storage buildings (five total) would be removed and the site re-developed. The proposed facility would include a 37,700 sqft sales & service building with approximately 206 parking stalls for truck display, pre & post-service truck parking, and employee parking). Proposed access to the facility includes using an existing driveway north of the self-storage property. A new driveway that would serve as the primary entrance to/from the Truck Country facility is proposed on the south side of the self-storage property. It is intended that the new facility will be served by public sanitary sewer & water.

If approved, detailed site development & building plans will be submitted for review and approval by the Village.

Staff Comments

This property is in the “Holy Hill Gateway District” under the Village’s 2050 Comprehensive Plan and the current zoning is M-1: Limited Industrial. The property is located within the Village’s recently expanded Sanitary Sewer Service Area (SSSA) and capable of being served with public sewer and water with extensions from existing laterals nearby (water main and sanitary sewer would likely be extended west from the existing terminus near the Holy Hill Road @ Gateway Crossing intersection).

As discussed in August, the current 2050 Plan “vision” for this and adjacent properties is for mixed-use commercial & higher density residential uses with retail and service related commercial uses at this intersection (noted on the 2050 Land Use Plan with a commercial activity node “C” at the frontage road intersection). The area is not intended to be a continuation of the existing light industrial/business park located to the east (i.e. Germantown Gateway Corporate Park & Capstone 41 Business Park). The PC discussed the fact that the Village had not yet completed (much less started) the process of developing detailed “master plans” for the Holy Hill Gateway and Freistadt Districts and did not expect those plans to be completed until sometime in 2024. As a result, Staff’s opinion was that it is premature to abandon the mixed-use commercial & residential development concept set forth in the 2050 Plan “vision” even though the conclusion of that effort may be that the best use for the properties in the southeast area adjacent to US41 is more highway-oriented commercial (like Truck Country) and not so much high-density residential or neighborhood retail.

As we discussed last month and with respect to the Green Bay Packaging proposal north of Holy Hill Road, over the last few months more questions and information about the suitability of the Freistadt District for industrial and other business park uses as shown in the 2050 “vision” plan (Figure 6.6) have surfaced. For example, because of the comprehensive wetland delineation effort that was done this summer as part of the Village of Richfield water & sanitary sewer extension project, the amount and extent of wetlands and other environmental constraints south of the railroad and throughout the Freistadt District suggest that maybe the Friestadt District is better suited for high-density residential uses and not business or industrial uses.

Furthermore, meetings and conversations this fall with WisDOT, the Wisconsin & Southern Railroad (WSOR), and the Office of the Commissioner of Railroads (OCR) indicate that the process of upgrading the existing railroad crossing for the proposed frontage road south of Holy Hill Road is going to be lengthier than originally thought without any guarantee that an upgraded crossing will be approved (WSOR and the OCR are likely to view the Village's request as a new railroad crossing vs. a upgrade to an existing one).

Ideally, while Staff would prefer to wait until a more thorough assessment of environmental and other constraints in both the Freistadt and Holy Hill Gateway Districts has been completed, results of the residential market analysis are known, and a definitive decision on the railroad crossing/frontage road issue, there are multiple compelling arguments that can be made to support a decision to revise the "vision" plan for this area now and allow the Truck Country development proposal to move forward before the Holy Hill Gateway and Freistadt District master plans have been completed.

Moreover, the Truck Country operation is a highway-oriented, retail service use that is compatible with and supportive of the existing industrial & warehousing uses in the area that should be in close proximity to the US41 interchange.

For these reasons, Staff is in favor of the proposed rezoning and conditional use permit for the Truck Country vehicle sales and service facility and operation.

Outstanding Issues

With that said, there are number of issues that unresolved that will need to be addressed prior to or concurrent with the Village approving site development & building plans.

The most significant issue concerns access to the site. The site does not have direct frontage onto a public right-of-way or private street. As shown in the development plan, two (2) access driveways are proposed to serve the Truck Country operation. Both the existing driveway on the north side of the property that currently serves the existing boat storage use (north of the self-storage property) and the proposed driveway south of the self-storage property provide access to Holy Hill Road via easements across property owned by Holy Hill Self Storage.

The issue with the north driveway is that it is located too close to the Holy Hill Road intersection with insufficient turning area to accommodate the regular volume and size of trucks (and trailers) entering & leaving the site. Once the planned frontage road from Holy Hill Road south to Freistadt Road is constructed and there is a regular flow of through traffic destined to/from the Holy Hill Road interchange, the lack of separation distance from the intersection to the north driveway will make matters worse with the potential for left-turning trucks exiting the site blocking southbound traffic on the frontage road. If this driveway is allowed to be used for access to the Truck Country site, staff recommends that it only be used for emergency vehicle access purposes only or restricted to a right-in/right-out only movement.

A traffic impact study for the Truck Country operation should be required to be prepared and submitted concurrent with any site development & building plan application if Truck Country has a desire need to use the existing north driveway for site access.

The issue with the proposed south driveway is that the 2-acre parcel owned by Holy Hill Self Storage through which this driveway would be served is not improved from Holy Hill Road to the proposed driveway location (and the part that is paved from Holy Hill Road to the self-storage entrance is substandard at best and inadequate for the type and amount of traffic expected to/from the Truck Country operation). Moreover, based on staff conversations with agents for both Truck Country and Holy Hill Self Storage, it is unclear exactly what rights the existing access easements actually convey to the Truck Country property (currently owned by RA Steinman Legacy LLC) in terms of being able to construct a new and improved driveway in the property owned by Holy Hill Self Storage, what approval is required on the part of the owner, Holy Hill /Self Storage, and what agreement has been (or needs to be) made between the two owners in order for the 2-acre parcel to be improved with a new, mutually-acceptable private driveway or street.

To compound this issue, the Village continues to move forward with plans to obtain WisDOT, WSOR and WI OCR approval to upgrade the railroad crossing, acquire the 2-acre parcel owned by Holy Hill Self Storage, and construct a public frontage road from Holy Hill Road south across the railroad to Freistadt Road. Ideally, acquisition and/or dedication of the 2-acre parcel to the Village for public road right-of-way by the current owner, Holy Hill Self Storage, or Truck Country may enable construction of a public road and installation of sewer & water utilities abutting the Truck Country and Holy Hill Self Storage properties.

Another related issue concerns the extension of sanitary sewer and water to the Truck Country site from the existing mains/laterals further east in the Holy Hill Road right-of-way. To serve the Truck Country site, utilities will have to be constructed across the same private property owned by Holy Hill Self Storage. Like construction of a new and improved driveway from Holy Hill Road to the Truck Country south driveway entrance, it is unclear exactly what rights the existing access easements convey to the Truck Country property (currently owned by RA Steinman Legacy LLC) in terms of being able to construct sewer & water utilities in/across the property owned by from Holy Hill Road Self Storage, what approval is required from Holy Hill /Self Storage, and what agreement has been (or needs to be) made between the two owners in order for the 2-acre parcel to be improved with sewer & water utilities.

Finally, existing survey information for the Truck Country site and the proposed development plan indicates that there is a significant amount of wetland in the southeast portion of the site within and through which Truck Country proposes to install the south driveway/site entrance and storm water management basin. Staff understands that an "artificial wetland determination" application has been made to the WisDNR. At this time, it is not known if the WisDNR and/or Army Corp of Engineers will claim jurisdiction and require mitigation/compensation for the proposed wetland filling or determine that the wetlands to be impacted are artificial and not regulated. The outcome of these decisions may warrant changes to the site development plans that will need to be submitted to the Village for Plan Commission review and approval. If any wetlands are determined to be regulated (i.e. not artificial and under WisDNR and/or ACOE jurisdiction) and filling is proposed, proof that any wetland filling has been approved will need to be provided to the Village prior to approval of any site development & building plans. Also, if wetland is filled, the Village will continue to maintain a 25' "no touch" setback extending outward from the unfilled wetland boundary so the developer is advised to obtain permission to fill to a point where proposed development would not encroach into the Village's 25' wetland setback.

Public Works/Village Engineer

The following comments from the Village Engineer pertain to issues or items that will need to be addressed as part of the site development & building plan applications:

- Roads. Consider north south corridor for future access to driveway.
- Parking Lot. Clarify total area of parking lot disturbance.
- Stormwater. >5000SF impact requires SWMP, new 62460sf retention pond.
- Building. 30,000 SF. File NOI with WDNR. File EC Permit with Village.
- Wetlands. Delineated by Helianthus 8/20/23; establish 25ft set-back
- Sanitary. Main Available in Holy Hill Road.
- Water. Main Available in Holy Hill Road.
- Drawings. All site plans need to be prepared per the Village Development Handbook standards.

Village Forester

Similarly, The following issues or items will need to be addressed as part of the site development & building plan applications:

- As shown on aerial imaging there is a grove of trees northwest of the existing buildings that are not included in the survey or proposed site plan. Per Zoning Code requirements, I am requesting that a survey of the existing trees on site be conducted and a landscape plan prepared that identifies all proposed tree removal and protection measures that will be used for tree preservation per section 17.43(5)(a). Code 18.03(5)(a-b) identifies tree preservation and removal restrictions required by the Village.

Next Steps

If the Plan Commission is in favor of the rezoning and CUP applications for the Truck Country vehicles sales and service facility and operation, the following permits/approvals will be required from the Village:

1. Village Board approval of the Rezoning & CUP applications
2. Site Development & Building Plan approval
3. Site Grading & erosion control plans & permit
4. Storm water management plan approval
5. Road construction & public utility improvement plans
6. Building permits
7. Building Occupancy & Zoning Compliance Permits

VILLAGE STAFF RECOMMENDATIONS

APPROVE rezoning the 15.85 acre property owned by RA Steinman Legacy LLC from M-1: Limited Industrial to the B-5: Highway Business Zoning District as proposed.

APPROVE the Conditional Use Permit (CUP) application for Truck Country of Wisconsin Inc. for the development and operation of a 37,700 sqft facility for motor vehicle sales and service on the property located at N128 W21795 Holy Hill Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application and supporting documents dated October 9, 2023. Uses and features common to “truck stop” operations are prohibited, including but not limited to customer showers, laundry facilities, in-vehicle or on-site over-night sleeping accommodations. The size and location of buildings, parking, storm water management, and those areas within the property from which said uses and activities are permitted are limited to that presented in the “Architectural Site Plan” Sheet AS100 and “Exterior Rendering” dated October 9, 2023, and description submitted in the application and supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Monday through Friday 7:00am to 11:00pm and Saturday from 7:00am to 4:00pm).
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. Use of the existing non-conforming billboards located on the property for advertising and/or wayfinding for the Truck Country operation shall be prohibited.

6. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
7. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed 37,700 sqft building. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.
8. If the existing north driveway is intended to be used for any type of access to the Truck Country site, a traffic impact study (TIS) for the Truck Country operation shall be prepared and submitted prior to or concurrent with the submittal of site development & building plan applications. Said TIS should include an analysis of all existing and proposed intersections and driveways serving the Truck Country site to determine the adequacy of site distance, available ingress/egress maneuvering, site distances, corner clearances and driveway separation, turning lane and traffic control requirements, etc. Said analysis shall consider the impact of future development traffic from future development north and south of Holy Hill Road with and without the Village's proposed frontage road and railroad crossing.
9. Site development and building plans for the proposed 37,700 sqft Truck Country building and site shall not be approved by the Village until a mutually acceptable and code compliant access road/driveway(s) has been determined and agreed to by the Village, Truck Country/RA Steiman Legacy LLC, and Holy Hill Self Storage LLC. Zoning Compliance & Occupancy Permits for the proposed building and use of the site as authorized under this CUP shall not be issued until construction of said access road/driveway(s) and the extension/installation of sewer & water utilities has been completed or is scheduled to be completed prior to or concurrent with the business startup date.

Village of Germantown ...Willkommen

Fee must accompany application

☐ $1460 Paid_______ Date_________

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Truck Country of Wisconsin, Inc.
501 Bell St
Suite #301
Dubuque, IA 52001
C/O Jim Kane

Phone (563) 584-2626

Fax ( )

E-Mail jimkane@mccoygroup.com

PROPERTY OWNER

RA Steinman Legacy LLC
C/O The Barry Company
1232 North Edison Street
Milwaukee, WI 53202
C/O Jim Barry

Phone (414)271-1870

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Truck Country of Wisconsin, Inc

3 PROPERTY ADDRESS / TAX KEY NUMBER

PROPERTY ADDRESS	TAX KEY NUMBER
N128 W21795 Highway 167, Germantown, WI	182-995

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Existing site use, is a boat storage and formerly a lumber yard

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

Motor Vehicle sales & service plus trailer sales, as listed in 17.32 B-5 Highway Business Zoning District.

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

The new building will be approximately 30,000 SF in area to support the following program

- Full Truck Sales/Service/Parts Freightliner Dealership
- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees
- 20 New Trucks and 20 Used Trucks on display
- Customer trucks parked pre and post service work. Number will vary based on work load.
- Dealership vehicles also parked on the lot for parts and service departments.

6 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

Lot 2 of Certified Survey Map No. 6264 recorded in the Office of the Register of Deeds for Washington County, Wisconsin on October 16, 2008, in Volume 47 of Certified Survey Maps, Page 72 as Document No. 1203108, said Certified Survey Map being a part of the Northwest fractional 1/4 and Southwest fractional 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

7 **SUPPORTING DOCUMENTATION:**

- [x] Site Plan and elevations for new construction (can be conceptual)
- [ ] Photos of existing use and/or proposed use operating elsewhere
- [ ] ______________________________
- [ ] ______________________________

8 **READ AND INITIAL THE FOLLOWING:**

__X__ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

__X__ I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

__X__ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

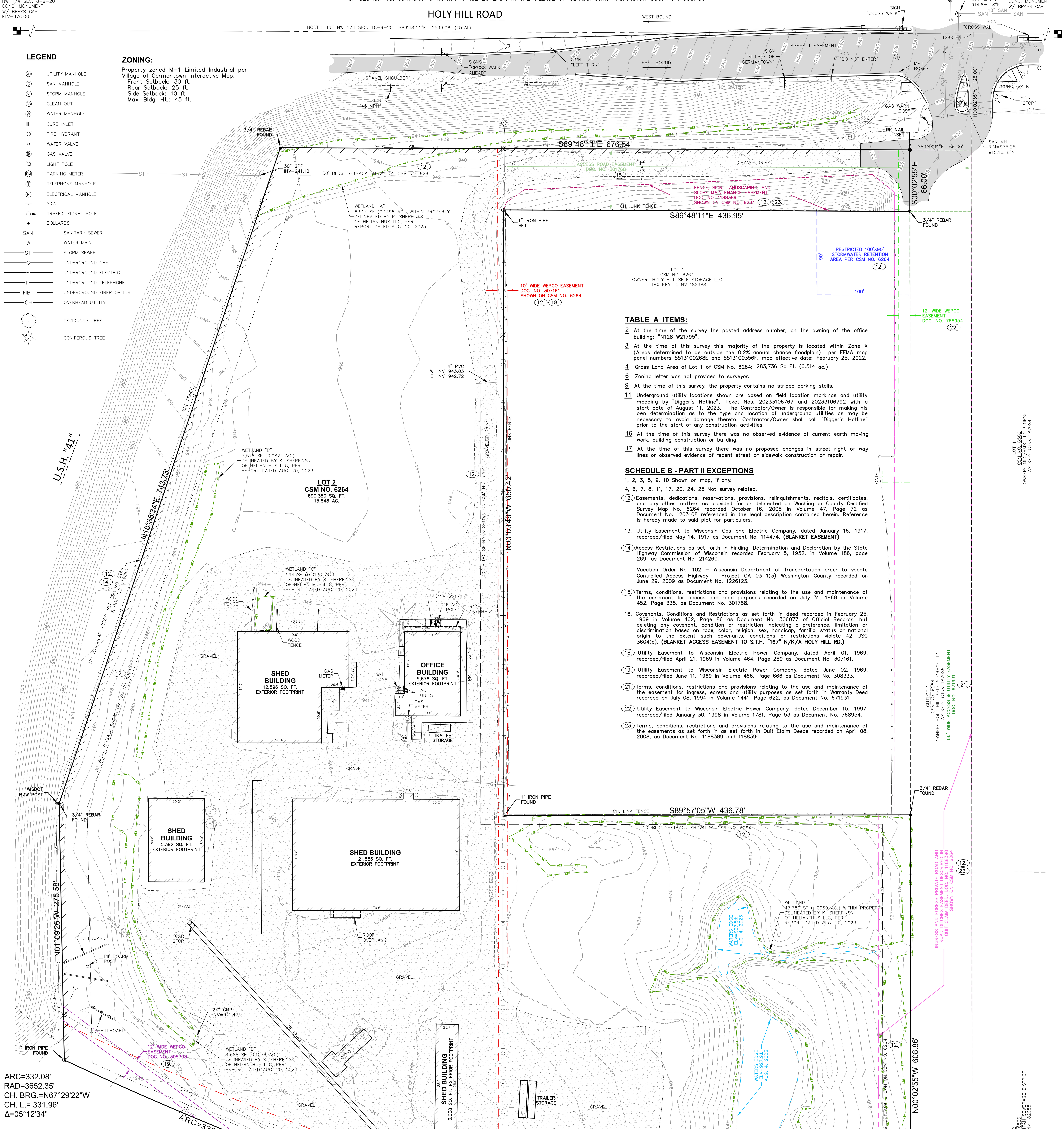
__X__ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission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

9 **SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

[signature]	10-9-23	RA Steinman Legacy, LLC By: [signature] Authorized Member	10/9/23
Applicant	Date	Owner	Date

ALTA/NSPS LAND TITLE SURVEY

LOT 2 OF CERTIFIED SURVEY MAP NO. 6264, BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN



ARC=332.08'
RAD=3652.35'
CH. BRG.=N67°29'22"W
CH. L.= 331.96'
Δ=05°12'34"

LEGEND

- UTILITY MANHOLE
- SAN MANHOLE
- STORM MANHOLE
- CLEAN OUT
- WATER MANHOLE
- CURB INLET
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- PARKING METER
- TELEPHONE MANHOLE
- ELECTRICAL MANHOLE
- SIGN
- TRAFFIC SIGNAL POLE
- BOLLARDS
- SAN — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — UNDERGROUND GAS
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- FIB — UNDERGROUND FIBER OPTICS
- OH — OVERHEAD UTILITY
- DECIDUOUS TREE
- CONIFEROUS TREE

ZONING:

Property zoned M-1 Limited Industrial per Village of Germantown Interactive Map.
Front Setback: 30 ft.
Rear Setback: 25 ft.
Side Setback: 10 ft.
Max. Bldg. Ht.: 45 ft.

TABLE A ITEMS:

2 At the time of the survey the posted address number, on the awning of the office building: "N128 W21795".

3 At the time of this survey this majority of the property is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel numbers 55131C0268E and 55131C0356F, map effective date: February 25, 2022.

4 Gross Land Area of Lot 1 of CSM No. 6264: 283,736 Sq Ft. (6.514 ac.)

6 Zoning letter was not provided to surveyor.

9 At the time of this survey, the property contains no striped parking stalls.

11 Underground utility locations shown are based on field location markings and utility mapping by "Digger's Hotline", Ticket Nos. 20233106767 and 20233106792 with a start date of August 11, 2023. The Contractor/Owner is responsible for making his own determination as to the type and location of underground utilities as may be necessary to avoid damage thereto. Contractor/Owner shall call "Digger's Hotline" prior to the start of any construction activities.

16 At the time of this survey there was no observed evidence of current earth moving work, building construction or building.

17 At the time of this survey there was no proposed changes in street right of way lines or observed evidence of recent street or sidewalk construction or repair.

SCHEDULE B - PART II EXCEPTIONS

1, 2, 3, 5, 9, 10 Shown on map, if any.

4, 6, 7, 8, 11, 17, 20, 24, 25 Not survey related.

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Washington County Certified Survey Map No. 6264 recorded October 16, 2008 in Volume 47, Page 72 as Document No. 1203108 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.

13. Utility Easement to Wisconsin Gas and Electric Company, dated January 16, 1917, recorded/filed May 14, 1917 as Document No. 114474. **(BLANKET EASEMENT)**

14. Access Restrictions as set forth in Finding, Determination and Declaration by the State Highway Commission of Wisconsin recorded February 5, 1952, in Volume 186, page 269, as Document No. 214260.

    Vacation Order No. 102 — Wisconsin Department of Transportation order to vacate Controlled-Access Highway — Project CA 03-1(3) Washington County recorded on June 29, 2009 as Document No. 1226123.

15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for access and road purposes recorded on July 31, 1968 in Volume 452, Page 338, as Document No. 301768.

16. Covenants, Conditions and Restrictions as set forth in deed recorded in February 25, 1969 in Volume 462, Page 86 as Document No. 306077 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **(BLANKET ACCESS EASEMENT TO S.T.H. "167" N/K/A HOLY HILL RD.)**

18. Utility Easement to Wisconsin Electric Power Company, dated April 01, 1969, recorded/filed April 21, 1969 in Volume 464, Page 289 as Document No. 307161.

19. Utility Easement to Wisconsin Electric Power Company, dated June 02, 1969, recorded/filed June 11, 1969 in Volume 466, Page 666 as Document No. 308333.

21. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement for ingress, egress and utility purposes as set forth in Warranty Deed recorded on July 08, 1994 in Volume 1441, Page 622, as Document No. 671931.

22. Utility Easement to Wisconsin Electric Power Company, dated December 15, 1997, recorded/filed January 30, 1998 in Volume 1781, Page 53 as Document No. 768954.

23. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easements as set forth in as set forth in Quit Claim Deeds recorded on April 08, 2008, as Document No. 1188389 and 1188390.

GENERAL NOTES:

1. Bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone. The north line of the NW 1/4 of Section 8-9-20, was used as S89°48'11"E.
2. Vertical Datum: NGVD29. The northwest corner of the NW 1/4 of Section 8-9-20 marked by concrete monument with bras cap, ELV=976.06
3. Wetland delineated by K. Sherfinski of Helianthus LLC, per report dated Aug. 20, 2023.
4. At the time of this survey, the property has access to Holy Hill Rd. a public right-of-way, via private road easement as described in Document No. 1188390.
5. Properties field surveyed by JSD Professional Services on Aug. 1 to 4, 2023.
6. This ALTA/NSPS Land Title Survey was prepared and based on First American Title Insurance Company Group Title Commitment No.: NCS-1171893-MKE, Revision No. 01 (June 19, 2023), Commitment Date June 07, 2023.
7. Underground utility information are based on survey of field markings by Digger's Hotline. JSD do not guaranteed that all underground utilities were marked at the time time of this survey.

LEGAL DESCRIPTION:

(Based on First American Title Insurance Company Group Title Commitment No.: NCS-1171893-MKE, Revision No. 01 (June 19, 2023), Commitment Date June 07, 2023.)

LOT 2 OF CERTIFIED SURVEY MAP NO. 6264 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON OCTOBER 16, 2008, IN VOLUME 47 OF CERTIFIED SURVEY MAPS, PAGE 72 AS DOCUMENT NO. 1203108, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST FRACTIONAL 1/4 AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

To RA Steinman Legacy LLC, a Wisconsin limited liability company a/k/a RA Steinman Legacy, LLC, a Wisconsin limited liability company; Truck Country of WI, LLC.; and First American Title Insurance Company, and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 11(b), 13, 16, 17, and 18 of Table A thereof. The field work was completed on August 4, 2023.

Date of Map: 7/23/23

Rizal Iskandarsjach

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

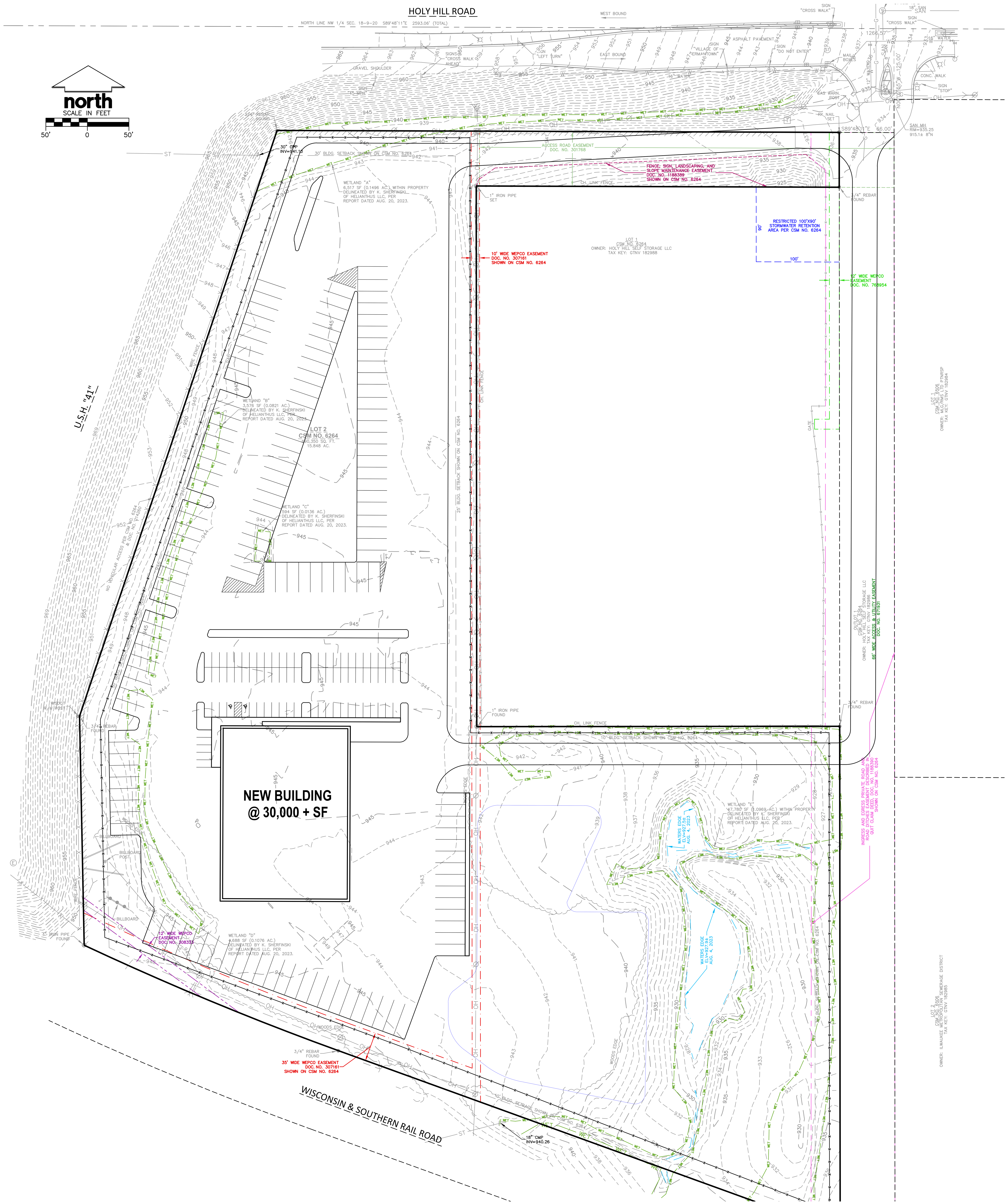
WISCONSIN RIZAL W. ISKANDARSJACH S-2738 MILWAUKEE, WIS. LAND SURVEYOR

SURVEY FOR:
McCOYGROUP Driving Excellence

SURVEY BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 23-13460
JSD PROJ. MGR.: RWI

north
SCALE IN FEET
40' 0 40'

SURVEY BY: JFA/CL 8/4/23
DRAFT BY: RWI 8/7/23
JSD JOB NO. 23-13460



KEYNOTES PER SHEET

milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

D

N128W21795
Holly Hill Road
Village of Germantown
Washington Co., WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

C

KEY PLAN

B

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

JSD
MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666
JSD PROJ. NO.: 23-13460
JSD PROJ. MGR.: XXX

DIGGERS HOTLINE
Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

A

PROJECT MANAGER CJ

PROJECT NUMBER 23351

SITE CIVIL PLAN

C-100

1 2 3 4 5 6 7

KEYNOTES PER SHEET

eu:a

milwaukee | madison | green bay | denver | atlanta

E

PROJECT INFORMATION

McCoy Group - Site Planning

D

Enter Address Here

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

C

KEY PLAN

B

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

A

PROJECT MANAGER CJ

PROJECT NUMBER 23351

ARCHITECTURAL SITE PLAN

AS100

1 2 3 4 5 6 7

Exterior Rendering

Village of
Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: ________ Received by:________

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT
Truck Country of Wisconsin, Inc.
501 Bell St
Suite #301
Dubuque, IA 52001
C/O Jim Kane
Phone (563)584-2626
E-Mail jimkane@mccoygroup.com

PROPERTY OWNER
RA Steinman Legacy LLC
C/O The Barry Company
1232 North Edison Street
Milwaukee, WI 53202
C/O Jim Barry
Phone (414)271-1870
E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N128 W21795 Highway 167, Germantown, WI	182-995

3

REZONING REQUEST

FROM	TO
M-1 LIMITED INDUSTRIAL	B-5 Highway Business District

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 6264 recorded in the Office of the Register of Deeds for Washington County, Wisconsin on October 16, 2008, in Volume 47 of Certified Survey Maps, Page 72 as Document No. 1203108, said Certified Survey Map being a part of the Northwest fractional 1/4 and Southwest fractional 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

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.

The proposed new site use is to support Freightliner truck dealership sales/service and parts sales. Which is more in keeping with the uses listed (with a conditional use permit) for B-5 Highway Business District.

- Operating M-F from 7 AM to 11 PM, Saturday from 7 AM to 4 PM, Closed on Sundays
- 45 Total Employees
- 20 New Trucks and 20 Used Trucks on display
- Customer trucks parked pre and post service work. Number will vary based on work load.
- Dealership vehicles also parked on the lot for parts and service departments.

6 SUPPORTING DOCUMENTATION:

☐ Plat of Survey (1:100)

☒ Site Plan and elevations for new construction (can be conceptual)

7 READ AND INITIAL THE FOLLOWING:

X 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.

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

X 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

X 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!

Kane	10-9-23	RA Stimmer Legacy, LLC By: [illegible]	10/9/23
Applicant	Date	Owner	Date

ORDINANCE NO. xx - 2023

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE
Village of Germantown, Property Owner

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

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the M-1: Limited Industrial District to the B-5: Highway District for the following described property:

Lot 2 of Certified Survey Map (CSM) No. 6264, being a part of the West ½ of the Northwest ¼ of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Address: N128 W21795 Holy Hill Road
Tax Key No: GTVN 182-987

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

Introduced by Trustee: ___________________
Adopted: __________________, 2023

Vote: Ayes: ___________
Nays: ___________

____
Dean Wolter, Village President

ATTEST:

____
Donna S. Cox,Village Clerk

APPROVED AS TO FORM:

____
Brian Sajdak, Attorney

Published:

CUP # xx-2023 Document No.	**CONDITIONAL USE PERMIT** Document Title

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

Whereas the Applicants:
Truck Country of Wisconsin Inc., and RA Steinman Legacy LLC, Property Owner

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to allow the development and operation of a vehicles sales and service facility from the property located at N128 W21795 Holy Hill Road pursuant to Section 17.32(3)(d) of the Village Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 182-987

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
Lot 2 of Certified Survey Map (CSM) No. 6264, being a part of the West ½ of the Northwest ¼ of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Tax Key No: 182-987
Address: N128 W21795 Holy Hill Road

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application and supporting documents dated October 9, 2023. Uses and features common to “truck stop” operations are prohibited, including but not limited to customer showers, laundry facilities, in-vehicle or on-site over-night sleeping accommodations. The size and location of buildings, parking, storm water management, and those areas within the property from which said uses and activities are permitted are limited to that presented in the “Architectural Site Plan” Sheet AS100 and “Exterior Rendering” dated October 9, 2023, and description submitted in the application and supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Monday through Friday 7:00am to 11:00pm and Saturday from 7:00am to 4:00pm).
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.

3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. Use of the existing non-conforming billboards located on the property for advertising and/or wayfinding for the Truck Country operation shall be prohibited. Subject to further review by the Village Attorney, the two (2) non-conforming billboards shall be removed from the property.
6. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
7. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed 37,700 sqft building. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.
8. If the existing north driveway is intended to be used for any type of access to the Truck Country site, a traffic impact study (TIS) for the Truck Country operation shall be prepared and submitted prior to or concurrent with the submittal of site development & building plan applications. Said TIS should include an analysis of all existing and proposed intersections and driveways serving the Truck Country site to determine the adequacy of site distance, available ingress/egress maneuvering, site distances, corner clearances and driveway separation, turning lane and traffic control requirements, etc. Said analysis shall consider the impact of future development traffic from future development north and south of Holy Hill Road with and without the Village's proposed frontage road and railroad crossing.
9. Site development and building plans for the proposed 37,700 sqft Truck Country building and site shall not be approved by the Village until a mutually acceptable and code compliant access road/driveway(s) has been determined and agreed to by the Village, Truck Country/RA Steiman Legacy LLC, and Holy Hill Self Storage LLC. Zoning Compliance & Occupancy Permits for the proposed building and use of the site as authorized under this CUP shall not be issued until construction of said access road/driveway(s) and the extension/installation of sewer & water utilities has been completed or is scheduled to be completed prior to or concurrent with the business startup date.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of ___________________, 2023.

____
Dean Wolter, Village President

ATTEST:

____
Donna S. Cox, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of ____________________, 2023, the above named Dean Wolter, Village President, and Donna S. Cox, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

____
{type or print name of Notary on this line}

____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: ________________

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR
As agent for the business owner/operator, Truck Country of Wisconsin Inc., I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of ________________, 2023

____
Agent for Truck Country of Wisconsin Inc.

STATE OF WISCONSIN) SS
____________ COUNTY)

Personally came before me this ______ day of __________________, 2023, being the above named _____________________________________, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
{type or print name of Notary on this line}

____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _________

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER
As agent for the property owner, RA Steinman Legacy LLC, I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of ________________, 2023

____
Agent for RA Steinman Legacy LLC, Property Owner

STATE OF WISCONSIN) SS
____________ COUNTY)

Personally came before me this ______ day of __________________, 2023, being the above named _____________________________________, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
{type or print name of Notary on this line}

____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _________

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Action Item

ITEM TITLE: Fabrizio Montermini, Agent for Sentinel-Germantown, LLC, Property Owner - W180 N11070 River Lane. 2-Lot Certified Survey Map application (CSM) to divide a 14.7 acre property and create a 5.6 acre parcel.

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Fabrizio Montermini, agent for Sentinel Germantown LLC, PROPERTY OWNER, AND THE Aurora Germantown Health Center, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an undeveloped 5.6-acre portion of the property located at W180 N11070 River Lane. Sentinel Germantown LLC, owner of the 14.7 acre Aurora Germantown Health Center property, wants to create a separate parcel for future development on the undeveloped portion that lies to the east. The proposed CSM divides the property into two (2) parcels:

- Lot 1: 9.1 acres Aurora Health Center
- Lot 2: 5.6 acres Undeveloped

As detailed in the staff report (attached), access to the proposed Lot 2 is complicated given that it does not currently abut a public or private right-of-way and has no access. Access alternatives include the possible extension of Grace Way from Mequon Road and/or the extension of Stonewood Drive. Both alternatives require the Village to accept 60' road right-of-way reservations and for some entity to construct a public street from where both Grace Way and Stonewood Drive currently end to Lot 2 (either the Village or the developer of Lot 2). Because there is no specific development proposal for Lot 2, the recommended solution to addressing access is to indicate on the CSM that right-of-way will need to be dedicated across Lot 2 to provide for access to other abutting land to the south, and, to prohibit development of Lot 2 until a specific development proposal is received and a suitable access alternative determined at that time.

ATTACHMENT:

1. Sentinel CSM 12-18-23

RECOMMENDATION:

Plan Commission Recommendation:

APPROVE the proposed Certified Survey Map (CSM) for the Sentinel Germantown LLC property located at W180 N11070 River Lane subject to (4) conditions *[SEE STAFF REPORT AND RECOMMENDATION FOR LIST OF CONDITIONS]*

<u>ACTION BY Committee:</u>

CERTIFIED SURVEY MAP (CSM) APPLICATION

12/11/23 Plan Commission Meeting

Sentinel Germantown LLC

Village Planner Report **Germantown, Wisconsin**

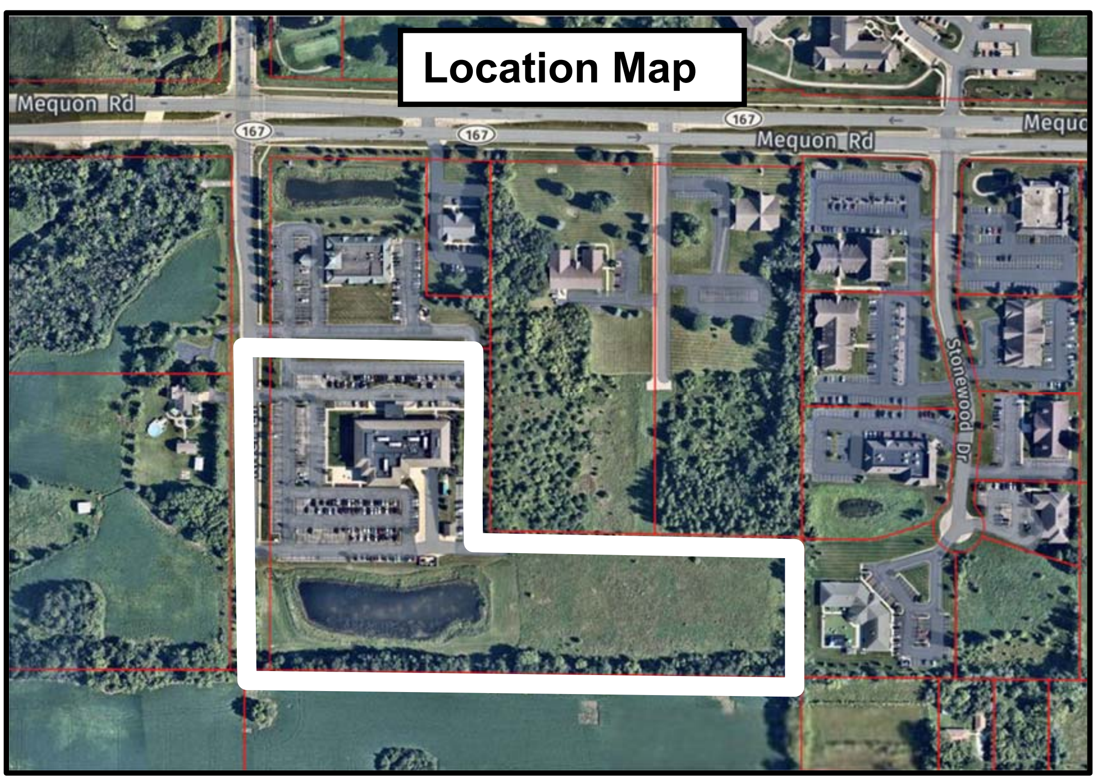
Summary

Fabrizio Montermini, agent for Sentinel Germantown LLC (Aurora Germantown Health Center), property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an undeveloped 5.6-acre portion of the 14.7 acre property located at W180 N11070 River Lane.

Property Location: W180 N11070 River Lane
Applicant/
Property Owner: Fabrizio Montermini , Sentinel Germantown LLC
5215 Edina Industrial Blvd
Edina, MN

Current Zoning: B-4: Professional Office

Adjacent Land Uses		Zoning
North	Business/Professional Office	B-1/B-4/I
South	Agricultural	A-2
East	Professional Office	B-4
West	Agricultural	A-2



Proposal
Fabrizio Montermini, agent for Sentinel Germantown LLC (Aurora Germantown Health Center), property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an undeveloped 5.6-acre portion of the property located at W180 N11070 River Lane.

As described in the application, Sentinel Germantown LLC, owner of the 14.7 acre Aurora Germantown Health Center property, wants to create a separate parcel for future development on the undeveloped portion that lies to the east. The proposed CSM divides the property into two (2) parcels:

Lot 1:	9.1 acres	Aurora Health Center
Lot 2:	5.6 acres	undeveloped

Staff Comments
Community Development: Planning & Zoning
As shown on page 2 of the CSM, the proposed 5.6-acre parcel does not currently have access to an improved public right-of-way. Access to proposed Lot 2 is limited to the existing paved parking lot drive isle across the adjacent Aurora Health Center development (Lot 1). Although a shared access/private driveway arrangement within a cross-access easement through the parking lot may be suitable for access to future development on Lot 2, it is not known if this type of access will be sufficient because we don’t know type or amount of development might occur on Lot 2. The type, amount, orientation, and other considerations associated with future development of Lot 2 will determine the type and amount of access needed.

With that said, future access to Lot 2 may be possible from two (2) public right-of-way access alternatives:

1. Grace Way. Grace Way is an existing private street located north of the proposed Lot 2 that extends about 600’ south of Mequon Road. Sometime between 2000 and 2005, the private driveway that served what is now the Berean House of Worship property (formerly Stoney Hill Church) on the east side and the Berean Bible Society property (on the west side) was re-constructed to street standards with maintenance by the Village. Both parcels were required to reserve land along the common property line (20’ on the west and 40’ on the east) for future public street construction and extension. If accepted by the Village as public right-of-way and improved to public street standards all the way to the end of these parcels, Grace Way would abut Lot 2.
2. Stonewood Drive is an existing public street cul-de-sac serving the Stonewood Corporate Center to the east. However, as part of the plat, a 60’ road reservation was required at the end of Stonewood Drive across what is now the Momentum Childcare/Early Learning facility. If accepted by the Village as public right-of-way and improved to public street standards from the existing cul-de-sac, this 60’ road reservation would also abut Lot 2.

Further, because proposed Lot 2 is not the only undeveloped property located between Mequon Road and Lilac Lane that could potentially be served by the construction and extension of Grace Way, Stonewood Drive or both, it is unclear if the extension of one or both across Lot 2 will be necessary or required to provide access to the other property and future development to the south.

In light of the above, staff recommends that: (1) the Village formerly accept the road reservation as public right-of-way for the future extension of both Grace Way and Stonewood Drive; (2) a cross-access easement to added across Lot 1 to possibly provide legal access to Lot 2 from River Lane through the existing parking lot/drive isle; (3) the developer be required to dedicate 60' of right-of-way for the potential extension and connection of Grace Way to Stonewood Drive and further extension to serve the property to the south; and (4) future development of proposed Lot 2 should not be permitted unless/until suitable access to serve future development on Lot 2 and other undeveloped property to the south has been determined.

With respect to #4 above, subject to further discussion with the property owner and the Village's attorney, a note should be placed on the face of the CSM indicating the following:

"The development of Lot 2 shall not be permitted by the Village of Germantown until a mutually acceptable and code compliant means of public or private street access to serve future development on Lot 2 and the other undeveloped property located to the south of Lot 2 has been determined and constructed to serve such development. If the type and amount of development warrants access by way of an extension of Grace Way and/or Stonewood Drive, the developer/property owner shall be responsible for the construction of Grace Way and/or Stonewood Drive to public road standards approved by the Village of Germantown ".

Public Works/ Village Engineer/Village Surveyor

The Village Engineer has commented that, in addition to needing to work out suitable access to proposed Lot 2, future development of Lot 2 will be required to meet all storm water management requirements. Easements across Lot 1 and Lot 2 already exist to provide sewer & water service to Lot 2 from River Lane.

The Village Surveyor has identified a series of minor technical corrections in an October 31, 2023 memo that will need to be addressed in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed Certified Survey Map (CSM) for the Sentinel Germantown LLC property located at W180 N11070 River Lane subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor (see October 31, 2023 memo from Burt Naumann, GRAEF) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. The name of the Village Clerk shown in the Village approval certificate on Sheet 4 of 4 should be changed to the current Village Clerk "Donna S. Cox, Village Clerk".
3. ~~A cross-access easement shall be placed on the CSM across Lot 1 from River Lane to the west side of Lot 2 for purposes of providing access to/from Lot 2.~~
4. The developer shall dedicate 60' of right-of-way for the extension and connection of Grace Way to Stonewood Drive and further extension to serve the property to the south. The location of said right-of-way shall be determined at the time development of Lot 2 is proposed. ~~Said 60' right-of-way shall be shown along the north and east property lines;~~
5. A note shall be placed on the CSM indicating the following: *"The development of Lot 2 shall not be permitted by the Village of Germantown until a mutually acceptable and code compliant means of public or private street access to serve future development on Lot 2 and the other undeveloped property located to the south of Lot 2 has been determined and constructed to serve such development. If the type and amount of development warrants access by way of an extension of Grace Way and/or Stonewood Drive, the developer/property owner may ~~shall~~ be responsible for the construction of Grace Way and/or Stonewood Drive to public road standards approved by the Village of Germantown subject to mutually acceptable terms set forth in a development agreement with between the property owner of Lot 2 and the Village".*

REVISIONS RECOMMENDED BY VILLAGE STAFF PER CONVERSATION WITH APPLICANT 12-11-2023

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

GRAEF

collaborāte / formulāte / innovāte

October 31, 2023

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

SUBJECT: Sentinel Germantown LLC CSM Review

Certified Survey Map

Applicant or Owner: Sentinel Germantown LLC
Land Surveyor/Firm: Rory Synstelion / Civil Site Group

1. On sheet 1 section 28 is mislabeled as section 29 numerous times.

2. The POB needs to be labeled on the CSM.

3. On the bottom of sheets 1 and 2 the surveyor's last name is misspelled.

4. Current building setback lines need to be mapped and dimensioned.

5. Professional Land Surveyor's seal and signature in contrasting color needs to be provided on each sheet.

6. A Mortgagee Certificate will need to be included, if applicable.

7. Label the recording information for the documents used to dedicate Mequon Road and River Lane.

8. In the Owner's Certificate remove "dedicated".

9. The Village Clerk's name is Donna Cox.

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.

GRAEF collaborate / formulate / innovate

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

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown ...Willkommen

Fee must accompany application

☐ **$2,900 with public improvements**

☒ **$1,960 no public improvements**

Paid________ Date_________

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

Fabrizio Montermini

5215 Edina Industrial Blvd. Suite 100

Edina, MN 55439

Phone ( ) 952-314-2648

Fax ( ) 952-893-0165

E-Mail fabrizio@sentinelapts.com

PROPERTY OWNER

Sentinel-Germantown, LLC

5215 Edina Industrial Blvd. Suite 100

Edina, MN 55439

Phone ( ) 952-831-5002

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W180 N11070 River Lane. Germantown, WI 53022	Tax Parcel ID: 281966

3 PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
Flexibility to consider new development on unimproved land separate from existing use on improved portion of land	No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

X 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.

X 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.

X 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.

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

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

[signature] 10/5/23

Applicant Date

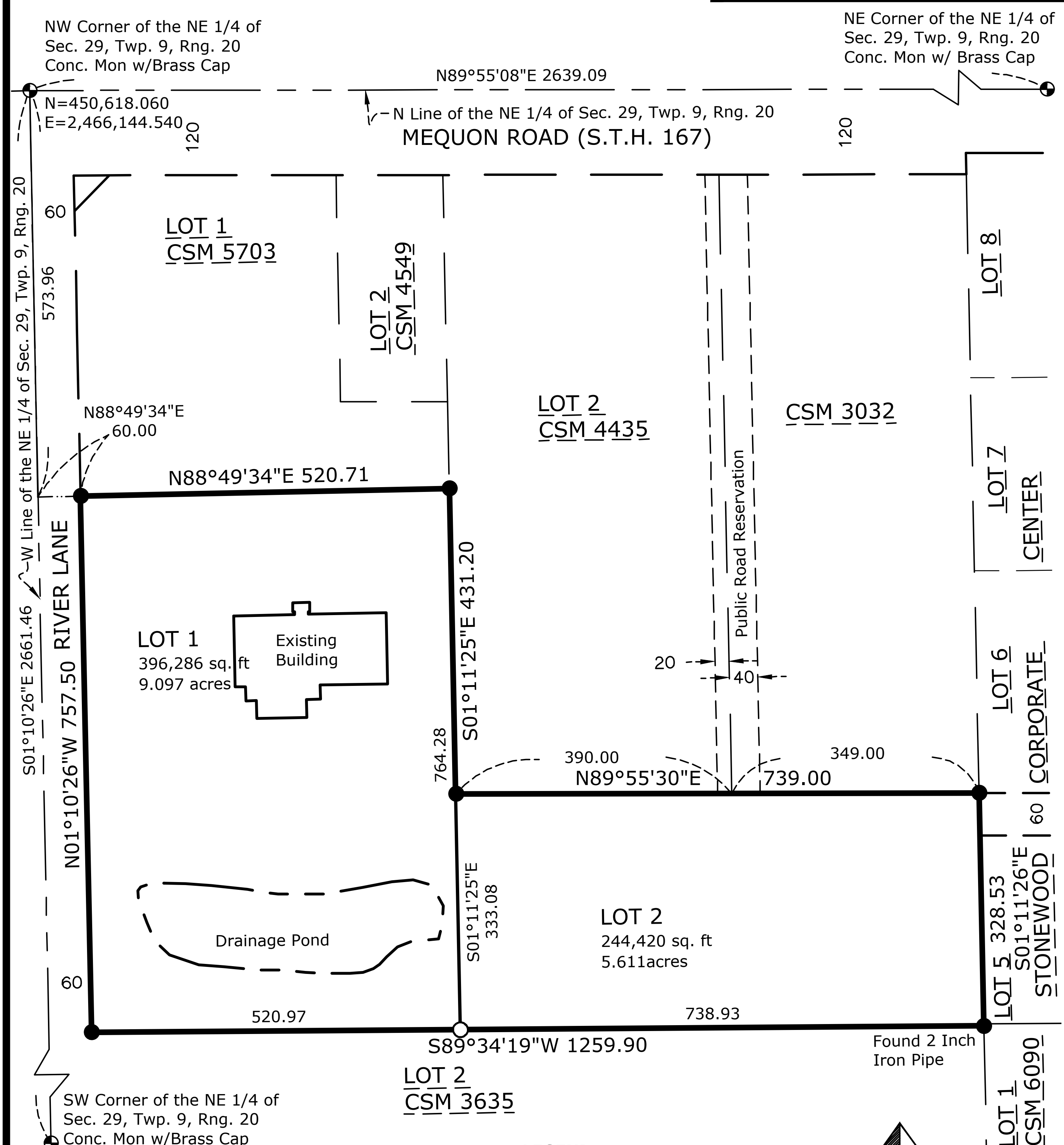
[signature] 10/5/23

Owner Date

CERTIFIED SURVEY MAP No.________

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83 2011 Datum).
The North Line of the Northeast 1/4 of Section 28, Township 9, Range 20 has a bearing of N 89°55'08" E.

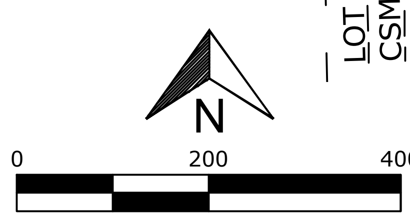


SURVEYOR
Rory Synstelien
Civil Site Group
5000 Glenwood Avenue
Golden Valley, MN 55422
612-802-3222

OWNER
Sentinel Germantown LLC
5215 Industrial Blvd, Ste 100
Edina, MN 55439
952-314-0200

TOTAL LAND AREA
Area= 640,707 Sq. Ft.
or 17.7086 Acres

LEGEND
- Section Corner Positioned from Wisconsin State Plane Coordinate System, South Zone (NAD83 2011 Datum) Coordinates. Position verified with monument as noted or ties of record.
- ● Found 1" outside diameter iron pipe unless otherwise noted
- ○ Set 1" x 18" rolled steel bar weighing 2.67 lbs per linear foot



Professional Wisconsin Land Surveyor

________________________________ Date:______________

Rory Synstlien, 3194-8

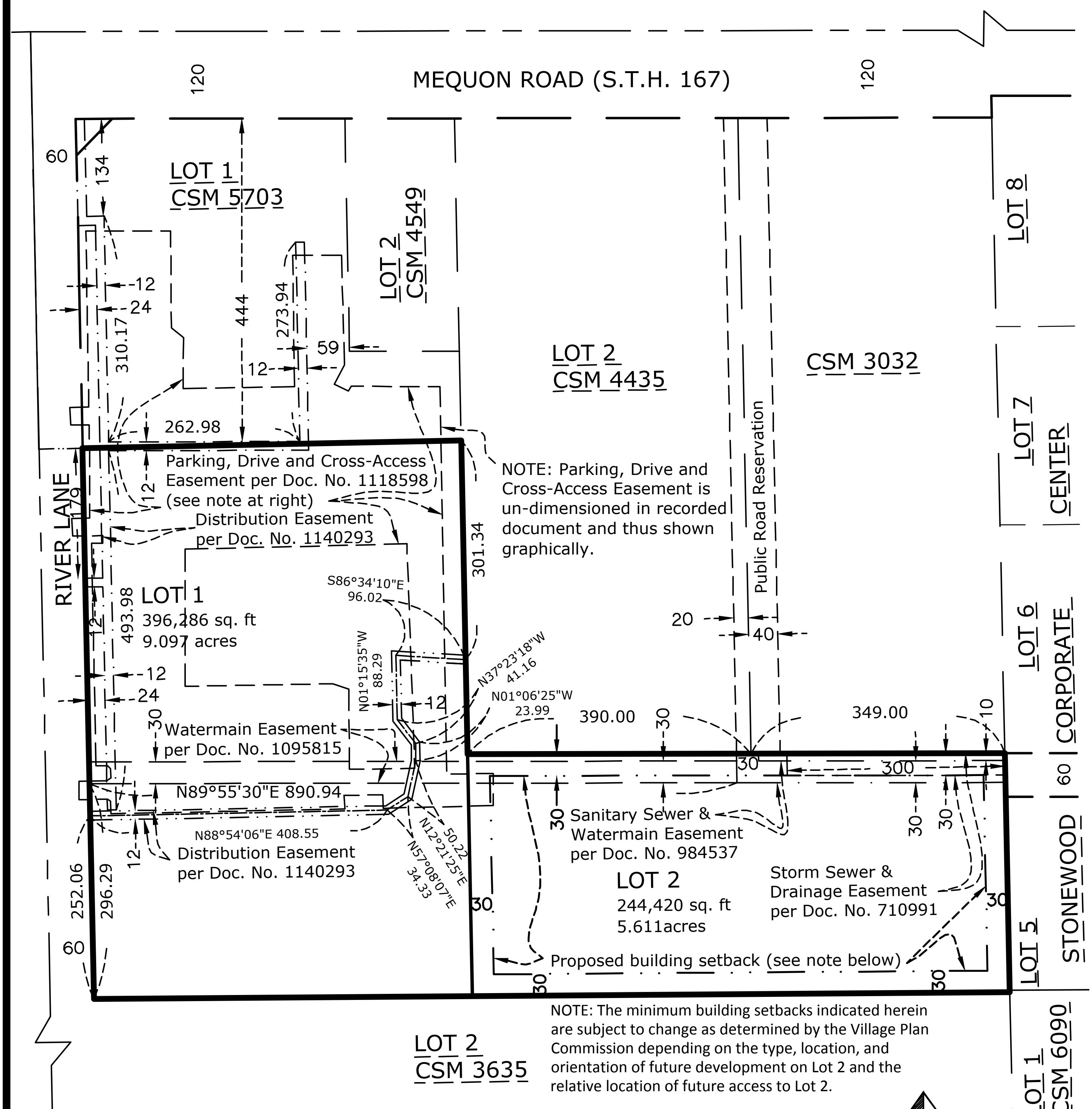
CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com
Project No. 23352 SHEET 1 OF 4

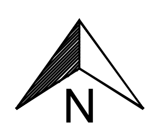
CERTIFIED SURVEY MAP No._______

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD83 2011 Datum).
The North Line of the Northeast 1/4 of Section 28, Township 9, Range 20 has a bearing of N 89°55'08" E.

RECORDED EASEMENT AND PROPOSED BUILDING SETBACK LINE DETAIL





0 200 400

SCALE IN FEET
1 inch = 200 ft.

SURVEYOR
Rory Synstelien
Civil Site Group
5000 Glenwood Avenue
Golden Valley, MN 55422
612-802-3222

OWNER
Sentinel Germantown LLC
5215 Industrial Blvd, Ste 100
Edina, MN 55439
952-314-0200

TOTAL LAND AREA
Area= 640,707 Sq. Ft.
or 17.7086 Acres

Professional Wisconsin Land Surveyor

____________________________ Date:______________
Rory Synstlien, 3194-8

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Project No. 23352 SHEET 2 OF 4

CERTIFIED SURVEY MAP No.________

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rory L. Synstelien, Professional Wisconsin Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

> Commencing at the the Northwest corner of said 1/4 section; thence South 01 degree 10 minutes 26 seconds East along the west line of said 1/4 section for 573.96 feet; thence North 88 degrees 49 minutes 34 seconds East for 60.00 feet to a point in the east line of River Lane, said point also being the point of beginning of the land to be described; thence continuing North 88 degrees 49 minutes 34 seconds East for 520.71 feet; thence South 01 degree 11 minutes 25 seconds East for 431.20 feet; thence North 89 degrees 55 minutes 30 seconds East for 739.00 feet to the east line of the West 1/2 of said Northeast 1/4 of Section 28; thence South 01 degree 11 minutes 26 seconds East along said east line for 328.53 feet; thence South 89 degrees 34 minutes 19 seconds West for 1259.90 feet to a point in the east line of said River Lane; thence North 01 degree 10 minutes 26 seconds West along said east line for 757.50 feet to the point of beginning.

That I have made this survey, land division, and map at the direction of Sentinel Germantown, LLC, owner of said land.

That such map is a correct representation of the exterior boundary of the land surveyed and the division thereof.

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.

____________________________ Date:__________________
Rory Synstelien, 3194-8

OWNERS CERTIFICATE

As Owner I hereby certify that I have caused the lands described herein to be surveyed, divided, mapped, and dedicated as represented on this map. I also certify that this map is required to be submitted to the Village of Germantown for approval.

____________________________ Date:__________________
David W. Weinberger
Vice President, Sentinel Germantown, LLC

STATE OF ______________)

_______________ COUNTY) ss

Personally came before me this _______ day of _________________, 20____, the above named David W. Weinberger to me

known to be the same person who executed the foregoing certificate and acknowledged the same.

______________________________ Notary Public, __________________ County, _________

My commission expires ___________________________

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Project No. 23352 SHEET 3 OF 4

CERTIFIED SURVEY MAP No._______

A division of Lot 2 of Certified Survey Map No. 5703, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 28, 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______________, 20____.

__________________________ _________________

Dean Wolter, Chairman Date

__________________________ _________________

Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of Northwest 1/4 of the Northeast 1/4 of Section 28, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this ____day of ______________, 20____.

______________________________ ___________________

Dean Wolter, Village President Date

______________________________ ___________________

Deanna Braunschweig, Village Clerk Date

CivilSite GROUP
5000 GLENWOOD AVENUE
GOLDEN VALLEY, MN 55422
CivilSiteGroup.com

Project No. 23352 SHEET 4 OF 4

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Action Item

ITEM TITLE: A Resolution Disallowing the Claim of David Lehtola for Automobile Damage

SUBMITTED BY: Donna Cox, Village Clerk, Kasie Miller, Deputy Clerk

SUMMARY EXPLANATION:

On November 16, 2023, a Claim was filed with the Clerk's Office by David Lehtola alleging damage to his automobile stemming from a rock/hard item being thrown from a Village lawnmower which struck the passenger side door of his 2021 Honda Accord on November 7, 2023. The Claim was forwarded to the Village Attorney for review and after review, the Attorney requested disallowance of the Claim.

ATTACHMENT:

1. Notice of Claim Lehtola_Redacted
2. Resolution of Disallowance - Lehtola

RECOMMENDATION:

A motion to approve the Resolution disallowing the claim of David Lehtola.

ACTION BY Committee:

Village Clerk
N112 W17001 Mequon Road
P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4700
www.germantownwi.gov

Village of Germantown ...Willkommen

NOTICE OF CLAIM

Name: DAVID LEHTOLA
Address: N75 W24018 OVERLAND RD.
SUSSEX WI 53089
Phone: [redacted]

Incident/Accident Information
Date: 11/7/23
Time: LATE MORNING
Place: MEQUON RD IN GERMANTOWN

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and attach a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

I WAS DRIVING EAST ON MEQUON RD IN THE RIGHT HAND LANE AND THE VILLAGE LAWNMOWER HIT A ROCK OR SOMETHING HARD AND IT HIT THE ~~AP~~ PASSENGER SIDE DOOR OF MY CAR. THIS WAS BETWEEN WESTERN AVE. AND SQUIRE DR. SOMEONE FROM YOUR AREA TOOK PICTURES AND HAD THE POLICE OFFICER SEND HIM THE LOG REPORT OF THE INCIDENT.

Signed: David Lehtola Date: 11/16/2023

****

CLAIM

NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the Village at any time consistent with the applicable statute of limitations. However, in order for the Village to formally accept or deny your claim at this time, the following claim must be completed and signed.

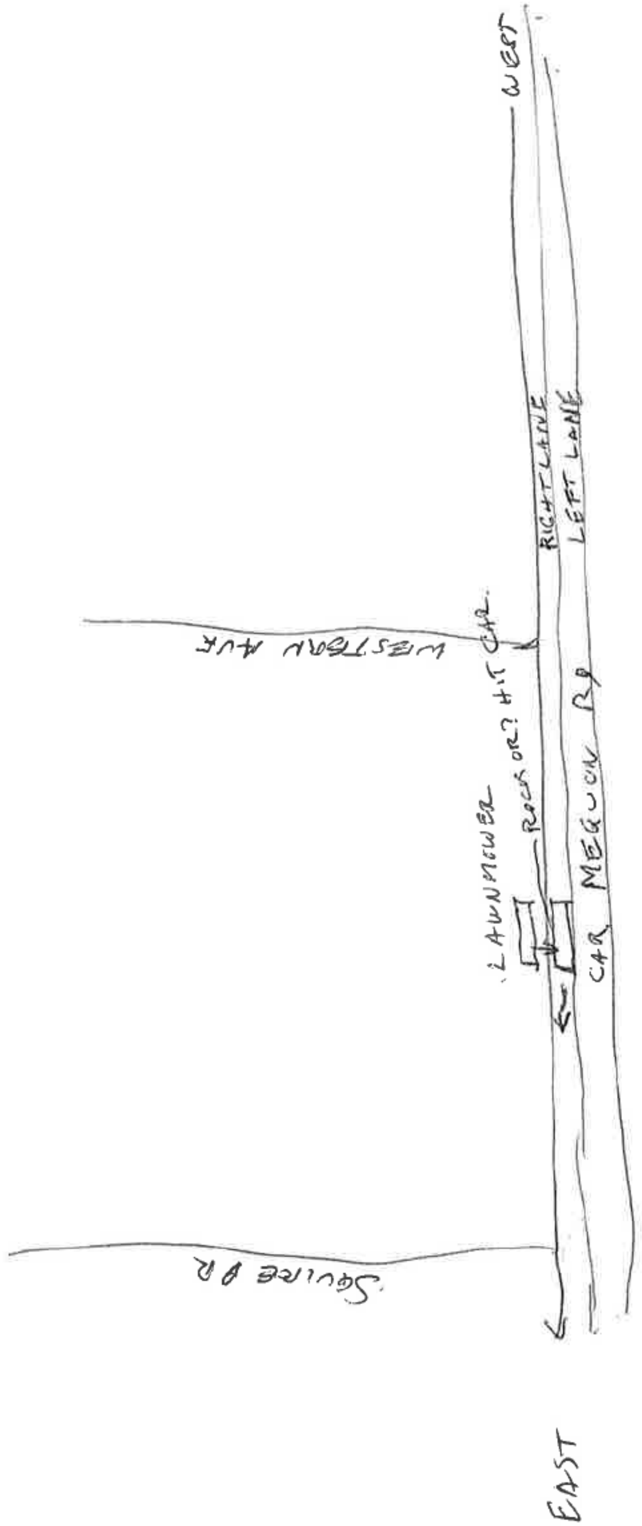
The undersigned hereby makes a claim against the Village of arising out of the circumstances described above in the amount of $ 883.47 . (LOWEST OF TWO ESTIMATES)

To process this claim it is necessary to detail all damages being sought.

Signed: David Lehtola Date: Nov. 16, 2023

Email Address: [redacted]

RECEIVED
NOV 16 2023
VILLAGE OF GERMANTOWN
CLERK'S OFFICE


WEST
RIGHT LANE
LEFT LANE
CAR
ROCK OR? HIT CAR.
LAWNMOWER
CAR
MEQUON RD
SQUIRE DR
EAST

[redacted]

Mander Collision & Glass, Inc. Waukesha

1604 Manhattan Dr., Waukesha, WI 53186
Phone: (262) 446-0655
FAX: (262) 446-0650

Preliminary Estimate

Customer: Lehtola, David **Job Number:**

Written By: Jonathan Voll

Insured:	Lehtola, David	Policy #:		Claim #:	NA
Type of Loss:		Date of Loss:		Days to Repair:	0
Point of Impact:					

Owner:
Lehtola, David [redacted]

Inspection Location:
Mander Collision & Glass, Inc. Waukesha
1604 Manhattan Dr.
Waukesha, WI 53186
Repair Facility
(262) 446-0655 Day

Insurance Company:

VEHICLE

2021 HOND Accord Sedan Sport w/Continuously Variable Transmission 4D SED 4-1.5L Turbocharged Gasoline Gasoline Direct Injection

VIN: [redacted]	Interior Color:	Mileage In:	Vehicle Out:
License:	Exterior Color:	Mileage Out:	
State:	Production Date:	Condition:	Job #:

TRANSMISSION
Automatic Transmission
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Power Driver Seat
DECOR
Dual Mirrors
Tinted Glass
Console/Storage
Overhead Console
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Alarm
Message Center
Steering Wheel Touch Controls
Telescopic Wheel
Climate Control
Backup Camera
Intelligent Cruise
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Front Side Impact Air Bags
Head/Curtain Air Bags
Hands Free Device
Lane Departure Warning
SEATS
Cloth Seats
Bucket Seats
Reclining/Lounge Seats
WHEELS
Aluminum/Alloy Wheels
PAINT
Clear Coat Paint
OTHER
Fog Lamps
Traction Control
Stability Control
Rear Spoiler
Xenon or L.E.D. Headlamps

Preliminary Estimate

Customer: Lehtola, David **Job Number:**

2021 HOND Accord Sedan Sport w/Continuously Variable Transmission 4D SED 4-1.5L Turbocharged Gasoline Gasoline Direct Injection

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**FRONT DOOR**							
2	*	Rpr	RT Door shell (HSS)				1.5	2.2
3			Add for Clear Coat					0.9
4	#		Color tint		1			0.5
5	#	Subl	Hazardous waste removal		1	3.00 T		
6	#	Repl	Cover car		1	5.00	0.2	
7		R&I	RT Belt molding				0.3	
8		R&I	RT R&I mirror				0.3	
9		R&I	RT Handle, outside w/o smart entry sn marino red				0.4	
10		R&I	RT R&I trim panel				0.5	
11	**VEHICLE DIAGNOSTICS**							
12	*	Rpr	Pre-repair scan			m	0.5 M	
13	*	Rpr	Post-repair scan			m	0.5 M	
				SUBTOTALS		**8.00**	**4.2**	**3.6**

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				5.00
Body Labor	3.2 hrs	@	$ 76.00 /hr	243.20
Paint Labor	3.6 hrs	@	$ 76.00 /hr	273.60
Mechanical Labor	1.0 hrs	@	$ 115.00 /hr	115.00
Paint Supplies	3.6 hrs	@	$ 56.00 /hr	201.60
Miscellaneous				3.00
Subtotal				841.40
Sales Tax	$ 841.40	@	5.0000 %	42.07
Grand Total				**883.47**

**Additional damage may be found after disassembly. **

A scheduled appointment is a date in which the vehicle is put into a queue and may take up to a week for an available technician to perform a disassembly.??

During the repair process the damage amount may go up due to part price increases or calibration costs.

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Customer: Lehtola, David **Job Number:**

2021 HOND Accord Sedan Sport w/Continuously Variable Transmission 4D SED 4-1.5L Turbocharged Gasoline Gasoline Direct Injection

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARG4446, CCC Data Date 11/08/2023, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2023 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Services Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.

MERTON AUTO BODY
Highly Wreck-A-Mended

MERTON AUTO BODY

Highly Wreck-A-Mended
W275 N6683 MORAINE DR., SUSSEX, WI 53089
Phone: (262) 538-1319

[redacted]

Estimate

RO Number:

Customer:	Insurance:	Adjuster:	Estimator:	Paula Phillips
Lehtola, David	[redacted]	Phone:	Create Date:	11/14/2023
N75 W24018 Overland rd		Claim: NA		
Sussex, WI 53089		Loss Date:		
[redacted]		Deductible:		

2021 HOND Accord Sedan Sport w/Continuously Variable Transmission 4D SED 4-1.5L Turbocharged Gasoline Gasoline Direct Injection red

VIN:	[redacted]	Interior Color:		Mileage In:	Vehicle Out:
License:	[redacted]	Exterior Color:	red	Mileage Out:	
State:	[redacted]	Production Date:	8/2021	Condition:	Job #:

Line	Ver	Operation	Description	Qty	Extended Price $	Part Type	Labor	Type	Paint
1	E01		**FRONT DOOR**						
2	E01	Repair	RT Outer panel (HSS)				1.0T	Body	2.2T
3	E01		Add for Clear Coat						0.9T
4	E01	Remove/Install	RT Belt molding				0.3T	Body	
5	E01	Remove/Install	RT R&I mirror				0.3T	Body	
6	E01	Remove/Install	RT Handle, outside w/o smart entry sn marino red				0.4T	Body	
7	E01	Remove/Install	RT R&I trim panel				0.5T	Body	
8	E01		**MISCELLANEOUS OPERATIONS**						
9	E01	Sublet	Hazardous waste removal	1	7.00T	Other			
10	E01		Color tint						0.5T
11	E01	Repair	Post Repair Scan			A/M	1.0T	Mech	
12	E01	Remove/Replace	Cover Car						0.3T
13	E01	Repair	Feather edge prime and block				1.0T	Body	

Estimate Totals	Discount $	Markup $	Rate $	Total Hours	Total $
Sublet/Miscellaneous					7.00
Labor, Body			74.00	3.5	259.00
Labor, Refinish			74.00	3.9	288.60
Labor, Mechanical			115.00	1.0	115.00
Material, Paint			58.00	3.9	226.20
Subtotal					**895.80**
Sales Tax					44.79
Grand Total					**940.59**

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural

Estimate

RO Number:

2021 HOND Accord Sedan Sport w/Continuously Variable Transmission 4D SED 4-1.5L Turbocharged Gasoline Gasoline Direct Injection red

Net Total	**940.59**

Estimate Version	**Total $**
Original	940.59

Insurance Total $:	0.00
Received from Insurance $:	0.00
Balance due from Insurance $:	0.00
Customer Total $:	940.59
Received from Customer $:	0.00
Balance due from Customer $:	940.59

Due to continuing unforeseeable part and material price increases, Merton Auto Body does not guarantee the price quoted on this estimate. This quote is based on a quick visual inspection of the vehicle. When formulating a specific price for repairs, it is necessary to verify and follow manufacturer specifications and repair procedures. This information is not always readily available during the estimating process. The prices reflected are accurate based on the best information available at the time of inspection. The prices quoted are subject to change when necessary to accommodate the fluctuating cost of doing business.

We thank you for patronizing a local small business.

T = Taxable Item, RPD = Related Prior Damage, AA = Appearance Allowance, UPD = Unrelated Prior Damage, PDR = Paintless Dent Repair, A/M = Aftermarket, Rechr = Rechromed, Reman = Remanufactured, OEM = New Original Equipment Manufacturer, Recor = Re-cored, RECOND = Reconditioned, LKQ = Like Kind Quality or Used, Diag = Diagnostic, Elec = Electrical, Mech = Mechanical, Ref = Refinish, Struc = Structural


Bobcat

Tuesday, November 7, 2023 12:23:58
** For official use only **

Germantown Police Department

Roll Call Log

23-019988	**Accident/PDO**	Disposition	**Police Assist Given**
11/07/23 11:5200	N112W16660 Mequon Rd	Unit	**745**
		Officer	**JLS084**

David J Lehtola [redacted]) reported a rock struck his vehicle while DPW was mowing. DPW sorted things out with David.

David's cell [redacted]

VILLAGE OF GERMANTOWN

WASHINGTON COUNTY

RESOLUTION NO ________

A RESOLUTION DISALLOWING THE CLAIM OF DAVID LEHTOLA FOR VEHICLE DAMAGE

WHEREAS, David Lehtola filed a claim with the Village on November 16, 2023, for damage to his vehicle allegedly caused by a rock hitting the passenger door of his vehicle, and

WHEREAS, the claim was forwarded to the Village's Attorney, who has reviewed the claim and recommended that the Village disallow the claim, and

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Germantown, Wisconsin, that the claim of David Lehtola described above is hereby disallowed as that term is used in Wis. Stat. § 893.80, and

BE IT FURTHER RESOLVED, that the Village Clerk's Office is directed pursuant Wis. Stat. § 893.80(1g) to provide David Lehtola with written notice of the disallowance.

Date Adopted: ________________________

ATTEST: _____________________________
Donna S. Cox, Village Clerk

____
Dean Wolter, Village President

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Action Item

ITEM TITLE: Appointments of Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2024-2025 Election Term per the attached list.

SUBMITTED BY: Donna Cox, Village Clerk, Kasie Miller, Deputy Clerk

SUMMARY EXPLANATION:

Per Wisconsin State Statutes 6.875(4), 7.30(4)(b), and 7.30(4)(c), the deadline for political parties to submit their lists of nominees for Election Inspectors and Special Voting Deputies to Municipalities was November 30, 2023.

Per Wisconsin State Statutes 6.3875(4), 7.30(4)(a), and 7.30(4)(b)1, the deadline for the governing body of the municipality to appoint Election Inspectors and Special Voting Deputies for the 2024-2025 Election Term is December 31, 2023.

ATTACHMENT:

1. 2024-2025 Election Appointments for Approval 12.18.23

RECOMMENDATION:

Approval of the attached list of appointments of Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2024-2025 Election Term.

ACTION BY Committee:

Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2024-2025 Election Term

Georgianne Astin
Sandy Banovich
Elizabeth Berkowitz
Holly Blaubach
Mark Brandau
Linda Britton
Judith Brueggemann
Dianne Busalacchi
William Crowley
Margaret Cutts
David Daniels
Patricia Daniels
Gail Dauss
Santa Maria Dobrogowski
Dale Doerflinger
Patrick Doke
Jean Drumm
Paulette Eck
Shirley Ehlert
Michael Erickson
Paul Fecke
Monica Fedel
Derek Feiertag Lamb
Joanne Fenske
Maureen Fitzgerald
Nancy Fix
Susan Foley
Eileen Ganiere
Terry Garringer
Marion Gehl
Joy Gettelman
Lisa Gilmore
Gerald Gitlewski
Elisabeth Gitlewski
Kathleen Glodoski
Karen Goetz
Elizabeth Green
Steve Green
Patricia Greenisen
Russell Greenisen
Steven Grieb
Dennis Gundrum
Linda Gurath
Randy Guse
Susan Hafert
Heidi Hampton-Davis
Jane Hegy
Carol Hein
Sharon Hoff
Barb Hoffmeier
Laura Honish
Robyn Hora
Susan Ishihara
Norine Janzen
Cynthia Joerres
Janis Johnson
Ruth Johnson
Anne Johnston
Thomas Jones
Mike Keenlance
Joletta Kerpan
Dennis Kloth
John Krause Sr
Joseph Kren
Julie Kren
Susan Krueger
Lois Krueger-Gundrum
Sarah Larson
Sharon Lueders
Kristine Meinhardt
Brian Merkel
Carroll Merry
Jean Merry
Aurelio Mesa
Kristine Murray
Dennis Myers
Donna Neu
Janice Oberg
Peggy Olson
Kathy Oppitz
Catherine Osborne
Judy Ostermeyer
Vicky Ostry
Brian Ott
Jean Payne
Diane Peters
John Pie
Sandra Pie
Gail Prinslow
Janet Radtke
David Rampson
Nicci Rampson
Becky Rasmason
Archie Reeder
Peggy Reeder
Dianne Retzlaff
Craig Rider
Donna Rider
Michael Rodriguez
Judith Rogers
Marianne Roider
Neil Roider
Scott Scheife
Susan Scheife
Susan Schilter
Fred Schmelzer
Marilyn Schmitt
Michael Schmitt
Jodi Schneider
Sam Schneider
Denise Seegert
Richard Seelig
Jeremy Nathan Seidler
Gerald Skomski
Pam Smith
Lynn Smitsdorff
John Sobczak
Harriet Sporaa
Peggy Striepling
Gary Stroik
Julie Stroik
Matthew Surdel
Jill Swamp
Susan Tatalovich
Mary Jo Thompson
Kim Tonnessen
Janelle Topel
Robert Truitt
Paula Uhing
Renee Vertin
Darlene Walls
Mary Weiland
Penny Whiting-Stewert
Christopher Yatchak
Phyllis Zolandz
Kathleen Zunke

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Action Item

ITEM TITLE: 5 Year Road Program

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

Staff is presenting the Updated 5 Year Paving Program for discussion.

The Annual Program summary for each of the next 5 years is attached.

ATTACHMENT:

1. 5 Year Road Program (2024-2028)

RECOMMENDATION:

Staff requests the Public Works and Highways Committee recommend to the Village Board the adoption of the 5 Year Road Program.

ACTION BY Committee:

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

2024						
Road	**Begin Termini**	**End Termini**	**Road Length (LF)**	**2023 Paser Rating**	**Estimated Cost**	**Comments**
Beech Dr	Termini	Hickory Dr	2900	2	$849,060	Willow Creek Heights Reconstruction of all roads and cross culvert replacements
Birch Ln	Termini	Hickory Dr	420	3		
Hickory Dr	Birch Ln	Beech Dr	2480	2		
Laurel Ct	Termini	Beech Dr	260	3		
Oak Ct	Oak Ln	Termini	370	3		
Oak Ln	Willow Creek Rd	Beech Dr	950	3		
Poplar Ln	Oak Ln	Beech Dr	630	4		
Hilbert Ln	Sylvan Cir	Termini	1350	3	$116,100	Mill 2" Pave 2", some full depth at Sylvan Will receive $62k reimbursement thru LRIP Funding
School Rd	Pilgrim Rd	Butternutt Rd	1000	3	$413,400	Remainder of Glenwood area + PPII Ph 1
Shagbark Rd	Butternut Rd	Glenwood Rd	900	3		
Glenwood Rd	Shagbark Rd	Concord Rd	300	3		
Butternut Rd	School Rd	Termini	1700	4		
Squire Dr	Mequon Rd	Main St	2600	4	$223,600	Mill and Resurface
				Total Base Bid:	**$1,602,160**	Additional roads from the next 2 years may be included as Alternates
				W/ LRIP Reimbursement	$1,540,160	

2025

Road	Begin Termini	End Termini	Road Length (LF)	2023 Paser Rating	Estimated Cost	Comments
Division Road	Mequon Rd	Jefferson Ditch	3750	3	$134,000	Mill and Overlay, Mainline Only, No other improvements. NOTE that Division from Old Farm Rd to Donges Bay Rd (~1400 ft) is to be completed in conjunction with Sanitary Force Main work in 2026.
Division Road	Jefferson Ditch	Wendy Ln	5350	3	$191,000	
Maple Road	Lannon Rd	I41 Bridge	2750	3	$239,000	Mill and Overlay Only
Maple Road	I41 Bridge	Appleton Ave	4250	3	$370,000	
Heritage Hills Pky.	Lincoln Dr.	South Loop	3300	3	$374,000	Heritage Hills Mill 2" & Repave 2"
Heritage Hills Cul-de-sacs			1000	3		
Wagon Tr	Carriage Ave	Donges Bay Rd	2675	3	$265,000	Mill and Overlay
Creek Terrace	Wagon Tr	Termini	375	3		
				Total Base Est:	$1,573,000	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates
ALTERNATE ITEM 1						
Division Road	Mequon Road	Jefferson Ditch	3750	3	$401,000	Pulverize and repave North portion of Division Rd
Division Road	Jefferson Ditch	Wendy Ln	5350	3	$191,000	Mill and Overlay South portion of Division Rd
				Alt 1 - SubTotal	$592,000	
				Total Base Est. w/ Alt 1	$1,840,000	Alternate 1 in 2025 Program
ALTERNATE ITEM 2						
Maple Road	Lannon Rd	I41 Bridge	2750	3	$239,000	Mill and overlay North portion of Maple Road
Maple Road	I41 Bridge	Appleton Ave	4250	3	$455,000	Pulverize and repave South portion of Maple Road
				Alt 2 - SubTotal	$694,000	
				Total Base Est. w/ Alt 2	$1,658,000	Alternate 2 in 2025 Program
				Total Base Est. w/ Alt 1&2	$1,925,000	Alternates 1 & 2 in 2025 Program

2026						
Road	**Begin Termini**	**End Termini**	**Road Length (LF)**	**2023 Paser Rating**	**Estimated Cost**	**Comments**
Heritage Hills Pky.	Lincoln Dr.	South Loop	4000	3	$440,000	Heritage Hills Mill 2" & Repave 2"
Heritage Hills Cul-de-sacs			1000	3		
Heritage Pkwy	Bell Aire Ln	Drainageway	1700	3	$149,600	POSSIBLE LRIP ROAD
Lincoln Dr	Bell Aire Ln	Termini	2200	4	$347,600	Heritage Hills North Investigate further for a mill and overlay
Harrison Ave	Monroe Ct	Termini	850	4		
Monroe Ct	Termini	Termini	900	4		
Sylvan	Pilgrim Rd	Montgomery Dr	850	3	$282,480	Montgomery Square/Catie Vista Mill 2" & Repave 2"
Montgomery	Sylvan Cir	Mequon Rd	1450	3		
Francese	Sylvan Cir	Pilgrim Rd	520	3		
Francese	Pilgrim Rd	Termini	390	3		
Roger Dr	Termini	Donges Bay Rd	1250	3	$268,400	Donges Bay Village Mill 2" & Repave 2"
Regency Way	North	South	1800	3		
				Total Est:	$1,488,080	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

Division Road	Jefferson Ditch	Donges Bay Road	1600	3	$140,800	Division Road work in coordination with sanitary Sewer Utility forcemain work

Total w/ Division Rd	$1,628,880

2027

Road	Begin Termini	End Termini	Road Length (LF)	2023 Paser Rating	Estimated Cost	Comments
Mequon Rd.	Hilltop Dr	Meeker Ln	2650	3	$283,550	Reconstruct and repave
Santa Fe Drive	Wagon Trail	Council Bluffs Drive	2450	3/4	$518,069.00	Park View Hills Mill 2" & Repave 2" ***
Apache Court	Santa Fe Drive	Termini	368	4		
Indianwood Drive	Santa Fe Drive	Termini	720	4		
Cherokee Court	Santa Fe Drive	Termini	372	4		
Commanche Court	Santa Fe Drive	Termini	386	4		
Shoshone Court	Council Bluffs Drive	Termini	250	4		
Pawnee Court	Council Bluffs Drive	Termini	325	4		
Council Bluffs Drive	Santa Fe Drive	Pilgrim Road	950	4		
Division Road	Main St	Cove Ct	1000	3	$88,000.00	50% Full depth 50% mill and overlay between Main and Mequon
Division Road	Cove Ct	Mequon Rd	1500	3	$162,000.00	
Esquire Court	Western Ave	Termini	1200	3	$489,500.00	Mill and Overlay, may need some base patching along curb in areas
Kings Way	Western Ave	Esquire Ct	2000	3		
Kings Ct	Kings Way	Termini	300	3		
Queens Court	North Termini	South Termini	500	3		
Western Avenue	Mequon Rd	Hawthorne Dr	1500	3		
				Total Est.:	$1,541,119	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

2028						
Road	**Begin Termini**	**End Termini**	**Road Length (LF)**	**2023 PASER**	**Estimated Cost**	**Comments**
Sunny View Ave	Roberrts Dr	Williams Dr	920	3	$584,820.00	Pleasant View Reconstruct and repave
Daniels Dr	Roberts Dr	N of Williams Dr	1110	3		
Kurt Drive	Roberts Drive	Termini	1115	3		
Williams Drive	Pilgrim Rd	Kurt Dr	1120	3		
Roberts Dr	Sunny View	Valley Dr	1150	3		
McCormick Road	Friestadt Rd	Mequon Rd	5280	3	$580,800.00	Reconstruct, upgrade concrete? Start of several year program w/ utility coordination
Mohawk Dr	Donges Bay Rd	Council Bluffs Dr	1500	3	$361,880	Yorktowne South Reconstruct and repave
Founders Ln	Termini	Mohawk Dr	460	4		
Yorktowne Ln	Termini	Mohawk Dr	640	4		
Flintlock Tr	Termini	Mohawk Dr	720	4		
				Total Est:	$1,527,500	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Presentation

ITEM TITLE: 2022 Annual Comprehensive Financial Report

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

A "Near-Final" draft of the Annual Comprehensive Financial Report was provided by Baker Tilly on Friday December 15th and is included in the packet. The final version of 2022 Annual Comprehensive Financial Report will be provided on Monday December 18th. Copies will be printed for Trustees before the Board meeting. The final document will be posted on the Village website.
The Village has paid Baker Tilly a total of approximately $136,000 during 2023. Work performed by Baker Tilly included the following:

- Completion of the 2021 Audit
- Completion of the 2021 Annual Comprehensive Financial Report
- Assistance with preparation of financial reports for the Department of Revenue, the Department of Administration and the Public Service Commission
- Assistance with clean up of issues created from the loss of financial transaction data during 2022
- Completion of the 2022 Audit
- Completion of the 2022 Annual Financial Report

ATTACHMENT:

1. Village of Germantown Final Draft 2022 ACFR

RECOMMENDATION:

No action is required.

ACTION BY Committee:

Annual Comprehensive Financial Report of the Village of Germantown

December 31, 2022

Department Issuing Report

Prepared by Village Administrator and
Clerk-Treasurer Department
Member of the Government Finance Officers
Association of the United States and Canada

Village of Germantown

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Village of Germantown ...Willkommen

Clerk/Treasurer Department

PO Box 337

Germantown WI 53022

December 18, 2023

To: Citizens of the Village of Germantown
Members of the Board of Trustees

The *Annual Comprehensive Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2022, is prepared to provide the Board, our citizens, our bondholders, and other interested persons, detailed information concerning the financial condition of the Village government. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the village government. The report was prepared by the Village's Administration and Finance departments and contains representations concerning the finances of the Village. We believe the data, as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Village as measured by financial activity of its various funds; and that all disclosures necessary to enable the reader to gain reasonable understanding of its financial affairs have been included.

The Village retained the services of Baker Tilly US, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly US, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2022. The auditor's opinion is located at the front of the financial section of this report.

Report Format

The *Annual Comprehensive Financial Report* is presented in three main sections: introductory, financial and statistical. The introductory section contains this transmittal letter, the Village's organizational chart, a list of principal officials, and other information. The financial section contains the independent auditors report, management's discussion and analysis (MD&A), government-wide financial statements, notes to the financial statements and more detailed fund financial statements. A third section provides selected statistical and general information presented on a multi-year comparative basis.

Reporting Entity

This report includes all funds of the Village of Germantown. The criteria used in determining the reporting entity are consistent with criteria established by the Governmental Accounting Standards Board (GASB) as outlined in the Codification of Governmental Accounting and Financial Reporting Standards. This report includes the General Fund, which accounts for the general administration of the Village, Special Revenue funds relating to Economic Development, and long-term Capital Projects funds and Internal Service Funds. The report also includes the Village's Enterprise funds that account for the Water and Wastewater Utilities. Internal service funds provide information on the health and dental protection plans of the Village's employees.

Village Profile

Located 25 miles northwest of Milwaukee, Germantown encompasses 34 square miles in the southeast corner of Washington County. Germantown is one of the largest villages in geographical area in the State of Wisconsin. The Village's current population, as of the 2020 census, is 20,917, a 5.8% increase over the prior ten year's period. The 2022 estimated population is 21,015. The Village operates under a council-manager form of government. There are nine members on the Germantown

Village Board. Eight of the members are elected from four trustee districts and the Village President is elected at large. Board members are elected to three-year terms. The appointed Village Administrator is responsible for the day-to-day operations of the Village, the appointment of administrative staff members, and the supervision of all employees.

The area offers a pleasing, small-town character enhanced by all the modern amenities of a first-class suburb. Germantown residents take advantage of exceptional schools, modern healthcare providers, attractive real estate, well-maintained parks and facilities as well as unique shops and local restaurants. While the village has worked hard to provide its residents with the finest in big-city conveniences, it has worked equally hard to maintain its rich German heritage and beautiful architecture.

The Village provides typical municipal services including: police, fire, emergency dispatch and ambulance services; public works activities such as highway and street maintenance, and recycling; recreational activities such as parks, recreation programs, public library and senior activity center; community development activities including planning and zoning enforcement, economic development, and general administrative and financial services. The Village operates a Water and Wastewater Utility as enterprise funds.

Accounting Systems and Budgetary Control

The Village's accounting records for governmental and custodial funds are based upon the modified accrual basis, with revenues recorded when available and measurable and expenditures recorded when the services and goods are received, and the liabilities incurred. Accounting records for the Village's utilities are maintained on an accrual basis.

In developing the Village's overall accounting system, consideration was given to the adequacy of the internal accounting control structure. Internal controls are designed to provide reasonable but not absolute assurance regarding: (1) the safeguarding of assets against loss from unauthorized use or disposition and (2) the reliability of financial resources for preparing financial statements and maintaining accountability for assets.

The concept of reasonable assurance recognized that: (1) the cost of a control should not exceed the benefits likely to be derived and (2) the evaluation of costs and benefits requires estimates and judgements by management. We believe that the Village's internal accounting controls adequately safeguard assets and provides reasonable assurance of proper recording of financial transactions.

Village Board policy provides for adoption of an annual budget prepared by management. The budget, as adopted by the Board, is intended to appropriate expenditures on a program or functional basis. The Village Administrator is granted authority to make mid-year adjustments within budgeted accounts of a department. Budget amendments which change a departmental budget appropriation or are transfers between departments or funds must be approved by a 2/3 majority of the Village Board.

The Village Board's updated Fund Balance Policy establishes a minimum unassigned Fund Balance. It states that the Village will maintain a minimum unassigned fund balance in its General Fund ranging from 16% to 25% of the subsequent year's budgeted expenditures. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment. The 2022 unassigned fund balance is 36% of the subsequent year's expenditure budget, changing from $7.43 million in 2021 compared to $6.73 million in 2022. When an unassigned fund balance of the General Fund exceeds 20%, the Village may consider such fund balance surpluses for one-time expenditures that are nonrecurring in nature, and which will not require additional staffing or recurring expenditures. The excess unassigned fund balance may be used to offset future borrowing costs for a new public works facility in 2023.

Economic Conditions and Outlook

The Village's 3,555,243,900 property tax base of equalized value is primarily residential (67%) but has a sizeable commercial (23%) and manufacturing (8%) presence as well. The Village had 41 new single-family housing starts, and 9 commercial/industrial starts or large-scale expansions. The total number of building permits issued in 2022 was 2,064 with an estimated valuation of $48,437,210.

The Village's overall equalized value increased by 13%, following an increase of 9% the previous year. The average unemployment rate for Washington county in 2022 was 2.2%, which is lower than the Wisconsin state average of 2.9%. With the use of a variety of financing tools such as impact fees, tax incremental financing incentives, and close partnerships with local business, the Village will be able to maintain current services to our constituents. We have been able to balance the community with a mixture of agricultural, residential, commercial and industrial/office development. Germantown's fine school system and parks and recreational activities are also helpful in acquiring and keeping our residential base.

Tax Incremental District No. 6 (Willow Creek Business Park) is a Mixed-Use District, that is bounded by Appleton Avenue, Lannon Road, and Maple Road. Current construction includes Discount Ramps, Metro Cigars and Ryan Companies. The base value was $2,796,000 and has grown to $37,986,700 in 2022.The TID is projected to close in 2033.

Tax Incremental District No. 7 is designated as an Industrial TID. The TID was amended in 2021 in order to add territory. This district was created to capture economic growth related to JW Speaker and so far the development has not created sufficient increment to cover the District's expenses. In 2021, the TID was amended to add territory and account for the Planned Capstone Quadrangle industrial park development. The area included in the District encompasses 144.2 acres owned by the J.W. Speaker Corporation, located on Freistadt Road and by North Goldendale Rd and Capstone Quadrangle property along Goldendale Road. The project allowed for extension of 16" public watermain and the 18" public sanitary sewer interceptor from their current terminus approximately 2,400 feet north along Goldendale Road. The extension facilitated growth within the district and allowed for utility connection through to Tax Increment District No. 8. The amendment includes properties on Goldendale Road. The base value was $9,642,400 and has grown to $16,726,100 in 2022. The TID projected closure of 2031.

In July 2018 the Village created Tax Increment District No. 8. The district is an industrial TID, encompassing 224.8 acres which is broken into two development areas, the property controlled by Zilber Property Group (approximately 151.3 acres) and the remaining 73.5 acres to be developed in later phases. The Village anticipates making total project expenditures of approximately $14.2 million, with completion in phases as development requires. Construction in 2019 included a 706,800 square foot Briggs & Stratton warehouse facility, with two other multi-tenant industrial buildings constructed by Zilber Property Group, plus a 100,000 square foot manufacturing facility for Dielectric. The Village had three TID No. 8 related bond issues in 2019, $6,725,000 G.O. Community Development Bonds, $1,755,000 Taxable G.O. Community Development Bonds, and $7,850,000 G.O. Corporate Purpose bonds. The taxable issue will reimburse Zilber Property Group to cover their costs for internal infrastructure improvements, the other two issues have funded the expansion of water and sewer main to the development as well as road reconstruction costs. The issues also provide the initial funding to construct Well #12 and Water Tower #4, in conjunction with the Water Utility. We anticipate having the well and tower online and serving the village by 2022. The base value was $ 640,700 and has grown to $124,620,300 in 2022. The TID is projected to close in 2031.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,416,000 gallons per day plus three elevated tank water towers, two at 125 feet and one at 190 feet. The 2022 average daily water pumped for customer consumption was 1,7,01,898 gallons. The village is moving forward with a seventh well and fourth elevated tower, completed construction by the end of 2023. The Public Service Commission approved a significant rate increase for the utility during 2021 that took effect at the beginning of 2022.

The Sewer Utility maintains 109.93 miles of sewer main, seven lift stations and one metering station. The Village contracts with Milwaukee Metropolitan Sewerage District (MMSD) for its sewage treatment, the charges from MMSD for treatment and its annual capital charge remain the utility's largest expenditure. Wrenwood subdivision, a major housing development proposed for the North East side of the Village has required an extension of interceptor sewer main, with an abandonment and construction of a new lift station completed in 2020.

The Village continues to follow basic short-term and long-term planning policies. The Village's philosophy strives for manageable conservative budgets that allow for stable financial futures, keeping taxes and utility user rates as low as possible while guaranteeing that funds will be available to protect village infrastructure and services. The Village board is committed to maintaining a positive General Fund balance. This positive balance provides the Village with a cushion for unanticipated emergencies. The COVID-19 pandemic is a perfect example of this.

By necessity, long range planning includes assessment of future debt issuance in conjunction with current debt service requirements. Village debt policies are designed to comply with requirements of Wisconsin State Statutes and bond covenants, while maintaining the highest bond rating possible. Management reviews capital planning and resultant bond issuance in conjunction with its resources on hand and monitoring the effects on future cash flows. The Village maintains a solid Aa2 general obligation bond rating from Moody's Investors Service, based upon its healthy fund balance, conservative financial management and aggressive debt repayment schedules.

As required by State Law, comprehensive "smart growth" plans are intended to be the community's guide for future growth and development. These plans must address nine specific elements: land use; housing; transportation; utilities and community facilities; agricultural, natural and cultural resources; economic development; intergovernmental cooperation; issues and opportunities; and implementation. The Village began the process of updating the current 2020 Comprehensive Plan in 2019 with assistance from GRAEF consulting. Public workshops, meetings and hearings concerning the required components of the new 2050 Comprehensive Plan were conducted in 2020-2022. The 2050 Comprehensive Plan will include all required elements but will reflect current trends and policy decisions made over the last decade. The 2050 Comprehensive Plan overall planning process is expected took over 24 months to complete and included an extensive "public participation program" that will provide many different opportunities for property owners, residents and other stakeholders to be part of the process. The 2050 Comprehensive Plan was adopted in 2022.

As in the past several years, development in the Village, be it residential, commercial, or industrial in nature, has been of the high quality necessary to provide the diversified tax base and tax rate necessary to provide services expected by the residents of Germantown. The Village of Germantown intends to maintain an adequate financial reserve in addition to a low tax rate to provide the citizen's excellent municipal services.

For the Future

Overall, the amount and value of new development in 2022 was less than in 2021. Residential development in the Village included forty-one (41) new single-family homes completed or under construction during 2022 with a total value of $20,573,000 (about 50 percent of the eighty new homes with a value of $35,000,000 in 2021).

New commercial, office, and industrial development in the Village in 2022 included seven (7) new commercial/industrial projects that were completed or under construction in 2022 with a total value of $48,487,000. Development within the Germantown Gateway Corporate Park and other land within Tax Increment District (TID) No. 8 continued in 2022, including: completion of a 233,000 sqft multi-tenant industrial building on Gateway Crossing by the Zilber Property Group (Zilber No. 5), completion of the 173,000 sqft pet food manufacturing facility by the Dickman Company for Golden Pet on Gateway Court, and completion of a separate 130,000 sqft multi-tenant industrial building by the Dickman Company nearby on Goldendale Road. Development started in the new Capstone 41 Corporate Park (Holy Hill Road east of US41) with completion of the 203,000 sqft multi-tenant industrial building. In addition, forty-four (44) additions or alterations to existing commercial sites were completed or under construction in 2022 with another $15,100,000 in total value.

Looking ahead to 2023, the Village approved final subdivision plats for two new single-family residential neighborhoods, including Heritage Park North (35 ¼-acre lots served by municipal water & sewer) and Wrenwood North (Phase 1 with 46 ¼-acre lots served by municipal water & sewer).

Home construction in both subdivisions started in late 2022 and will continue into 2023 and beyond. With respect to new commercial and industrial development in 2023 and beyond, the Village approved the creation and expansion of Tax Increment District No. 9 located in the southeast corner of the Village (Donges Bay road @ Wasaukee Road). TID 9 is 100 acres in total area and will accommodate development of a new 375,000 sqft multi-tenant industrial building by the F-Street Group and a new 34-acre pre-cast concrete panel storage facility for Stonecast Products.

Finally, in September 2022, the Village approved the 2050 Comprehensive Plan to guide future land use and development in the Village. The 2050 Plan replaces the former 2020 Plan with updated land use and development policies based on a “place-based” approach to guiding future land use and development in thirty-two (32) separate Neighborhoods, Districts and Corridors that comprise the Village.

Vision Statement: Germantown’s ethnic heritage, high quality of life based on its rural and suburban character, and desirable location in the greater metropolitan area create our competitive advantage. Our people will work together, with respect for each other, to ensure that development is consistent with Germantown’s future as a neighborly and safe place to live, work and play.

Mission Statement: The Village of Germantown is responsive to our citizens and businesses, embracing our heritage while working together to provide quality services in a fiscally responsible manner that will enhance the quality of life in our community.

INDEPENDENT AUDIT

Included in the financial section is the independent auditor’s report which is a significant part of the Annual Comprehensive Financial Report (ACFR). In this report, Baker Tilly US, LLP, Certified Public Accountants, express their opinion that the financial statements are presented fairly in conformity with generally accepted accounting principles and comment on the scope of the examination. The opinion is unmodified and signifies a substantial level of achievement.

MANAGEMENT’S DISCUSSION AND ANALYSIS

Immediately following the independent auditor’s report is *Management’s Discussion and Analysis* which provides a narrative introduction, overview, and analysis of the basic financial statements.

Acknowledgments

The preparation of this report was made possible by the dedicated services of the entire staff of the Village of Germantown Finance Department and Administration Department, and the advice of the Village’s independent auditors, Baker Tilly US, LLP. Appreciation is expressed to Village employees throughout the organization, especially those employees who were instrumental in the successful completion of this report. Additional appreciation is expressed to Alex Claerbaut for the significant time, energy, and work he dedicated towards the completion of this report.

Respectfully submitted,

Matthew Uselding | *Steven R. Kreklow*

Matthew Uselding, Finance Director | Steven R. Kreklow, Administrator

LIST OF PRINCIPAL OFFICIALS as of December 31, 2022

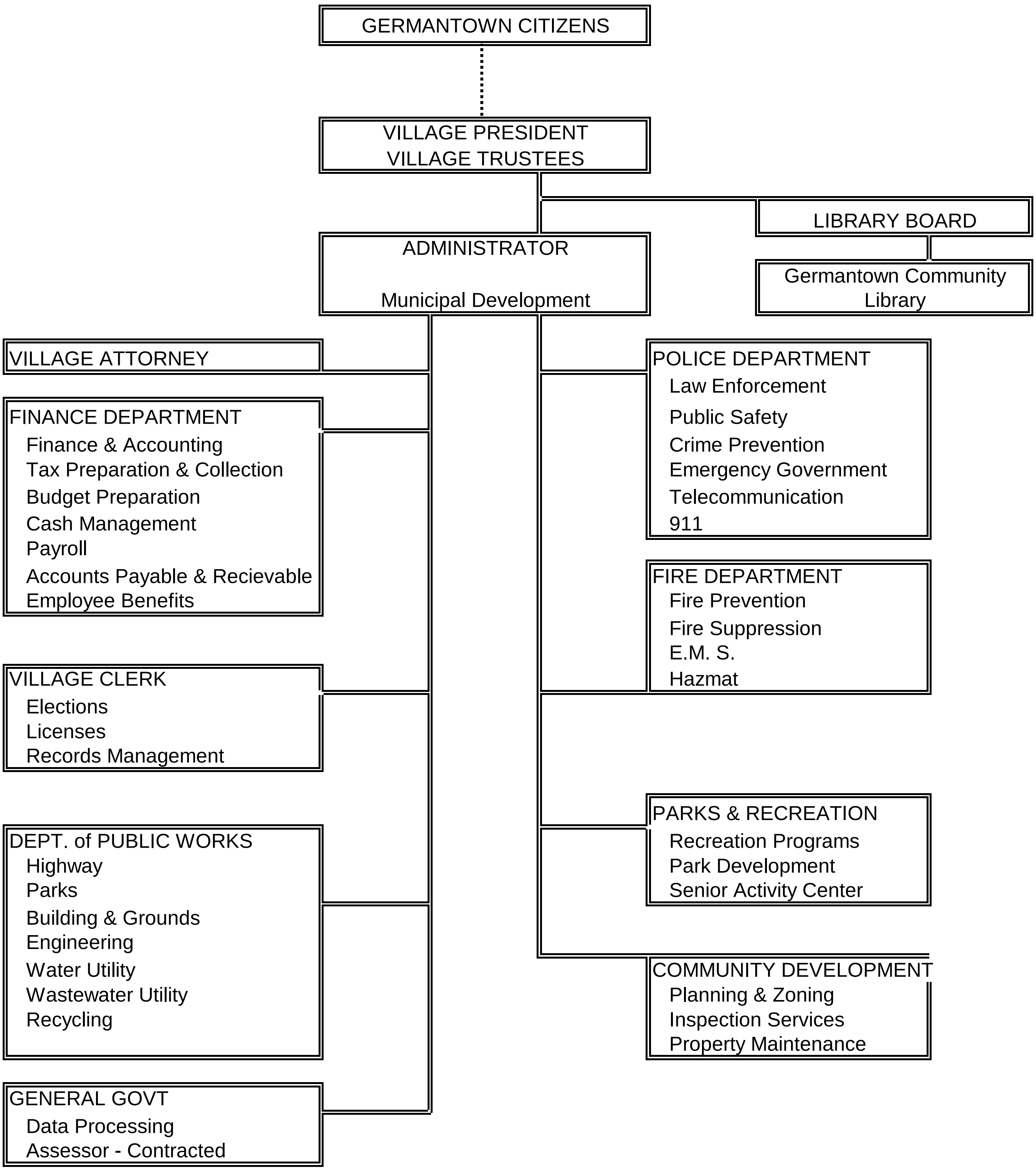
ELECTED OFFICIALS

TITLE	NAME
Village President	Dean Wolter
Village Trustee - District 1	David Baum
Village Trustee - District 1	Terri Kaminski
Village Trustee - District 2	Bill Neurether
Village Trustee - District 2	Rick Miller
Village Trustee - District 3	Jolene Pieper
Village Trustee - District 3	Dennis Myers
Village Trustee - District 4	Jan Miller
Village Trustee - District 4	Phil Hudson

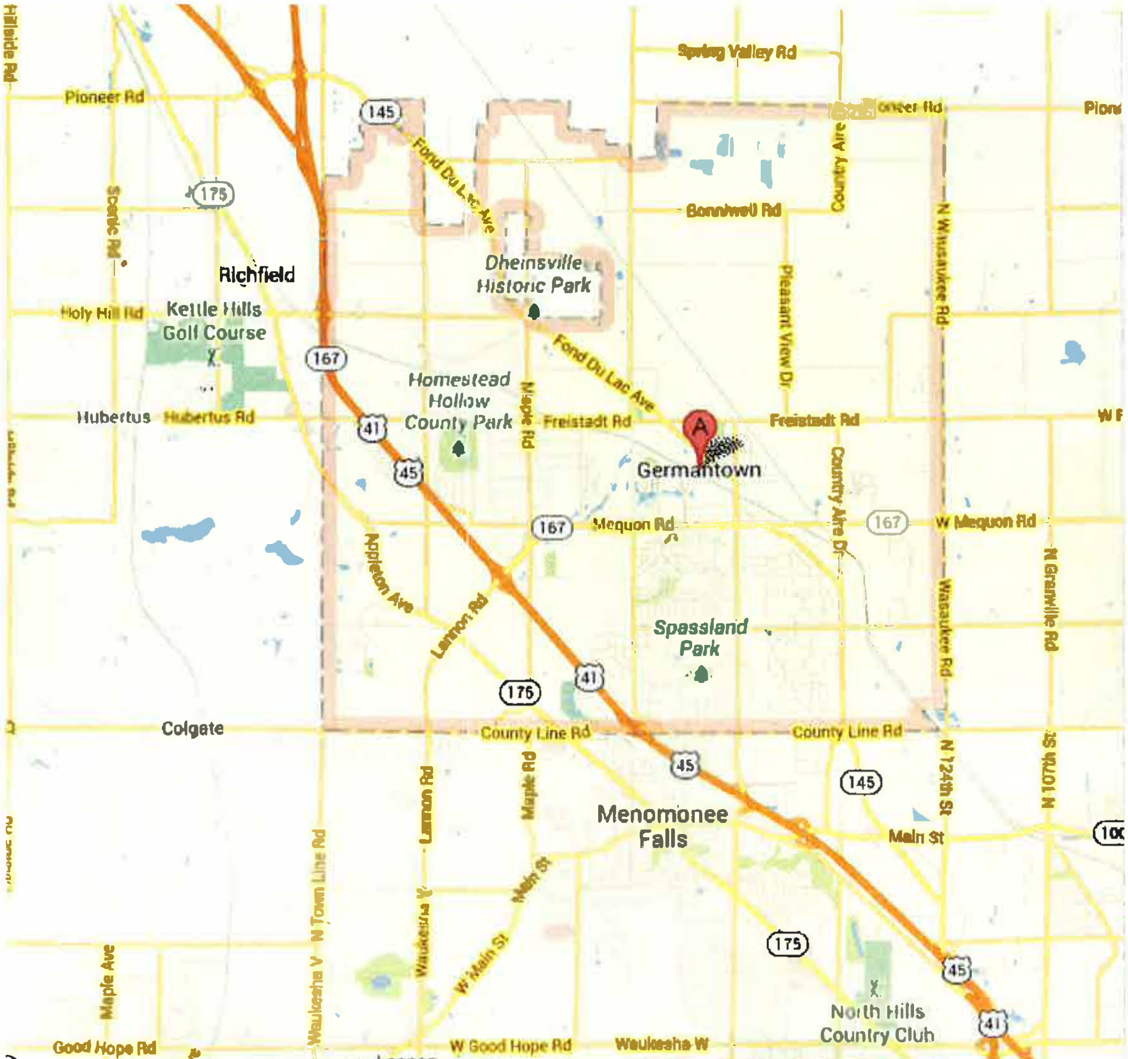
APPOINTED OFFICALS

Village Administrator	Steven R. Kreklow
Village Attorney	Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC
Village Assessor - Contract Service	Associated Appraisal Consultants, Inc
Village Clerk/Treasurer	Deanna L. Braunschweig
Community Development/Planning & Inspection	Jeffrey W. Retzlaff
Director of Public Works	Lawrence Ratayczak
Village Engineer	Vaccant
Police Chief	Michael Snow
Fire Chief	John Delain
Library Director	Patricia Smith
Recreation Director	Guilford Standridge
Police & Fire Commission Chairperson	Scott Scheife
Park & Recreation Commission Chair	Scott Coulthurst
Library Board President	Joyce Nelson

VILLAGE OF GERMANTOWN
ORGANIZATIONAL CHART



The Village of Germantown - Location Map



Brief History of the Village of Germantown

The Village of Germantown is located in southeastern Wisconsin, in the southeastern corner of Washington County. The City of Mequon, in Ozaukee County, borders the Village on the east, and the Village of Menomonee Falls, in Waukesha County, borders it on the south. The Village is contiguous with the City of Milwaukee and Milwaukee County at its southeast corner. In Washington County, the Town of Jackson borders it to the north, and the Village of Richfield shares its western border. At 35 square miles, the Village of Germantown is one of the largest village's in geographical area in the State of Wisconsin.

The Village's current population is estimated to be 20,590. A majority of its residential, commercial and industrial development is concentrated in the suburban-like central-southern half of the village. It is in this portion, served by the Milwaukee Metropolitan Sewerage District (MMSD), and supplied with water by municipal wells, that most of Germantown=s development has occurred.

The half of the village north of Freistadt Road is rural in nature, and is predominately agricultural. Current extensions of municipal water and sewer main has opene this section to some commercial and industrial development.

In 1839, a group of German immigrants, seeking greater religious freedom and the promise of rich, abundant farmland, founded the settlement of Freistadt (translated "Free City") just east of the present day Village of Germantown. Today, Freistadt Road bisects the Village of Germantown from east to west. In 1839, Anton Wiesner and Levi Ostrander became the first permanent settlers in the Town of Germantown. By 1845, all of the Town of Germantown had been taken for homesteads, mostly by German immigrants.

On 11 March 1927 South Germantown became the Village of Germantown. Eleven citizens of South Germantown had petitioned the Washington County Circuit Court for incorporation of 300 acres in section 22. The petitioners were: Father Banholzer, Adam Diefenthaler, Benn C. Duerrwaechter, Alvin Gronemeyer, Edward Rintelman, Joe Rosecky, Arthur Schmidt, Charles A. Schuster, John A. Schwalbach, Joseph J. Siegl, and Aaron Walterlin. Population of South Germantown, now Germantown, was 243

The Village of Germantown was incorporated at the Fond du Lac Avenue and Main Street area. In the early 1960's, the City of Milwaukee annexed 15 acres in the southeastern corner of the Town of Germantown. Fears over further annexations prompted the Town of Germantown to merge with the smaller Village of Germantown in 1964. Most of the Town of Germantown, except for four small "islands" totaling approximately two square miles in the northwestern portion, was included in the merger.

The Village operates under a council-manager form of government. Under this form of government, a nine member Board of Trustees is elected to exercise the legislative power of the Village and to determine matters of policy. All are elected to three year terms. The Village President, who is elected at large, is the trustee who presides at all Village Board meetings and votes on all matters. The Village President has no veto power. A Village Administrator is appointed by the Village Board to serve as manager. The administrator is the chief administrative officer and is responsible to the Board of Trustees for the proper administration of all Village affairs.

Independent Auditors' Report

To the Village Board of
Village of Germantown

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Germantown (the Village), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Germantown, Wisconsin, as of December 31, 2022 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Village and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

As discussed in Note 1, the Village adopted the provisions of GASB Statement No. 87, *Leases*, effective January 1, 2022. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Village's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Village's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the required supplementary information, as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Village's basic financial statements. The supplementary information as listed in the table of contents is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Madison, Wisconsin
_____ , 2023

Management's Discussion and Analysis provides management's overview and analysis of the Village of Germantown's (Village) basic financial statements for the year ended December 31, 2022. This discussion is designed to assist the reader in focusing on significant financial issues, provide an overview of the Village's financial activity and identify changes in the Village's financial position.

Using This Report

This report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Village as a whole and presents a longer-term view of the Village's finances. As for governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. Fund financial statements also report the Village's operations in more detail than the government-wide statement by providing information about the most significant funds. These statements also include information about activities for which the Village acts solely as a trustee or agent for the benefit of those outside the government.

Reporting the Village of as Whole – Government-wide Financial Statements

One of the most important questions asked about the Village's finances is, is the Village as a whole better off or worse than the year before? The statement of Net Position and the Statement of Activities report information that helps answer that question. The statements include assets, deferred outflows of resources, liabilities and deferred inflows of resources. The Village uses an accrual basis of accounting. The current year's revenues and expenses are taken into account regardless of when cash is received or paid.

Net Position is the difference between what the citizens own and what the citizens owe in liabilities at one moment in time. Over time, increases or decreases in the Village's Net Position are one indicator of whether its financial health is improving or not. Other nonfinancial factors play a significant role in determining the Village's overall position, such as changes in the property tax base and the conditions of the Village's capital assets (roads, buildings, water and sewer lines, etc.).

Two types of activities are reported in the Statement of Net Position and the Statement of Activities:

Governmental activities – Incudes most of the Village's basic services, such as police, fire, street maintenance, parks, library and general administration. These services are supported primarily by property taxes, state revenues and other miscellaneous revenues (inspection fees, fines, permits).

Business-type activities – Water and Wastewater services. The Village charges a fee to customers to cover most of the cost of water and sanitary sewer utility services.

Reporting the Village's Most Significant Funds – Fund Financial Statements

The analysis of the Village's major funds provides detailed information about the most significant funds. Some funds are required to be established by state law and bond covenants. However, the Village establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money (like donations). The Village's three kinds of funds, governmental funds, proprietary funds and fiduciary funds use different accounting approaches.

Governmental Funds – Most of the Village's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Village's general operations and the basic services it provides. Governmental fund information helps the user determine whether there are more or fewer financial resources available to finance the Village's programs in the future. Reconciliations between the government-wide statements and the governmental fund statements are provided with the fund financial statements.

The Village maintains twenty individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund, and General Capital Projects, which are considered major funds. Data from the remaining funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements later in this report.

The basic governmental fund financial statements can be found on pages 3 – 6 of this report.

Proprietary Funds – Proprietary funds are financed and reported in a manner similar to normal business-type entities and are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The Village's enterprise funds (a component of proprietary funds) are the same as the business-type activities we report in the government-wide statements but provide more detail and additional information such as cash flows for proprietary funds. The Village's Water and Sewer Utilities are a part of this. The Village also has an internal service fund (the other component of proprietary funds) to report employee self-insurance activities.

The basic proprietary fund financial statements can be found on pages 7 – 11 of this report.

Fiduciary Funds – Fiduciary Funds are used to account for resources held for the benefit of parties other than the Village. These funds are not available to fund Village activities and are not reflected in the government-wide financial statements. The Village maintains one fiduciary fund, the Tax Collection Fund which records the tax roll and tax collections for the taxing jurisdictions within the Village. It records the assets collected on behalf of other taxing units.

Notes to the Financial Statements – The notes to the financial statements provide additional detail that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 15 of this report.

Supplementary Information – Following the basic government-wide and fund financial statements and accompanying notes, combining statements are included for the nonmajor governmental, enterprise and internal service funds. The last section of The Village of Germantown Annual Comprehensive Financial Report presents statistical and historical reference data.

Government-Wide Financial Analysis

Net Position

Net Position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Germantown, total net position was approximately $154.86 million as of December 31, 2022. The largest portion of the Village's net position (80.7%) reflects its investment in capital assets (e.g. land, building, equipment, improvements, construction in progress and infrastructure) less any outstanding debt used to acquire those assets. The Village uses these assets to provide service to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to pay debt related to capital assets must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Another portion of the Village's net position, (6%) represents resources that are subject to external restrictions on how they may be used. The remaining unrestricted net position will be discussed in later sections of this analysis. Net position of the Village as a whole increased $5.13 million from 2021.

Village of Germantown
Condensed Statement of Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2022	2021	2022	2021	2022	2021
Assets						
Capital Assets	$ 94.52	$ 83.88	$ 92.10	$ 86.65	$ 186.62	$ 170.53
Other Assets	71.86	39.88	22.10	10.02	93.96	49.90
Total assets	166.38	123.76	114.20	96.67	280.58	220.43
Deferred Outflows of Resources	9.33	5.93	0.93	0.64	10.26	6.57
Liabilities						
Noncurrent liabilities	80.75	42.68	17.17	3.58	97.92	46.26
Other liabilities	5.18	5.40	0.78	0.93	5.96	6.33
Total liabilites	85.93	48.08	17.95	4.51	103.88	52.59
Deferred inflows of resources	30.73	23.83	1.37	0.85	32.10	24.68
Net Position						
Net Investment in capital assets*	48.16	48.33	88.12	83.17	125.01	119.90
Restricted	7.62	6.36	1.80	1.24	9.42	7.60
Unrestricted (deficit)*	3.27	3.09	5.89	7.54	20.43	22.22
Total net positon	$ 59.05	$ 57.78	$ 95.81	$ 91.95	$ 154.86	$ 149.72

* Net investment in capital assets and unrestricted net position for the primary government includes an adjustment. See Note 1 for more information.

Changes in Net Position

During 2022, the net position of governmental activities increased by $1.27 million to $59.05 million, mainly due capital grants and contributions received during the year for construction by developers, offset by more expenses.

Net position of business-type activities totaled $95.81 million as of December 31, 2022, $3.85 million higher than 2021. Net investment in capital assets increased by $4.95 million. Due in part for additional assets constructed for ongoing water and sewer main installation projects. Also shown are other restricted uses for pensions, impact fees, debt service and equipment replacement.

Revenues

The Statement of Activities on page 2 will show that Program Revenues in the Governmental Activities is $10.05 million and Business-type Activities of $14.54 million. The increase of $4.61 million in Governmental Activities from 2021 was mainly due to the contribution of developer added public works infrastructure in 2022; Wrenwood, Heritage Park, and Wrenwood North. The increase in program revenue between 2021 and 2022 of $4.22 million for Business-type activities is mainly due to developer added infrastructure, but also reflects the water rate increase effective as of January 1 of this year.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as general revenues. Tax revenue, the largest portion of general revenues, increased by $0.3 million from the prior year to $16.58 million. Transfers shown between Governmental Activities and Business-type Activities is $0.63 million for a payment in lieu of taxes due from the Business-type Activities to the Governmental Activities.

Expenses

Total expenses of $37.41 million is an increase of $4.18 million from 2021. Governmental Activities increased $4.54 million, mainly due to more development expenses incurred within the tax incremental districts. The decrease to expenses in the Business-type Activities was $0.36 million, mainly due to decreases in sewer utility expenses.

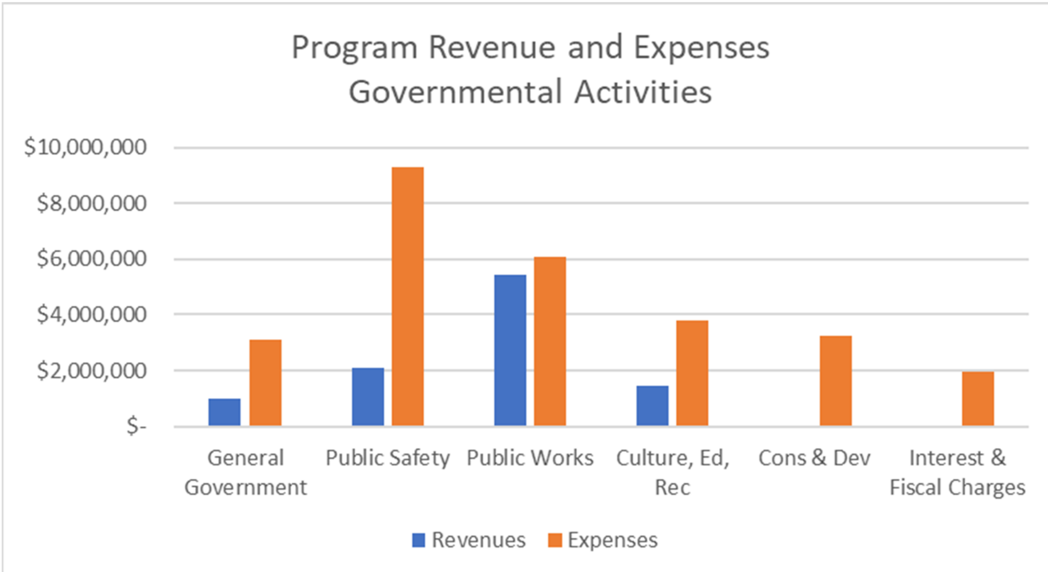
Village of Germantown

Changes in Net Position

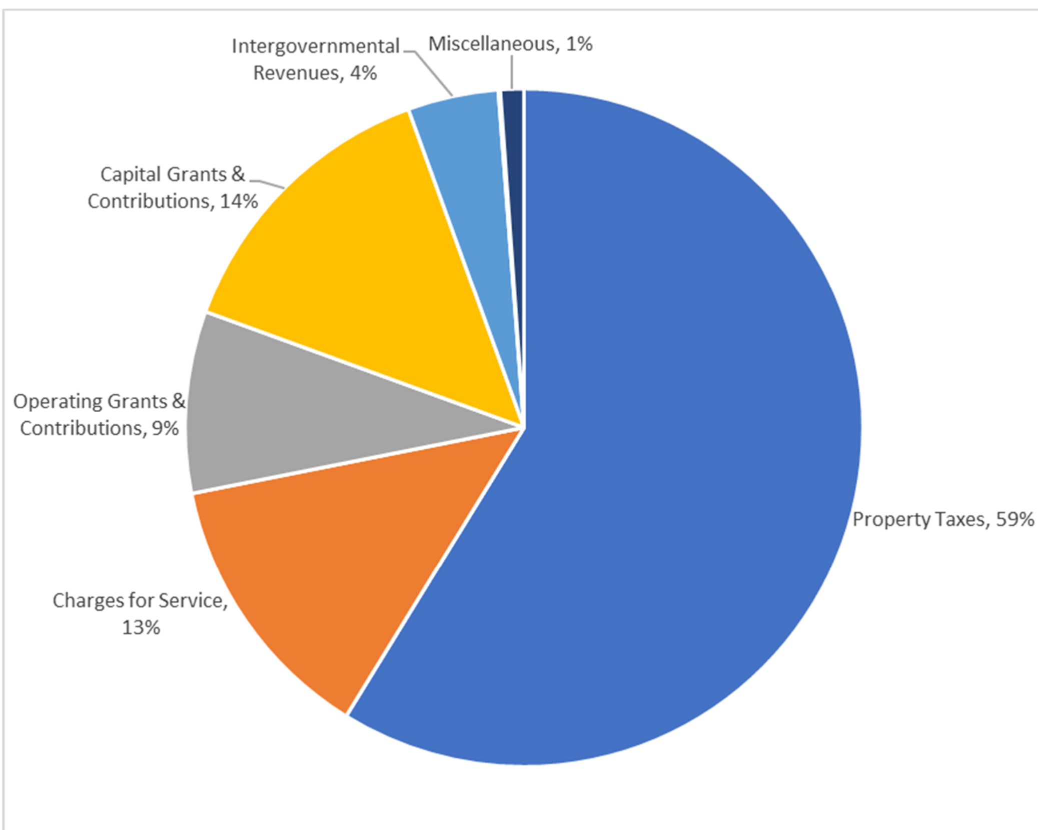
(in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2022	**2021**	**2022**	**2021**	**2022**	**2021**
Revenues						
Program revenues:						
Charges for Services	$ 3.69	$ 3.26	$ 10.61	$ 9.45	$ 14.30	$ 12.71
Operating grants and contributions	2.44	1.94	-	-	2.44	1.94
Capital grants and constributions	3.92	0.23	3.93	0.87	7.85	1.10
General revenues:						
Property taxes	16.58	16.21	-	-	16.58	16.21
Intergovernmental revenues	1.22	1.24	-	-	1.22	1.24
Investment income (loss)	(0.03)	(0.04)	(0.21)	0.03	(0.24)	(0.01)
Other	0.32	0.14	0.07	0.03	0.39	0.17
Total revenues	28.14	22.98	14.40	10.38	42.54	33.36
Expenses						
General government	3.11	2.25	-	-	3.11	2.25
Public Safety	9.31	8.78	-	-	9.31	8.78
Public Works	6.11	6.76	-	-	6.11	6.76
Culture and recreation	3.79	3.20	-	-	3.79	3.20
Conservation and development	3.24	0.85	-	-	3.24	0.85
Interest and fiscal charges	1.94	1.12	-	-	1.94	1.12
Water Utility	-	-	2.96	3.02	2.96	3.02
Sewer Utility	-	-	6.95	7.25	6.95	7.25
Total expenses	27.50	22.96	9.91	10.27	37.41	33.23
Increase in net position	0.64	0.02	4.49	0.11	5.13	0.13
Transfers	0.63	(0.87)	(0.63)	0.87	-	-
Change in net position	1.27	(0.84)	3.86	0.98	5.13	0.13
Net Position, Beginning	57.78	58.62	91.95	90.97	149.72	149.59
Net Position, Ending	$ 59.05	$ 57.78	$ 95.81	$ 91.95	$ 154.85	$ 149.72

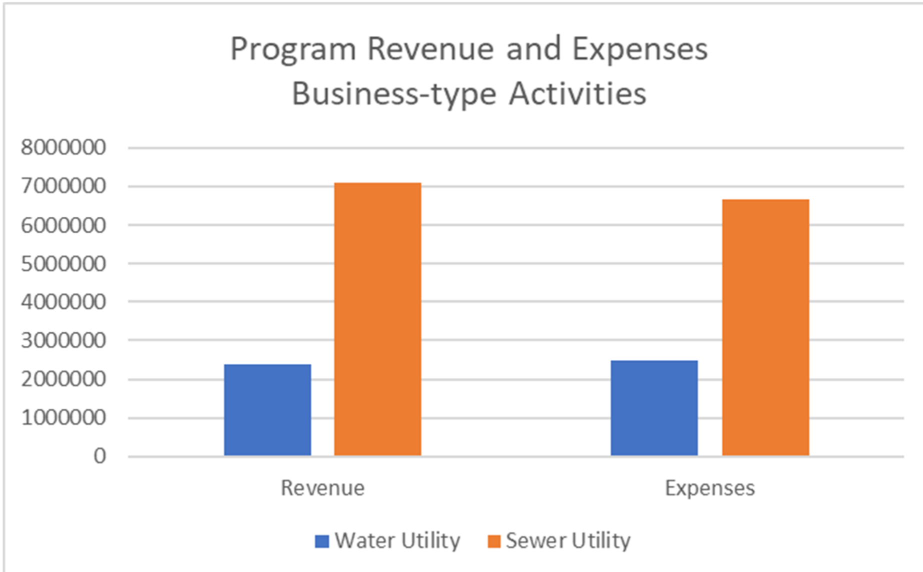
Governmental Funds



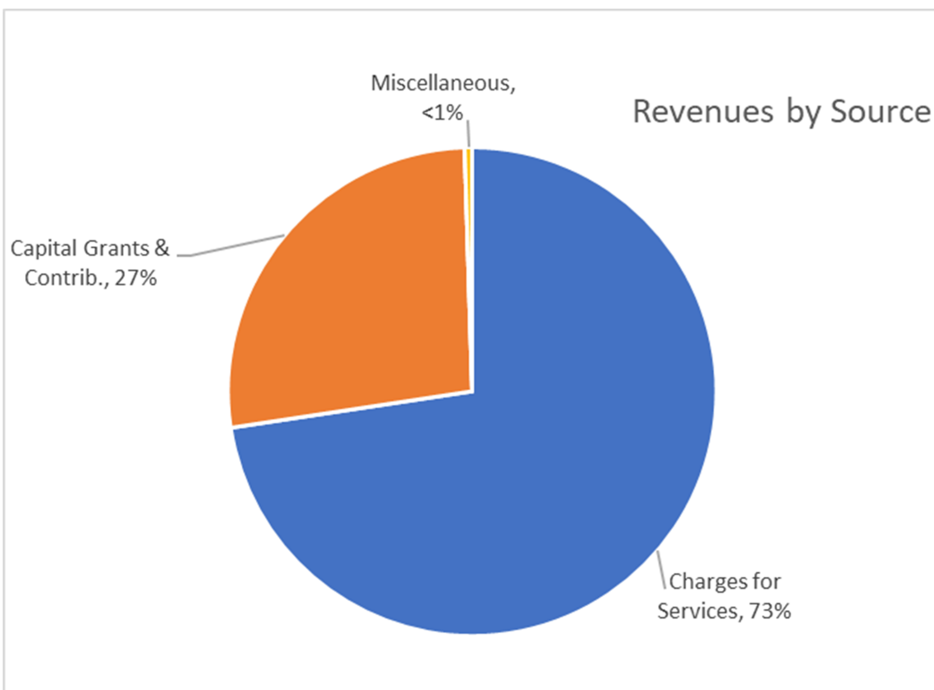
Program and General Revenues by source



Business-Type Activities – Enterprise Funds



Program Revenues by source



Fund Financial Analysis

Water Utility

The Water Utility reported an income before contributions and transfers of $0.67 million. Operating revenues increased from prior year to $1.06 million, mainly due to rate increase that went into effect January 1. Operating expenses decreased $0.19 million. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. There were developer contributions of $1.63 million and no village contributions. The ending net position of the Water Utility is $36.17 million.

The Village maintains six wells and three water towers within its corporate boundaries. The Village has plans to begin construction of a new well and tower in the northern part of the Village. The Village has a Water Impact Fee of $832 per residential equivalency, charged for new construction. $23,296 was collected in 2022 from single and multi-family home increases and new business construction. The impact fees are used to pay for the debt service on the Safe Drinking Water Loan used for construction of Well #11. The water rate case to increase water rates was approved by the Wisconsin Public Service Commission and was effective January 1, 2022. The increased revenue will cover the costs for the new well and tower and other ongoing infrastructure repair and maintenance needs.

Water Utility Activity Summary
(in millions of dollars)

	2022	2021	Change
Operating revenues	$ 3.57	$ 2.51	$ 1.06
Operating expenses	2.75	2.93	(0.18)
Operating income	0.82	(0.42)	1.24
Nonoperating revenues (expenses)	(0.16)	0.00	(0.16)
Capital contributions	1.63	1.06	0.57
Transfers out, tax equivalent	(0.63)	(0.64)	0.01
Change in net position	1.66	(0.00)	0.42
Net Position, Beginning	34.50	34.50	0.00
Net Position, Ending	$ 36.16	$ 34.50	$ 1.66

Sewer Utility

The Sewer Utility reported a loss before contributions and transfers of $0.15 million for 2022. Its overall net position increased by $2.15 million to end the year to $59.59 million which included capital contributions of $2.30 million. Total operating income remained stable, with a $0.17 million increase. Capital contributions of $2.30 million of which $0.12 million in sewer connection fees and $2.18 million in developer infrastructure additions. The sewer connection fee is a charge for new connections to the system. These fees help cover ongoing maintenance and other improvements to the system.

The Village contracts with Milwaukee Metropolitan Sewerage District for its sewage treatment. Charges from MMSD for treatment and their annual capital charge remain the utility's largest expense accounting for 69.8% of the operations and maintenance expense or $4.8 million. The Capital charge is based on the equalized value of properties within the sewer service area.

Sewer Utility Activity Summary
(in millions of dollars)

	2022	2021	Change
Operating revenue	$ 7.04	$ 6.94	$ 0.10
Operating expenses	6.87	7.14	(0.27)
Operating income (loss)	0.17	(0.20)	0.37
Nonoperating revenues (expenses)	(0.32)	(0.05)	(0.27)
Capital contributions	2.30	1.33	0.97
Change in net position	2.15	1.08	1.07
Net Position, Beginning	57.43	56.35	1.08
Net Position, Ending	$ 59.58	$ 57.43	$ 2.15

Governmental Funds

As of December 31, 2022, Village governmental funds reported a combined fund balance of $41.7 million. The nonspendable, restricted, committed or assigned portion is 85.6% or $35.7 million. A majority of that is restricted to ongoing capital expenditures and debt service, pension asset, impact fees or other special revenue funds, used as fund purposes allow.

Assigned funds of $626,310 in the General fund is for the Water Utility Payment in Lieu of Taxes (PILOT). Additional assigned funds include for the tourism expenditures of $137,769.

Most of the total fund balance in the Governmental Funds is in the General Fund, $7.62 million, General Capital Projects Fund, $31.79 million, or in Nonmajor Governmental Funds, $2.08 million.

General Fund

The General Fund's net change in fund balance is a decrease of $1.11 million, with an ending fund balance of $7.62 million. After adjusting for nonspendable and assigned portions for the general fund, the unassigned fund balance at year end was $6.77 million, 36% of the Village's subsequent year general fund expenditure budget. The Village's fund balance policy endeavors to maintain a working capital balance of 16-25% of the subsequent years expense budget. The excess unassigned amount over the 25% policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in future years. The balance is also a reserve rainy day fund for unforeseen emergencies, the 2020 COVID-19 pandemic is a good example of unexpected circumstances that is having lasting effects.

The General Fund is the primary operating fund used to account for the governmental operations of the Village of Germantown. Total revenues ended the year at $17.61 million, a $0.34 million increase from 2021. The largest revenue sources for the General fund are general property and other taxes accounting for $10.96 million or 63.6% of total revenues. The Village had lower investment income in 2022 than budgeted. This was mostly due to declining markets and lack of recreation activities due to the effects of COVID-19. Intergovernmental revenues from other governments ended the year more than budgeted.

General Fund expenditures for 2022 of $19.24 million increased approximately $1.43 million. Actual excess of expenditures over revenue at year-end was $1 million more than budgeted.

Debt Service Fund

Debt Service Fund has a total fund balance of $0.18 million, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of $3.14 million and other governmental transfers of $1.5 million from other funds for debt payments. Expenditures for principal and interest and fiscal charges totaled $4.78 million.

General Capital Projects

The General Capital Projects Fund has a total fund balance of $31.79 million. It includes proceeds of bonds and notes that are legally restricted or assigned for expenditures for specific purposes as well as accumulated Library County Revenues intended for capital improvements. Four separate governmental debt issuances totaling $39.92 million were issued during the year to finance current and future capital projects.

Nonmajor Governmental Funds

Tax Incremental District No. 6, Willow Creek Business Park, was created in 2014 as a mixed-use business park suitable for industrial and commercial purposes. The estimated saleable property consisted of fifty-two acres. The Project Plan included site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and related costs. All internal infrastructure has been completed other than a final lift of asphalt. The park currently has three buildings, Discount Ramps, Ryan Companies multi-tenant building and Metro Cigars. The total fund balance is $0.24 million, a decrease of $0.01 million from 2021.

In December 2017, the Village created Tax Incremental District No. 7. An industrial TID that encompasses 144.2 acres of land which is owned by the J.W. Speaker Corporation. One section of the district includes the original J.W. Speaker facility and the other area of vacant land to be developed by J.W. Speaker. The project plan also includes the extension of municipal water and sewer main from Freistadt Road North along Goldendale Road approximately 2,400 feet where it meets the Wisconsin & Southern Rail line. Speaker constructed internal roadway, water and sewer main and landscaping for their future building projects, the District will reimburse a portion of that cost up to $708,000 with future tax increment. The total fund balance is $0.46 million, an increase of $0.55 million from 2021.

Tax Increment District No. 8 was created in July 2018. This industrial TID encompasses 224.8 acres which is broken into two development areas, the property controlled by the Zilber Property Group is approximately 151.3 acres and remaining 73.5 acres will be developed by the Village. The Tax Increment District is located in the northern section of the Village bounded by Holy Hill Road, Goldendale Road, Rockfield Road and US Hwy 41/45. The project plan consists of watermain and sewer main extension, site grading, storm water management, road construction, new municipal well, water tower and booster station. Expenses for Well 12 and the related water booster and storage tank were incurred in 2021 and 2022. The assets are expected to be finished in 2023. The total fund balance deficit is ($0.77) million, a decrease of $2.77 million from 2021.

The Village has twelve Special Revenue funds in the Nonmajor Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fee funds; Police, Fire, Parks & Recreation and Library Impact fees are imposed on new construction to fund all or a portion of the costs of providing public services to the new development. The Impact Fee Funds had fund balance growth due to the residential and commercial activity in 2022 totaling $0.06 million. Fire, Library and Police impact fees are being used to reimburse the Village for prior debt issues used for building construction. The Parks and Recreation fee is earmarked for our Fireman's park expansion and shelter facility.

The other Special Revenue Funds are the Senior Van Replacement, Police Asset Forfeiture, Police Canine, Police Honor Guard, Historic Preservation, Recreation Department Facility Fees, Library, Fire Explorer Fund, and the ARPA fund. Details can be found in the supplemental section of this report within the Combining Balance Sheet – Nonmajor Governmental Funds, and the Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is $0.15 million.

Excess Expenditures and Other Financing Uses Over Appropriations

Several funds have been identified as having excess expenditures and other financing uses over budget, including Police Canine Fund, Library Fund, Facility Fees Fund, and TID No. 6 Capital Projects Fund. See Note 2 for a list of funds exceeding budgeted expenditures during 2022.

Proprietary Funds

The Water and Sewer Utilities were discussed on previous pages.

The Health and Dental Protection Funds are Self-Funded employee insurance plans with Third- Party Administrators. The funds maintained positive cash flow ending the year at $0.54 million. Health and dental coverage costs are monitored closely and changes to the design and scope of the plan are adjusted accordingly. Employee contributions to the fund averaged 12% of premium cost.

Custodial Fund

The Village acts as a custodian for property taxes collected on behalf of the other taxing units; The State of Wisconsin, Washington County, Germantown School District and Milwaukee Area Technical College. All of the Village's fiduciary activities are reported in the Statement of Fiduciary Net Position on page 12 and Statement of Changes in Fiduciary Net Position on page 13.

Capital Assets and Debt

Capital Assets

As of December 31, 2022, the Village had $186.61 million (net of accumulated depreciation) invested in a broad range of capital assets including buildings, equipment, and infrastructure. (See table below)

Significant Additions to Capital Assets in 2022

• Roads	$	4,097,135
• Machinery and equipment		1,194,644
• Construction work in progress (TID No. 8 project)		3,402,318
• Land for Public Works campus		1,999,148
• Construction work in progress (Public Works campus project)		1,768,186

Capital Assets (Net of Accumulated Depreciation)
(in millions of dollars)

	Governmental Activities		Business-Type Activities	
	2022	2021	2022	2021
Construction in progress	$ 8.96	$ 3.22	$ 3.13	$ 0.11
Land	15.63	13.58	0.18	0.18
Buildings and improvements	8.87	9.30	3.97	4.12
Machinery and equipment	5.88	5.46	2.76	2.92
Infrastructure	55.18	52.31	82.06	79.33
Total	$ 94.52	$ 83.87	$ 92.10	$ 86.66

Additional Information about the Village's capital assets can be found in Note 3 of this report.

Long-Term Debt

As of December 31, 2022, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled $93.18 million. Principal paid on outstanding debt totaled $3.99 million.

Village of Germantown's Outstanding Debt

	Governmental Activities		Business-Type Activities	
	2022	2021	2022	2021
General obligation debt	$ 76,795,000	$ 40,395,000	$ 11,915,000	$ 2,700,000
Revenue bonds	-	-	4,471,810	689,414
Total	$ 76,795,000	$ 40,395,000	$ 16,386,810	$ 3,389,414

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of all taxable property within the Village's jurisdiction. The debt limit as of December 31, 2022 was $177,762,195. Total General Obligation debt outstanding was $88,710,000.

During the year, the Village issued $49,250,00 in general obligation debt and $4,140,000 in revenue bonds. Additional information about the Village's long-term obligations can be found in Note 3 of this report.

Economic Factors and Next Year's Budgets and Rates

- On March 11, 2021, the federal government passed the American Rescue Plan Act to respond to the COVID-19 public health emergency and its negative economic impacts. The Village's estimated appropriation is $2.10 million, of which the Village received $1.05 million in 2021, with the remaining received in mid-2022. The funds are to cover costs obligated by December 31, 2024. Village Administration continues to work with the Village Board to determine the best use of these dollars. All other currently known facts have been considered in the preparation of the subsequent year's budget.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the Village's finances and to show the Village's accountability for the money it receives. The Village of Germantown provides its Annual Comprehensive Financial Report on our web page (www.village.germantown.wi.us) under the Finance Department's Financial Reports Section. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Office of the Village Administrator, N112 W17001 Mequon Road, P.O. Box 337, Germantown, WI 53022. Finance Department staff can also be reached at 262-250-4700 or email: skreklow@germantownwi.gov.

Draft 12/14/23

Village of Germantown

Statement of Net Position
December 31, 2022

	Governmental Activities	Business-Type Activities	Total
Assets and Deferred Outflows of Resources			
Assets			
Cash and investments	$ 51,264,459	$ 9,307,547	$ 60,572,006
Receivables (net):			
Taxes	18,128,184	-	18,128,184
Accounts	1,371,786	2,898,143	4,269,929
Special assessments	4,685	-	4,685
Delinquent taxes	68,505	-	68,505
Accrued interest	12,799	19,760	32,559
Leases	1,295,360	198,198	1,493,558
Due from other governmental units	13,264	-	13,264
Internal balances	(7,770,226)	7,770,226	-
Prepaid items	4,985	-	4,985
Restricted assets:			
Cash and investments	321,142	1,451,010	1,772,152
Accrued interest	2,866	1,066	3,932
Net pension asset	4,829,556	452,141	5,281,697
Land held for resale	2,317,208	-	2,317,208
Capital assets:			
Land	15,629,920	175,599	15,805,519
Construction in progress	8,962,331	3,134,668	12,096,999
Capital assets, net of depreciation	69,924,323	88,787,846	158,712,169
Total assets	166,381,147	114,196,204	280,577,351
Deferred Outflows of Resources			
Pension related amounts	9,332,998	930,991	10,263,989
Total deferred outflows of resources	9,332,998	930,991	10,263,989
Liabilities, Deferred Inflows of Resources and Net Position			
Liabilities			
Accounts payable and accrued expenses	2,381,018	627,453	3,008,471
Accrued interest	692,601	156,131	848,732
Due to fiduciary fund	530,076	-	530,076
Unearned revenues	1,571,852	-	1,571,852
Noncurrent liabilities:			
Due within one year	4,275,888	1,040,877	5,316,765
Due in more than one year	76,476,761	16,127,511	92,604,272
Total liabilities	85,928,196	17,951,972	103,880,168
Deferred Inflows of Resources			
Property taxes levied for subsequent year	18,158,781	-	18,158,781
Pension related amounts	11,280,386	1,170,049	12,450,435
Lease related amounts	1,295,360	198,198	1,493,558
Total deferred inflows of resources	30,734,527	1,368,247	32,102,774
Net Position			
Net investment in capital assets	48,158,074	88,124,204	125,014,112
Restricted for:			
Debt service	-	608,395	608,395
Impact fees	511,322	333,675	844,997
Library	92,641	-	92,641
Pensions	4,829,556	452,141	5,281,697
Equipment replacement	-	397,185	397,185
TIF purposes	2,190,803	-	2,190,803
Unrestricted	3,269,026	5,891,376	20,428,568
Total net position	$ 59,051,422	$ 95,806,976	$ 154,858,398

See notes to financial statements

Village of Germantown

Statement of Activities
Year Ended December 31, 2022

		Program Revenues			Net (Expenses) Revenues and Changes in Net Position		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**	**Business-Type Activities**	**Total**
Governmental activities:							
General government	$ 3,112,666	$ 460,997	$ 533,661	$ -	$ (2,118,008)	$ -	$ (2,118,008)
Public safety	9,309,120	1,721,568	326,425	63,984	(7,197,143)	-	(7,197,143)
Public works	6,105,881	418,564	1,198,627	3,819,920	(668,770)	-	(668,770)
Culture, education and recreation	3,786,339	1,062,539	373,334	35,595	(2,314,871)	-	(2,314,871)
Conservation and development	3,236,532	26,748	12,250	-	(3,197,534)	-	(3,197,534)
Interest and fiscal charges	1,941,603	-	-	-	(1,941,603)	-	(1,941,603)
Total governmental activities	27,492,141	3,690,416	2,444,297	3,919,499	(17,437,929)	-	(17,437,929)
Business-type activities:							
Water Utility	2,963,851	3,569,948	-	1,627,987	-	2,234,084	2,234,084
Sewer Utility	6,950,114	7,037,371	-	2,300,469	-	2,387,726	2,387,726
Total business-type activities	9,913,965	10,607,319	-	3,928,456	-	4,621,810	4,621,810
Total	$ 37,406,106	$ 14,297,735	$ 2,444,297	$ 7,847,955	(17,437,929)	4,621,810	(12,816,119)

	Governmental Activities	Business-Type Activities	Total
General Revenues			
Taxes:			
Property taxes, levied for general purposes	10,533,130	-	10,533,130
Property taxes, levied for debt service	3,136,071	-	3,136,071
Property taxes, levied for TIF districts	2,296,924	-	2,296,924
Other taxes	610,316	-	610,316
Intergovernmental revenues not restricted to specific programs	1,220,875	-	1,220,875
Investment income (loss)	(26,902)	(213,829)	(240,731)
Miscellaneous	315,747	72,249	387,996
Total general revenues	18,086,161	(141,580)	17,944,581
Transfers	626,310	(626,310)	-
Change in net position	1,274,542	3,853,920	5,128,462
Net Position, Beginning	57,776,880	91,953,056	149,729,936
Net Position, Ending	$ 59,051,422	$ 95,806,976	$ 154,858,398

See notes to financial statements

Village of Germantown

Balance Sheet
Governmental Funds
December 31, 2022

	General Fund	Debt Service Fund	General Capital Projects	Nonmajor Governmental Funds	Total
Assets					
Cash and investments	$ 4,298,572	$ 382,095	$ 44,677,005	$ 1,364,614	$ 50,722,286
Receivables (net):					
Taxes	10,698,722	4,845,716	-	2,583,746	18,128,184
Special assessments	4,685	-	-	-	4,685
Accounts	627,405	-	737,423	-	1,364,828
Leases	1,295,360	-	-	-	1,295,360
Delinquent taxes	68,505	-	-	-	68,505
Accrued interest	6,791	-	1,016	1,080	8,887
Due from other governments	13,264	-	-	-	13,264
Due from other funds	7,030,625	104,282	-	5,644,850	12,779,757
Prepaid items	4,985	-	-	-	4,985
Restricted assets:					
Cash and investments	-	-	-	321,142	321,142
Accrued interest	-	-	-	2,866	2,866
Land held for resale	-	-	-	2,317,208	2,317,208
Total assets	$ 24,048,914	$ 5,332,093	$ 45,415,444	$ 12,235,506	$ 87,031,957
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	$ 557,442	$ -	$ 534,412	$ 176,984	$ 1,268,838
Accrued liabilities	758,999	-	-	4,462	763,461
Unearned revenues	-	-	-	1,571,852	1,571,852
Deposits	254,392	-	-	-	254,392
Due to other funds	2,046,018	302,402	12,350,625	4,603,001	19,302,046
Advances from other funds	-	-	-	1,220,000	1,220,000
Due to fiduciary funds	530,076	-	-	-	530,076
Total liabilities	4,146,927	302,402	12,885,037	7,576,299	24,910,665
Deferred Inflows of Resources					
Property taxes levied for subsequent year	10,729,319	4,845,716	-	2,583,746	18,158,781
Lease related amounts	1,295,360	-	-	-	1,295,360
Unavailable revenues	262,215	-	737,423	-	999,638
Total deferred inflows of resources	12,286,894	4,845,716	737,423	2,583,746	20,453,779
Fund Balances					
Nonspendable	78,175	-	-	-	78,175
Restricted	-	183,975	26,188,441	2,794,766	29,167,182
Committed	-	-	-	53,695	53,695
Assigned	764,079	-	5,604,543	-	6,368,622
Unassigned (deficit)	6,772,839	-	-	(773,000)	5,999,839
Total fund balances	7,615,093	183,975	31,792,984	2,075,461	41,667,513
Total liabilities and fund balance	$ 24,048,914	$ 5,332,093	$ 45,415,444	$ 12,235,506	$ 87,031,957

See notes to financial statements

Village of Germantown

Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2022

Total Fund Balances, Governmental Funds	$ 41,667,513
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.	
Land	15,629,920
Construction in progress	8,962,331
Other capital assets	130,076,947
Less accumulated depreciation	(60,152,624)
Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements.	999,638
The net pension asset does not relate to current financial resources and is not reported in the governmental funds.	4,829,556
Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.	9,332,998
Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.	(11,280,386)
Internal service funds are reported in the statement of net position as governmental activities.	487,014
Internal service fund internal payable between governmental and business-type activities.	(56,235)
Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds and notes payable	(76,795,000)
Compensated absences	(1,156,252)
Accrued interest	(692,601)
Unamortized debt premium	(2,801,397)
Net Position of Governmental Activities	$ 59,051,422

See notes to financial statements

Village of Germantown

Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
Year Ended December 31, 2022

	General Fund	Debt Service Fund	General Capital Projects	Nonmajor Governmental Funds	Total
Revenues					
Taxes	$ 10,963,687	$ 3,136,071	$ -	$ 2,296,924	$ 16,396,682
Special assessments	-	-	75	-	75
Intergovernmental	3,002,101	-	-	533,661	3,535,762
Regulation and compliance	1,379,642	-	-	-	1,379,642
Public charges for services	2,130,249	-	-	123,431	2,253,680
Intergovernmental charges for services	116,065	-	-	-	116,065
Investment income (loss)	(166,259)	6,032	97,749	35,563	(26,915)
Miscellaneous	180,969	-	5,000	11,018	196,987
Total revenues	17,606,454	3,142,103	102,824	3,000,597	23,851,978
Expenditures					
Current:					
General government	2,276,320	-	-	238,932	2,515,252
Public safety	9,587,237	-	-	64,492	9,651,729
Public works	3,648,296	-	-	-	3,648,296
Culture and recreation	3,304,153	-	-	80,885	3,385,038
Conservation and development	348,417	-	-	3,059,721	3,408,138
Capital outlay	74,557	-	7,669,998	3,734,742	11,479,297
Debt service:					
Principal	-	3,520,000	-	-	3,520,000
Interest and fiscal charges	-	1,252,977	-	-	1,252,977
Debt issuance costs	-	8,000	530,294	78,929	617,223
Total expenditures	19,238,980	4,780,977	8,200,292	7,257,701	39,477,950
Excess (deficiency) of revenues over expenditures	(1,632,526)	(1,638,874)	(8,097,468)	(4,257,104)	(15,625,972)
Other Financing Sources (Uses)					
General obligation debt issued	-	-	33,505,000	4,980,000	38,485,000
Premium on debt issued	-	104,282	1,527,713	29,491	1,661,486
Proceeds from debt refunding	-	-	1,435,000	-	1,435,000
Transfers in	626,310	1,551,101	100,000	-	2,277,411
Transfers out	(100,000)	-	-	(1,551,101)	(1,651,101)
Total other financing sources (uses)	526,310	1,655,383	36,567,713	3,458,390	42,207,796
Net change in fund balances	(1,106,216)	16,509	28,470,245	(798,714)	26,581,824
Fund Balances, Beginning	8,721,309	167,466	3,322,739	2,874,175	15,085,689
Fund Balances, Ending	$ 7,615,093	$ 183,975	$ 31,792,984	$ 2,075,461	$ 41,667,513

See notes to financial statements

Village of Germantown

Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
Year Ended December 31, 2022

Net Change in Fund Balances, Total Governmental Funds	$ 26,581,824
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the statement of activities.	
Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	11,479,297
Some items reported as capital outlay were not capitalized	(431,719)
Contributed capital assets are reported as revenues in the government-wide financial statements	3,128,420
Depreciation is reported in the government-wide financial statements	(3,158,302)
Net book value of assets retired	(381,658)
Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.	884,749
Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	
Debt issued	(39,920,000)
Principal repaid	3,520,000
Change in lease liability	75,503
Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the statement of net position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the statement of activities and are reported as interest expense.	
Premium on debt issued	(1,645,130)
Amortization of debt premium	168,690
Some expenses in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.	
Compensated absences	(271,682)
Accrued interest on debt	(256,447)
Net pension asset/liability	1,238,682
Deferred outflows of resources related to pensions	3,404,811
Deferred inflows of resources related to pensions	(3,417,118)
Internal service funds are used by management to charge self insurance costs to individual funds. The change in net position of the internal service fund reported with governmental activities	274,622
Change in Net Position of Governmental Activities	$ 1,274,542

See notes to financial statements

Draft 12/14/23

Village of Germantown

Statement of Net Position
Proprietary Funds
December 31, 2022

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Assets				
Current assets:				
Cash and investments	$ 4,202,331	$ 4,424,416	$ 8,626,747	$ 542,173
Accounts receivable	1,041,588	1,856,555	2,898,143	6,958
Accrued interest	4,951	14,809	19,760	3,912
Due from other funds	5,050,371	5,072,453	10,122,824	50,917
Lease receivable, current	24,489	-	24,489	-
Restricted assets:				
Redemption account	255,560	-	255,560	-
Total current assets	10,579,290	11,368,233	21,947,523	603,960
Noncurrent assets:				
Restricted assets:				
Reserve account	414,000	-	414,000	-
Depreciation account	50,590	-	50,590	-
Equipment replacement account	-	397,185	397,185	-
Impact fees	333,675	-	333,675	-
Accrued interest receivable	1,066	-	1,066	-
Net pension asset	246,723	205,418	452,141	-
Capital assets:				
Land	140,450	35,149	175,599	-
Construction in progress	107,945	3,026,723	3,134,668	-
Plant in service	51,763,418	72,615,035	124,378,453	-
Less accumulated depreciation	(16,824,388)	(18,766,219)	(35,590,607)	-
Other assets:				
Water tower account	680,800	-	680,800	-
Lease receivable	173,709	-	173,709	-
Advances to other funds	1,220,000	-	1,220,000	-
Total noncurrent assets	38,307,988	57,513,291	95,821,279	-
Total assets	48,887,278	68,881,524	117,768,802	603,960
Deferred Outflows of Resources				
Pension related amounts	507,799	423,192	930,991	-
Total deferred outflows of resources	507,799	423,192	930,991	-

See notes to financial statements

Village of Germantown

Statement of Net Position
Proprietary Funds
December 31, 2022

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Liabilities				
Current liabilities:				
Accounts payable	$ 45,520	$ 525,139	$ 570,659	$ 94,327
Accrued wages	29,281	27,513	56,794	-
Accrued interest	16,858	43,310	60,168	-
Due to other funds	2,871,742	757,091	3,628,833	22,619
Current portion of general obligation debt	315,000	460,000	775,000	-
Current portion of compensated absences	13,738	8,398	22,136	-
Liabilities payable from restricted assets:				
Current portion of revenue bonds payable	243,741	-	243,741	-
Accrued interest payable	95,963	-	95,963	-
Total current liabilities	3,631,843	1,821,451	5,453,294	116,946
Noncurrent liabilities:				
Long-term debt:				
Revenue bonds payable	4,228,069	-	4,228,069	-
General obligation debt payable	4,165,000	6,975,000	11,140,000	-
Unamortized premium	332,893	319,359	652,252	-
Other liabilities:				
Compensated absences	48,051	59,139	107,190	-
Total noncurrent liabilities	8,774,013	7,353,498	16,127,511	-
Total liabilities	12,405,856	9,174,949	21,580,805	116,946
Deferred Inflows of Resources				
Pension related amounts	625,760	544,289	1,170,049	-
Lease related amounts	198,198	-	198,198	-
Total deferred inflows of resources	823,958	544,289	1,368,247	-
Net Position				
Net investment in capital assets	33,895,422	54,228,782	88,124,204	-
Restricted for:				
Debt service	608,395	-	608,395	-
Impact fees	333,675	-	333,675	-
Pensions	246,723	205,418	452,141	-
Equipment replacement	-	397,185	397,185	-
Unrestricted	1,081,048	4,754,093	5,835,141	487,014
Total net position	$ 36,165,263	$ 59,585,478	95,750,741	$ 487,014
Adjustments to reflect the consolidation of internal service funds activities related to enterprise funds.			56,235	
Net position business-type activities			$ 95,806,976	

See notes to financial statements

Village of Germantown

Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2022

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Operating Revenues				
Charges for services	$ -	$ 7,037,371	$ 7,037,371	$ -
Sale of water	3,502,811	-	3,502,811	-
Other	67,137	-	67,137	2,236,975
Total operating revenues	3,569,948	7,037,371	10,607,319	2,236,975
Operating Expenses				
Operation and maintenance	1,761,927	5,983,422	7,745,349	1,927,383
Depreciation	985,410	881,973	1,867,383	-
Total operating expenses	2,747,337	6,865,395	9,612,732	1,927,383
Operating income	822,611	171,976	994,587	309,592
Nonoperating Revenues (Expenses)				
Investment income (loss)	18,503	(232,332)	(213,829)	11
Miscellaneous	61,748	10,501	72,249	-
Interest expense	(121,174)	(87,869)	(209,043)	-
Debt issuance costs	(116,333)	(10,836)	(127,169)	-
Total nonoperating revenues (expenses)	(157,256)	(320,536)	(477,792)	11
Income (loss) before contributions and transfers	665,355	(148,560)	516,795	309,603
Contributions and Transfers				
Capital contributions	1,627,987	2,300,469	3,928,456	-
Transfers out, tax equivalent	(626,310)	-	(626,310)	-
Total contributions and transfers	1,001,677	2,300,469	3,302,146	-
Change in net position	1,667,032	2,151,909	3,818,941	309,603
Net Position, Beginning	34,498,231	57,433,569	91,931,800	177,411
Net Position, Ending	$ 36,165,263	$ 59,585,478	$ 95,750,741	$ 487,014

Change in net position of proprietary funds		$ 3,818,941
Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds		34,979
Change in net position of business-type activities		$ 3,853,920

See notes to financial statements

Village of Germantown

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2022

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Cash Flows From Operating Activities				
Received from customers	$ 2,652,760	$ 7,688,820	$ 10,341,580	$ -
Received from other funds for services	576,763	-	576,763	2,247,239
Paid to suppliers for goods and services	(2,251,383)	(5,539,251)	(7,790,634)	(2,333,849)
Paid to employees for services	(630,015)	(464,150)	(1,094,165)	-
Net cash flows from operating activities	348,125	1,685,419	2,033,544	(86,610)
Cash Flows From Investing Activities				
Investments sold and matured	2,976,320	5,259,271	8,235,591	-
Investment income (loss)	18,503	(232,332)	(213,829)	11
Investments purchased	(6,357,057)	(4,618,085)	(10,975,142)	-
Net cash flows from investing activities	(3,362,234)	408,854	(2,953,380)	11
Cash Flows From Noncapital Financing Activities				
Paid to municipality for tax equivalent	(626,358)	-	(626,358)	-
Net cash flows from noncapital financing activities	(626,358)	-	(626,358)	-
Cash Flows From Capital and Related Financing Activities				
Acquisition and construction of capital assets	(2,923,591)	(7,745,951)	(10,669,542)	-
Capital contributions received	-	122,498	122,498	-
Special assessments received	10,942	-	10,942	-
Debt retired	(357,603)	(115,000)	(472,603)	-
Interest paid	(16,765)	(77,481)	(94,246)	-
Proceeds from debt issue	8,958,504	5,083,289	14,041,793	-
Debt issuance costs	(116,333)	(10,836)	(127,169)	-
Advances to other funds	(1,220,000)	-	(1,220,000)	-
Net cash flows from capital and related financing activities	4,335,154	(2,743,481)	1,591,673	-
Net change in cash and cash equivalents	694,687	(649,208)	45,479	(86,599)
Cash and Cash Equivalents, Beginning	600,881	1,753,776	2,354,657	628,772
Cash and Cash Equivalents, Ending	$ 1,295,568	$ 1,104,568	$ 2,400,136	$ 542,173

See notes to financial statements

Village of Germantown

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2022

	Business-Type Activities - Enterprise Funds			
	Water Utility	Sewer Utility	Total	Governmental Activities - Internal Service Funds
Reconciliation of Operating Income to Net Cash Flows From Operating Activities				
Operating income	$ 822,611	$ 171,976	$ 994,587	$ 309,592
Nonoperating revenue	47,654	10,501	58,155	-
Adjustments to reconcile operating income to net cash flows from operating activities:				
Depreciation	985,410	881,973	1,867,383	-
Depreciation charged to other funds	65,355	-	65,355	-
Changes in assets and liabilities:				
Accounts receivable	(505,235)	82,505	(422,730)	(990)
Due from other funds	(774,531)	558,443	(216,088)	(408,930)
Lease receivables	(198,198)	-	(198,198)	-
Accounts payable	(273,158)	15,754	(257,404)	13,718
Due to other funds	-	(34,477)	(34,477)	-
Compensated absences	24,123	6,888	31,011	-
Other current liabilities	(9,305)	(6,155)	(15,460)	-
Lease related deferrals	198,198	-	198,198	-
Pension related deferrals and liabilities	(34,799)	(1,989)	(36,788)	-
Net cash flows from operating activities	$ 348,125	$ 1,685,419	$ 2,033,544	$ (86,610)
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds				
Unrestricted cash and investments	$ 4,883,131	$ 4,424,416	$ 9,307,547	$ 542,173
Restricted cash and investments	1,053,825	397,185	1,451,010	-
Total cash and investments	5,936,956	4,821,601	10,758,557	542,173
Less noncash equivalents	(4,641,388)	(3,717,033)	(8,358,421)	-
Cash and cash equivalents	$ 1,295,568	$ 1,104,568	$ 2,400,136	$ 542,173
Noncash Capital and Related Financing Activities				
Developer additions to utility plant	$ 1,627,987	$ 2,177,971		
Amortization of debt premium	$ 5,611	$ 6,328		

See notes to financial statements

Village of Germantown

Statement of Fiduciary Net Position
Fiduciary Fund
December 31, 2022

	Custodial Fund Tax Collection Fund
Assets	
Cash and investments	$ 21,482,569
Tax roll receivable	15,194,272
Due from village funds	530,076
Total assets	37,206,917
Liabilities	
Accounts payable	28,407
Due to other governments	37,178,510
Total liabilities	37,206,917
Net Position	
Total net position	$ -

See notes to financial statements

Village of Germantown

Statement of Changes in Fiduciary Net Position
Fiduciary Fund
Year Ended December 31, 2022

	Custodial Fund Tax Collection Fund
Additions	
Tax collections	$ 27,703,590
Total additions	27,703,590
Deductions	
Tax distributions	27,703,590
Total deductions	27,703,590
Change in fiduciary net position	-
Net Position, Beginning	-
Net Position, Ending	$ -

See notes to financial statements

Village of Germantown

Index to Notes to Financial Statements
December 31, 2022

1. Summary of Significant Accounting Policies

The accounting policies of the Village of Germantown, Wisconsin (the Village) conform to accounting principles generally accepted in the United States of America as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

This report includes all of the funds of the Village. The reporting entity for the Village consists of the primary government and its component units. Component units are legally separate organizations for which the primary government is financially accountable or other organizations for which the nature and significance of their relationship with the primary government are such that their exclusion would cause the reporting entity's financial statements to be misleading. The Village has not identified any organizations that meet this criteria.

Government-Wide and Fund Financial Statements

In June 2017, the GASB issued Statement No. 87, *Leases*. This Statement requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The standard establishes a single model for lease accounting based on the foundational principle that leases are financings of the right-to-use an underlying asset. Under the Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, which enhances the relevance and consistency of information about the Village's leasing activities. This standard was implemented January 1, 2022.

Government-Wide Financial Statements

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity except for fiduciary funds. The statements distinguish between governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues. Business-type activities are financed in whole or in part by fees charged to external parties for goods or services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The Village does not allocate indirect expenses to functions in the statement of activities. Program revenues include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

Fund Financial Statements

Financial statements of the Village are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position/fund balance, revenues and expenditures/expenses.

Funds are organized as major funds or nonmajor funds within the governmental and proprietary statements. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the Village or meets the following criteria:

a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and

b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.

c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

The Village reports the following major governmental funds:

General Fund

General Fund accounts for the Village's primary operating activities. It is used to account for and report all financial resources except those accounted for and reported in another fund.

Debt Service Fund

Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditure for the payment of general long-term debt principal, interest and related costs, other than TID or enterprise debt.

Capital Projects Fund

General Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets for the capital projects program.

Enterprise Funds

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

The Village reports the following nonmajor governmental funds:

Special Revenue Funds

Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes (other than debt service or capital projects).

Police Impact Fee Fund
Library Impact Fee Fund
Senior Van Replacement Fund
Police Canine Fund
Library Fund
Police Honor Guard Fund
American Rescue Plan Act (ARPA) Fund
Fire Impact Fee Fund
Park and Recreation Impact Fee Fund
Police Asset Forfeiture Fund
Historic Preservation Fund
Facility Fees Fund
Fire Explorer Fund

Capital Projects Funds

Capital Projects Funds are used to account for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Tax Incremental District (TID) No. 6
Tax Incremental District (TID) No. 7
Tax Incremental District (TID) No. 8
Tax Incremental District (TID) No. 9

In addition, the Village reports the following fund types:

Internal Service Funds

Internal Service Funds are used to account for and report the financing of goods or services provided by one department or agency to other departments or agencies of the Village, or to other governmental units, on a cost-reimbursement basis.

Health Insurance Fund
Dental Insurance Fund

Custodial Funds

Custodial Fund is used to account for and report assets controlled by the Village and the assets are for the benefit of individuals, private organizations and/or other governmental units.

Tax Collection Fund

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Property taxes are recognized as revenues in the year for which they are levied. Taxes receivable for the following year are recorded as receivables and deferred inflows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met. Special assessments are recorded as revenue when earned. Unbilled receivables are recorded as revenues when services are provided.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the Village's water and sewer utilities and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims, judgments, compensated absences and pension expenditures, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Property taxes are recorded in the year levied as receivables and deferred inflows. They are recognized as revenues in the succeeding year when services financed by the levy are being provided.

Intergovernmental aids and grants are recognized as revenues in the period the Village is entitled to the resources and the amounts are available. Amounts owed to the Village which are not available are recorded as receivables and unavailable revenues. Amounts received before eligibility requirements (excluding time requirements) are met are recorded as liabilities. Amounts received in advance of meeting time requirements are recorded as deferred inflows.

Special assessments are recorded as revenues when they become measurable and available as current assets. Annual installments due in future years are reflected as receivables and unavailable revenues.

Revenues susceptible to accrual include property taxes, miscellaneous taxes, public charges for services, special assessments and interest. Other general revenues such as fines and forfeitures, inspection fees, recreation fees and miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Proprietary and Fiduciary Funds

Proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as described previously in this note.

The proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer funds are charges to customers for sales and services. Special assessments are recorded as receivables and contribution revenue when levied. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

All Financial Statements

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position or Equity

Deposits and Investments

For purposes of the statement of cash flows, the Village considers all highly liquid investments with an initial maturity of three months or less when acquired to be cash equivalents.

Investment of Village funds is restricted by Wisconsin state statutes. Available investments are limited to:

a. Time deposits in any credit union, bank, savings bank or trust company.

b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.

c. Bonds or securities issued or guaranteed by the federal government.

d. The local government investment pool.

e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.

f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.

g. Repurchase agreements with public depositories, with certain conditions.

The Village has adopted an investment policy. That policy follows the state statute for allowable investments.

The Village's investment policy allows for demand deposits and certificates of deposit at several designated depositories without restriction as to amount of deposit or collateralization. For other financial institutions, the policy limits certificates of deposit to $500,000 unless collateralized with certain investments. All governmental bonds and securities purchased as collateral must be placed in a segregated account in the Village's name.

The investment policy addresses credit risk and concentration of credit risk by limiting investments to the types of securities listed in the policy, which follows state statutes. The Village will pre-qualify financial institutions, brokers/dealers, intermediaries and advisors before doing business with them. In addition, the Village's investment portfolio will be diversified so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

The Village's investment policy also addresses interest rate risk by requiring investment in securities that mature to meet cash flow requirements, funds that are primarily made up of shorter-term securities, money market mutual funds or similar investment pools and limiting weighted average maturity of portfolios to three years.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs as outlined in Note 3. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Investment income on commingled investments of municipal accounting funds is allocated based on average balances. The difference between the bank statement balance and carrying value is due to outstanding checks and/or deposits in transit.

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2022, the fair value of the Village 's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

Receivables

Property taxes are levied in December on the assessed value as of the prior January 1. In addition to property taxes for the Village, taxes are collected for and remitted to the state and county governments as well as the local school district and technical college district. Taxes for all state and local governmental units billed in the current year for the succeeding year are reflected as receivables and due to other taxing units on the accompanying statement of fiduciary net position.

Property tax calendar - 2022 tax roll:

Lien date and levy date	December 2022
Tax bills mailed	December 2022
Payment in full, or	January 31, 2023
First installment due	January 31, 2023
Second installment due	July 31, 2023
Personal property taxes in full	January 31, 2023
Tax sale - 2022 delinquent real estate taxes	October 2025

Accounts receivable have been shown net of an allowance for uncollectible accounts. Delinquent real estate taxes as of July 31 are paid in full by the County, which assumes the collection thereof. No provision for uncollectible accounts receivable has been made for the water and sewer utilities because they have the right by law to place substantially all delinquent bills on the tax roll and other delinquent bills are generally not significant.

During the course of operations, transactions occur between individual funds that may result in amounts owed between funds. Short-term interfund loans are reported as "due to and from other funds." Long-term interfund loans (noncurrent portion) are reported as "advances from and to other funds." Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position. Any residual balances outstanding between the governmental activities and business-type activities are reported in the governmental-wide financial statements as internal balances.

Prepaid Items

Governmental fund inventory items are charged to expenditure accounts when purchased. Year-end inventory was not significant.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified. The excess of restricted assets over current liabilities payable from restricted assets will be used first for retirement of related long-term debt. The remainder, if generated from earnings, is shown as restricted net position.

Capital Assets

Government-Wide Financial Statements

Capital assets, which include property, plant and equipment (including right-to-use lease assets), are reported in the government-wide financial statements. Capital assets are defined by the government as assets with an initial cost of more than $5,000 general capital assets and $25,000 for infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

Additions to and replacements of capital assets of business-type activities are recorded at original cost, which includes material, labor and overhead. The cost of renewals and betterments relating to retirement units is added to plant accounts. The cost of property replaced, retired or otherwise disposed of, is deducted from plant accounts and, generally, together with removal costs less salvage, is charged to accumulated depreciation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method. The range of estimated useful lives by type of asset is as follows:

Buildings	40-50	Years
Land Improvements	25	Years
Machinery and Equipment	5-20	Years
Utility System	20-100	Years
Infrastructure	20-50	Years

Fund Financial Statements

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Capital assets used in proprietary fund operations are accounted for the same way as in the government-wide statements.

Deferred Outflows of Resources

A deferred outflow of resources represents a consumption of net position/fund balance that applies to a future period and will not be recognized as an outflow of resources (expense/expenditure) until that future time.

Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts. Only benefits considered to be vested are disclosed in these statements.

All vested vacation and sick leave pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements, and are payable with expendable resources.

Employees who retire and are eligible to draw a Wisconsin Retirement Annuity will have 50%, or other collectively bargained percentage, of their unused accumulated sick leave converted into dollars at the time of their retirement and forwarded to ICMA Retirement Corporation to open a VantageCare Retirement Health Savings Plan (RHS). The RHS is a tax-advantaged investment plan dedicated to funding health care costs. The employee has ownership of the funds and may use the dollars to remain on the Village health care plan until age 65. Funding for the RHS contribution are provided out of the current operating budget of the Village. The contributions are financed on a pay-as-you-go basis. The total expenditure for the year was $133,185.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2022, are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations/Conduit Debt

All long-term obligations to be repaid from governmental and business-type resources are reported as liabilities in the government-wide statements. The long-term obligations consist primarily of notes and bonds payable and accrued compensated absences.

Long-term obligations for governmental funds are not reported as liabilities in the fund financial statements. The face value of debts (plus any premiums) are reported as other financing sources and payments of principal and interest are reported as expenditures. The accounting in proprietary funds is the same as it is in the government-wide statements.

For the government-wide statements and proprietary fund statements, bond premiums and discounts are amortized over the life of the issue using the effective interest method. The balance at year end is shown as an increase or decrease in the liability section of the statement of net position.

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.The total amount of IRB's outstanding at the end of the year is approximately $31,645,017, made up of 9 issues.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position/fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications

Government-Wide Statements

Equity is classified as net position and displayed in three components:

a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.

c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

The net position section includes an adjustment for capital assets owned by the business-type activities column, but financed by the debt of the governmental activities column. The amount is a reduction of "net investment in capital assets" and an increase in "unrestricted" net position, shown only in the total column. A reconciliation of this adjustment is as follows:

	Governmental Activities	Business-Type Activities	Adjustment	Total
Net investment in capital assets	$ 48,158,074	$ 88,124,204	$ (11,268,166)	$ 125,014,112
Unrestricted	3,269,026	5,891,376	11,268,166	20,428,568

When both restricted and unrestricted resources are available for use, it is the Village's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Statements

Governmental fund balances are displayed as follows:

a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.

b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.

c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.

d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Director of Finance to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.

e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

Proprietary fund equity is classified the same as in the government-wide statements.

The Village considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the Village would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The Village has a formal minimum fund balance policy. That policy is to maintain a working capital fund of 16-25% of the Village's subsequent year general fund expenditure budget. The balance at year-end was $6,772,839 or 36%, and is included in unassigned general fund balance.

See Note 3 for further information.

Pension

For purposes of measuring the net pension liability (asset), deferred outflows of resources and deferred inflows of resources related to pensions and pension expense, information about the fiduciary net position of the Wisconsin Retirement System (WRS) and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Basis for Existing Rates

Water Utility

Current water rates were approved by the Public Service Commission of Wisconsin, effective January 1, 2022.

Sewer Utility

Current sewer rates were approved by the Village Board with an effective date of December 15, 2014.

2. Stewardship, Compliance and Accountability

Budgetary Information

A budget has been adopted for the all funds except the Fire Explorer Fund, ARPA Fund, and TID No. 9 Capital Projects Fund. A budget has not been formally adopted for the funds listed, as they were created after the respective budgets were adopted. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

Excess Expenditures and Other Financing Uses Over Budget

Funds	Budgeted Expenditures and Other Financing Uses	Actual Expenditures and Other Financing Uses	Excess Expenditures and Other Financing Uses Over Budget
Police Canine Fund	$ 5,000	$ 63,600	$ 58,600
Library Fund	500	3,788	3,288
Facility Fees Fund	20,000	75,972	55,972
TID No. 6 Capital Projects Fund	460,132	525,511	65,379

The Village controls expenditures at the department level. Some individual departments experienced expenditures which exceeded appropriations. The detail of those items can be found in the Village's year-end budget to actual report.

Deficit Balances

Generally accepted accounting principles require disclosure of individual funds that have deficit balances at year end.

As of December 31, 2022, the following individual funds held a deficit balance:

Fund	Amount	Reason
Historic Preservation	$ 156	Expenditures exceeded revenues
Facility Fees	1,143	Expenditures exceeded revenues
TID No. 8 Capital Projects	771,701	Expenditures exceeded revenues

TIF district deficits are anticipated to be funded with future incremental taxes levied over the life of the districts, which is 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases. The Historic Preservation and Facilities Fee deficits are anticipated to be funded with future charges for services and donations.

Limitations on the Village's Tax Levy

Wisconsin law limits the Village's future tax levies. Generally the Village is limited to its prior tax levy dollar amount (excluding TIF Districts), increased by the greater of the percentage change in the Village's equalized value due to net new construction or zero percent. Changes in debt service from one year to the next are generally exempt from this limit with certain exceptions. The Village is required to reduce its allowable levy by the estimated amount of fee revenue it collects for certain services, if those services were funded in 2013 by the property tax levy. Levies can be increased above the allowable limits if the amount is approved by referendum.

3. Detailed Notes on All Funds

Deposits and Investments

The Village maintains a cash and investment pool that is available for use by all funds. Each fund type's portion of this pool is displayed on the statement of net position and balance sheet as cash and investments.

The Village's deposits and investments at year end were comprised of the following:

	Carrying Value	Statement Balances	Associated Risks
Deposits	$ 31,490,700	$ 32,315,425	Custodial credit
U.S. agencies, implicitly guaranteed	18,096,116	18,096,116	Custodial credit, interest rate, credit, concentration of credit
U.S. treasuries	24,702,835	24,702,835	Custodial credit, interest rate
State and local bonds	2,570,012	2,570,012	Credit, custodial credit, concentration of credit, interest rate
LGIP	3,342,587	3,342,587	Credit
Certificates of deposit (negotiable)	3,372,216	3,372,216	Custodial credit risk, credit, concentration of credit, interest rate
Corporate bonds	250,071	250,081	Custodial credit, interest rate, credit, concentration of credit
Petty cash	2,190	-	N/A
Total deposits and investments	$ 83,826,727	$ 84,649,272	

Reconciliation to financial statements	
Per statement of net position:	
Unrestricted cash and investments	$ 60,572,006
Restricted cash and investments	1,772,152
Per statement of net position,fiduciary fund:	
Cash and investments	21,482,569
Total deposits and investments	$ 83,826,727

Deposits in each local and area bank are insured by the FDIC in the amount of $250,000 for time and savings accounts (including NOW accounts) and $250,000 for demand deposit accounts (interest-bearing and noninterest-bearing). In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of $250,000 for the combined amount of all deposit accounts.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of $400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

The Securities Investor Protection Corporation (SIPC), created by the Securities Investor Protection Act of 1970, is an independent government-sponsored corporation (not an agency of the U.S. government).

SIPC membership provides account protection up to a maximum of $500,000 per customer, of which $100,000 may be in cash. $500,000 of the Village's investments are covered by SIPC.

The Village maintains collateral agreements with its banks. At December 31, 2022, the banks had pledged various government securities in the amount of $25,000,000 to secure the Village's deposits.

The Village categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The valuation methods for recurring fair value measurements are as follows:

- Quoted market prices

	December 31, 2022			
Investment Type	**Level 1**	**Level 2**	**Level 3**	**Total**
Certificates of deposit (negotiable)	$ -	$ 3,372,216	$ -	$ 3,372,216
U.S. agencies, implicitly guaranteed	-	18,096,116	-	18,096,116
State & local bonds	-	2,570,012	-	2,570,012
U.S. treasuries	-	24,702,835	-	24,702,835
Corporate bonds	-	250,071	-	250,071
Total	$ -	$ 48,991,250	$ -	$ 48,991,250

Custodial Credit Risk

Deposits

Custodial credit risk is the risk that in the event of a financial institution failure, the Village's deposits may not be returned to the Village.

The Village does not have any deposits exposed to custodial credit risk.

Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

All investments that are subject to custodial credit risk have collateral held by the pledging financial institution.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

As of December 31, 2022, the Village's investments were rated as follows:

Investment Type	Standard & Poors	Moody's Investors Services
Certificates of deposit (negotiable)	A+, A, Not rated	A1, Aa1, Aa3, A2
U.S. agencies, implicitly guaranteed	AA+, A-1+	Aaa
State & local bonds	AAA, AA+, AA, AA-	Aa1, Aa2, Aa3, Aaa

The Village also held investments in the following external pool which is not rated:

Local Government Investment Pool

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

At December 31, 2022, the Village's investment portfolio was concentrated as follows:

Issuer	Investment Type	Percentage of Portfolio
Federal Home Loan Banks	U.S. agencies, implicitly guaranteed	12.11 %
Federal Nation Mortgage Association	U.S. agencies, implicitly guaranteed	9.73
Federal Farm Credit Banks Funding Corp	U.S. agencies, implicitly guaranteed	6.48
Federal Home Loan Mortgage Corp	U.S. agencies, implicitly guaranteed	5.88

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment.

As of December 31, 2022, the Village's investments were as follows:

		Maturity (In Years)	
Investment Type	Fair Value	Less than 1 year	1-5 years
Certificates of deposit (negotiable)	$ 3,372,216	$ 1,256,034	$ 2,116,182
U.S. agencies, implicitly guaranteed	18,096,116	12,136,658	5,959,458
State & local bonds	2,570,012	2,189,403	380,609
US Treasuries	24,702,835	18,408,197	6,294,638
Corporate bonds	250,071	250,071	-
Total	$ 48,991,250	$ 34,240,363	$ 14,750,887

See Note 1 for further information on deposit and investment policies.

Receivables

All of the receivables on the balance sheet are expected to be collected within one year, except for special assessments and delinquent taxes.

Governmental funds report *unavailable* or *unearned revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. Property taxes levied for the subsequent year are not earned and cannot be used to liquidate liabilities of the current period. Governmental funds also defer revenue recognition in connection with resources that have been received, but not yet earned. At the end of the current fiscal year, the various components of *unavailable revenue* and *unearned revenue* reported in the governmental funds were as follows:

	Unearned	Unavailable
Property taxes receivable for subsequent year	$ 18,158,781	$ -
Payment in lieu of taxes receivable	-	209,649
Special assessments not yet due	-	4,685
Developer receivable not yet due	-	47,881
Accounts receivable due from developer	-	45,923
Receivable due from other government	-	691,500
Grant received not yet earned	1,571,852	-
Total unearned/unavailable revenue for governmental funds	$ 19,730,633	$ 999,638
Unearned revenue included in liabilities	$ 1,571,852	
Unearned revenue included in deferred inflows	18,158,781	
Total unearned revenue for governmental funds	$ 19,730,633	

Restricted Assets

The following represent the balances of the restricted assets:

Long-Term Debt Accounts

Redemption - Used to segregate resources accumulated for debt service payments over the next twelve months.

Reserve - Used to report resources set aside to make up potential future deficiencies in the redemption account.

Depreciation - Used to report resources set aside to fund plant renewals and replacement or make up potential future deficiencies in the redemption account.

Equipment Replacement Account

The sewer utility established an equipment replacement account to be used for significant mechanical equipment replacement as required by the Wisconsin Department of Natural Resources.

Impact Fee Account

The Village has received impact fees which must be spent in accordance with the local ordinance and state statutes. Any unspent funds must be refunded to the current property owner.

Net Pension Asset

Restricted assets have been reported in connection with the net pension asset balance since this balance must be used to fund employee benefits.

Following is a list of restricted assets at December 31, 2022:

	Restricted Assets
Governmental activities:	
Impact fee accounts	$ 321,142
Accrued interest	2,866
Net pension asset	4,829,556
Business-type activities:	
Water impact fees	333,675
Accrued interest	1,066
Sewer equipment replacement account	397,185
Water redemption account	255,560
Water reserve account	414,000
Water depreciation account	50,590
Net pension asset	452,141
Total	$ 7,057,781

Capital Assets

Capital asset activity for the year ended December 31, 2022, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated:				
Land	$ 13,577,807	$ 2,052,113	$ -	$ 15,629,920
Construction in progress	3,222,602	5,739,729	-	8,962,331
Total capital assets not being depreciated	16,800,409	7,791,842	-	24,592,251
Capital assets being depreciated:				
Buildings and improvements	19,270,779	104,150	-	19,374,929
Machinery and equipment	13,228,926	1,194,644	528,655	13,894,915
Roads	58,604,224	4,097,135	420,401	62,280,958
Storm sewers	22,798,398	534,359	-	23,332,757
Street lighting	3,365,760	414,913	-	3,780,673
Bridges	7,392,610	38,955	18,850	7,412,715
Total capital assets being depreciated	124,660,697	6,384,156	967,906	130,076,947
Total capital assets	141,461,106	14,175,998	967,906	154,669,198

	Beginning Balance	Additions	Deletions	Ending Balance
Less accumulated depreciation for:				
Buildings and improvements	(9,968,261)	(541,106)	-	(10,509,367)
Machinery and equipment	(7,764,785)	(682,908)	427,226	(8,020,467)
Roads	(20,602,934)	(1,231,719)	156,811	(21,677,842)
Storm sewers	(13,076,462)	(461,312)	-	(13,537,774)
Street lighting	(2,590,248)	(95,471)	-	(2,685,719)
Bridges	(3,577,880)	(145,786)	2,211	(3,721,455)
Total accumulated depreciation	(57,580,570)	(3,158,302)	586,248	(60,152,624)
Net capital assets being depreciated	67,080,127	3,225,854	381,658	69,924,323
Total governmental activities capital assets, net of accumulated depreciation	$ 83,880,536	$ 11,017,696	$ 381,658	$ 94,516,574

Depreciation expense was charged to functions as follows:

Governmental Activities	
General government	$ 72,620
Public safety	512,609
Public works, including infrastructure	2,179,940
Leisure	377,788
Conservation and development	15,345
Total governmental activities depreciation expense	$ 3,158,302

	Beginning Balance	Additions	Deletions	Ending Balance
Business-Type Activities				
Capital assets not being depreciated:				
Land	$ 175,599	$ -	$ -	$ 175,599
Construction in progress	107,945	3,026,723	-	3,134,668
Total capital assets not being depreciated	283,544	3,026,723	-	3,310,267
Capital assets being depreciated:				
Buildings and improvements	5,747,697	17,165	-	5,764,862
Machinery and equipment	7,507,875	129,309	12,750	7,624,434
Water system	43,784,488	2,005,528	-	45,790,016
Sewer system	63,000,414	2,198,727	-	65,199,141
Total capital assets being depreciated	120,040,474	4,350,729	12,750	124,378,453
Total capital assets	120,324,018	7,377,452	12,750	127,688,720
Less accumulated depreciation for:				
Buildings and improvements	(1,630,878)	(162,075)	-	(1,792,953)
Machinery and equipment	(4,583,288)	(295,073)	12,750	(4,865,611)
Water system	(12,206,278)	(805,231)	-	(13,011,509)
Sewer system	(15,250,176)	(670,358)	-	(15,920,534)
Total accumulated depreciation	(33,670,620)	(1,932,737)	12,750	(35,590,607)
Net capital assets being depreciated	86,369,854	2,417,992	-	88,787,846
Business-type capital assets, net of accumulated depreciation	$ 86,653,398	$ 5,444,715	$ -	$ 92,098,113

Depreciation expense was charged to functions as follows:

Business-Type Activities	
Water	$ 985,410
Sewer	881,973
Total business-type activities depreciation expense	$ 1,867,383

Additions to accumulated depreciation include depreciation expense as well as salvage on retired assets and joint metering and may not equal depreciation expense. Accumulated depreciation by asset on sewer utility assets is not available.

Interfund Receivables/Payables, Advances and Transfers

Interfund Receivables/Payables

The following is a schedule of interfund receivables and payables including any overdrafts on pooled cash and investment accounts:

Receivable Fund	Payable Fund	Amount
General	General capital projects	$ 61,227
General	Debt service	302,402
General	Nonmajor governmental	4,603,001
General	Water utility	1,651,742
General	Sewer utility	389,634
General	Health insurance	22,619
Debt service	General capital projects	104,282
Water utility	General capital projects	4,682,914
Water utility	Sewer utility	367,457
Sewer utility	General capital projects	5,072,453
Nonmajor governmental funds	General	1,995,101
Nonmajor governmental funds	General capital projects	2,429,749
Nonmajor governmental funds	Water utility	1,220,000
Dental Insurance	General	50,917
Total, fund financial statements		22,953,498
Less fund eliminations		(9,936,755)
Less interfund receivables created with internal service fund eliminations		(56,235)
Less government-wide eliminations		(19,510,734)
Less interfund advances		(1,220,000)
Total internal balances, government-wide statement of net position		$ (7,770,226)

Receivable Fund	Payable Fund	Amount
Governmental activities	Business-type activities	$ 3,261,376
Business-type activities	Governmental activities	(11,031,602)
Total government-wide financial statements		$ (7,770,226)

All amounts are due within one year.

Interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

Advances

The water utility is advancing funds to TID No. 6 capital projects fund and TID No. 7 capital projects fund. The amount advanced is equal to the TID No. 6 and TID No. 7 related debt issued during 2022. The repayment schedule of the advances is included in the repayment schedule of the 2022 Water Revenue Bonds.

The following is a schedule of interfund advances:

Receivable Fund	Payable Fund	Amount	Amount Not Due Within One Year
Water utility	TID No. 6 capital projects	$ 555,000	$ 530,000
Water utility	TID No. 7 capital projects	665,000	665,000
Total		$ 1,220,000	

The principal purpose of these interfunds is to prepay principal on debt.

	TID No 6		TID No. 7	
Years	Principal	Interest	Principal	Interest
2023	$ 25,000	$ 29,100	$ -	$ 34,967
2024	30,000	18,775	-	24,069
2025	40,000	17,375	30,000	23,469
2026	40,000	15,775	55,000	21,769
2027	40,000	14,175	60,000	19,469
2028-2032	230,000	45,169	310,000	62,203
2033-2035	150,000	7,719	210,000	10,805
Total	$ 555,000	$ 148,088	$ 665,000	$ 196,751

Transfers

The following is a schedule of interfund transfers:

Fund Transferred To	Fund Transferred From	Amount	Principal Purpose
General	Water utility	$ 626,310	Payment in lieu of taxes
Debt service fund	Nonmajor governmental funds	1,551,101	Debt service
General capital projects	General fund	100,000	Contribution to police vehicle
Total, fund financial statements		2,277,411	
Less fund eliminations		(1,651,101)	
Total transfers, government-wide statement of activities		$ 626,310	

Generally, transfers are used to (1) move revenues from the fund that collects them to the fund that the budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

Short-Term Debt Activity

On May 17, 2022, the Village issued short-term debt in the form of note anticipation notes in the amount of $4,525,000. The short-term debt was refunded on December 1, 2022, with the issuance of general obligation corporate purpose bonds in the amount of $42,380,000.

Short-term debt activity for the year ended December 31, 2022, was as follows:

	Beginning Balance	Issued	Redeemed	Ending Balance
Note Anticipation Note	$ -	$ 4,525,000	$ 4,525,000	$ -

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2022, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Bonds and notes payable:					
General obligation debt	$ 40,395,000	$ 39,920,000	$ 3,520,000	$ 76,795,000	$ 4,110,000
(Discounts)/Premiums	1,324,957	1,645,130	168,690	2,801,397	-
Total bonds and notes payable	41,719,957	41,565,130	3,688,690	79,596,397	4,110,000
Other liabilities:					
Vested compensated absences	884,570	308,931	37,249	1,156,252	165,888
Leases	75,503	-	75,503	-	-
Total other liabilities	960,073	308,931	112,752	1,156,252	165,888
Total governmental activities long-term liabilities	$ 42,680,030	$ 41,874,061	$ 3,801,442	$ 80,752,649	$ 4,275,888
Business-Type Activities					
Bonds and notes payable:					
General obligation debt	$ 2,700,000	$ 9,330,000	$ 115,000	$ 11,915,000	$ 775,000
Revenue debt from direct borrowings and direct placements	374,414	-	42,604	331,810	43,741
Revenue bonds	315,000	4,140,000	315,000	4,140,000	200,000
(Discounts)/Premiums:					
Premiums(Discounts)	92,398	571,793	11,939	652,252	-
Subtotal	3,481,812	14,041,793	484,543	17,039,062	1,018,741
Other liabilities:					
Vested compensated absences	98,315	40,847	9,836	129,326	22,136
Total other liabilities	98,315	40,847	9,836	129,326	22,136
Total business-type activities long-term liabilities	$ 3,580,127	$ 14,082,640	$ 494,379	$ 17,168,388	$ 1,040,877

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2022, was $177,762,195. Total general obligation debt outstanding at year end was $88,710,000.

General Obligation Debt

All general obligation debt payable is backed by the full faith and credit of the Village. Debt in the governmental funds will be retired by future property tax levies or tax increments accumulated by the debt service fund. Business-type activities debt is payable by revenues from user fees of those funds or if the revenues are not sufficient, by future tax levies.

Governmental Activities General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2022
GO Promissory Note	05/08/2013	2023	0.30-1.60%	$ 1,905,000	$ 195,000
GO Community Development Bonds, TID No. 6	10/01/2014	2034	3.00-4.00	5,405,000	4,825,000
GO Promissory note	05/14/2014	2024	2.00-3.00	2,645,000	600,000
GO Promissory Note	3/24/2015	2025	2.00	2,655,000	800,000
GO Promissory Note	5/11/2016	2026	2.00	2,670,000	1,060,000
GO Promissory Note	03/29/2017	2027	2.00-2.55	2,805,000	1,400,000
GO Promissory Note	04/05/2018	2028	2.4855	2,795,000	1,680,000
GO Community Development Bonds, TID No. 7	06/06/2018	2033	3.0764	2,480,000	2,240,000
GO Community Development Bonds, TID No. 8	02/05/2019	2038	3.00-5.00	6,725,000	6,525,000
Taxable GO Community Development Bonds, TID No. 8	02/05/2019	2029	3.00-3.30	1,710,000	1,565,000
GO Promissory Note	05/02/2019	2029	3.00-4.00	3,040,000	2,300,000
GO Corporate Purpose Bond, TID No. 8	12/11/2019	2039	2.25-4.00	7,850,000	7,630,000
GO Promissory Note	04/23/2020	2030	2.00-4.00	3,875,000	3,190,000
GO Promissory Note	06/30/2021	2031	1.00-3.00	3,165,000	2,865,000
GO Promissory Note	05/18/2022	2032	3.00-4.00	4,320,000	4,320,000
Taxable GO Promissory Notes	05/18/2022	2032	3.25-3.35	2,550,000	2,550,000
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	33,050,000	33,050,000
Total governmental activities, general obligation debt					$ 76,795,000

Business-Type Activities General Obligation Debt	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2022
GO Corporate Purpose Bond	12/11/2019	2039	2.25-4.00%	$ 3,005,000	$ 2,585,000
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	9,330,000	9,330,000
Total business-type activities, general obligation debt					$ 11,915,000

Debt service requirements to maturity are as follows:

Years	Governmental Activities General Obligation Debt Principal	Governmental Activities General Obligation Debt Interest	Business-Type Activities General Obligation Debt Principal	Business-Type Activities General Obligation Debt Interest
2023	$ 4,110,000	$ 2,432,949	$ 775,000	$ 372,356
2024	4,275,000	2,585,292	485,000	447,356
2025	4,655,000	2,420,832	425,000	425,831
2026	4,355,000	2,258,078	445,000	405,356
2027	4,310,000	2,109,677	465,000	383,931
2028-2032	22,835,000	8,297,873	2,670,000	1,584,647
2033-2037	17,215,000	4,497,491	3,295,000	964,525
2038-2042	15,040,000	1,430,219	3,355,000	318,594
Total	$ 76,795,000	$ 26,032,411	$ 11,915,000	$ 4,902,596

Revenue Debt

Business-type activities revenue bonds are payable only from revenues derived from the operation of the water utility system.

The Village has pledged future water revenues to repay revenue bonds issued in 2009 and 2022. Proceeds from the bonds provided financing for the construction of water plant. The bonds are payable solely from water revenues and are payable through 2035. Annual principal and interest payments on the bonds are expected to require 11.73% of gross revenues. The total principal and interest remaining to be paid on the bonds is $5,602,095. Principal and interest paid for the current year and total customer gross revenues were $52,025 and $3,673,495, respectively.

Revenue debt payable at December 31, 2022, consists of the following:

Business-Type Activities Revenue Debt

Water Utility	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2022	
Direct borrowing/direct placement, Safe Drinking Water Loan	11/12/2009	05/01/2029	2.67%	$ 773,293	$ 331,810	(2)
Water system revenue bonds	05/18/2022	05/01/2035	3.00-4.00	4,140,000	4,140,000	
Total business-type activities, revenue debt					$ 4,471,810	

(2) - The utility was authorized to issue $971,470 of water system Safe Drinking Water Loan revenue bonds. The original amount reported above has been issued as of December 31, 2022. The repayment schedule is for the amount issued.

Debt service requirements to maturity are as follows:

	Business-Type Activities Revenue Debt	
Years	**Principal**	**Interest**
2023	$ 200,000	$ 216,913
2024	235,000	139,363
2025	300,000	128,663
2026	300,000	116,663
2027	310,000	104,463
2028-2032	1,675,000	334,141
2033-2035	1,120,000	58,163
Total	$ 4,140,000	$ 1,098,369

	Business-Type Activities Revenue Debt from Direct Borrowings and Direct Placements	
Years	**Principal**	**Interest**
2023	$ 43,741	$ 8,269
2024	44,908	7,087
2025	46,106	5,873
2026	47,336	4,626
2027	48,599	3,346
2028-2029	101,120	2,715
Total	$ 331,810	$ 31,916

Current Refunding

On May 18, 2022, the water utility issued $4,140,000 in revenue bonds with an average coupon rate of 3.71% to refund $160,000 of outstanding bonds with an average coupon rate of 3.87%. The net proceeds along with existing funds of the water utility were used to prepay the outstanding debt.

The cash flow requirements on the refunded debt prior to the current refunding was $261,315 from 2023 through 2025. The cash flow requirements on the 2022 refunding bonds are $172,698 from 2023 through 2025. The current refunding resulted in an economic gain (difference between the present values of the debt service payments on the old and new debt) of $88,617.

Lease Disclosures

Lessor - Lease Receivables

Governmental Activities

Lease Receivables Description	Date of Inception	Final Maturity	Interest Rates	Receivable Balance December 31, 2022
General Fund - Ground and Structure Leases	2002 - 2012	2027 - 2037	3.37%	$ 1,295,360
Total governmental activities				$ 1,295,360

Business-Type Activities

Lease Receivables Description	Date of Inception	Final Maturity	Interest Rates	Receivable Balance December 31, 2022
Water Utility - Tower Lease	2004	2029	3.37%	$ 198,198
Total business-type activities				$ 198,198

The Village recognized $97,204 of lease revenue during the fiscal year.

The Village recognized $53,370 of interest revenue during the fiscal year.

Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2022, includes the following:

Governmental Activities

Net investment in capital assets:	
Land	$ 15,629,920
Construction in progress	8,962,331
Other capital assets, net of accumulated depreciation	69,924,323
Less long-term debt outstanding	(76,795,000)
Plus unspent capital related debt proceeds	28,412,897
Plus noncapital debt proceeds	4,825,000
Less unamortized debt premium	(2,801,397)
Total net investment in capital assets	$ 48,158,074

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2022, include the following:

	General Fund	Debt Service	Capital Projects Fund	Nonmajor Funds	Total
Fund Balances					
Nonspendable:					
Prepaid items	$ 4,985	$ -	$ -	$ -	$ 4,985
Noncurrent receivables	73,190	-	-	-	73,190
Subtotal	78,175	-	-	-	78,175
Restricted for:					
Debt service	-	183,975	-	-	183,975
Capital projects	-	-	26,188,441	-	26,188,441
TID projects	-	-	-	2,190,803	2,190,803
Police projects	-	-	-	143,851	143,851
Fire projects	-	-	-	114,278	114,278
Library projects	-	-	-	59,126	59,126
Parks	-	-	-	194,067	194,067
Library	-	-	-	92,641	92,641
Subtotal	-	183,975	26,188,441	2,794,766	29,167,182
Committed to:					
Senior van replacement	-	-	-	37,007	37,007
Police	-	-	-	15,061	15,061
Fire explorer program	-	-	-	1,627	1,627
Subtotal	-	-	-	53,695	53,695
Assigned to:					
Payment in lieu of tax	626,310	-	-	-	626,310
Tourism	137,769	-	-	-	137,769
Capital projects	-	-	5,604,543	-	5,604,543
Subtotal	764,079	-	5,604,543	-	6,368,622
Unassigned (deficit)	6,772,839	-	-	(773,000)	5,999,839
Total fund balances	$ 7,615,093	$ 183,975	$ 31,792,984	$ 2,075,461	$ 41,667,513

Business-Type Activities

Net investment in capital assets:	
Land	$ 175,599
Construction in progress	3,134,668
Other capital assets, net of accumulated depreciation	88,787,846
Less long-term debt outstanding	(16,386,810)
Plus unspent capital related debt proceeds	13,065,153
Less unamortized debt premium	(652,252)
Total net investment in capital assets	$ 88,124,204

4. Other Information

Employees' Retirement System

Plan Description

The WRS is a cost-sharing multiple-employer defined benefit pension plan. WRS benefits and other plan provisions are established by Chapter 40 of the Wisconsin Statutes. Benefit terms may only be modified by the legislature. The retirement system is administered by the Wisconsin Department of Employee Trust Funds (ETF). The system provides coverage to all eligible State of Wisconsin, local government and other public employees. All employees, initially employed by a participating WRS employer on or after July 1, 2011, expected to work at least 1,200 hours a year (880 hours for teachers and school district educational support employees) and expected to be employed for at least one year from employee's date of hire are eligible to participate in the WRS.

ETF issues a standalone Annual Comprehensive Financial Report (ACFR), which can be found at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

Additionally, ETF issued a standalone Wisconsin Retirement System Financial Report, which can also be found using the link above.

Vesting

For employees beginning participation on or after January 1, 1990, and no longer actively employed on or after April 24, 1998, creditable service in each of five years is required for eligibility for a retirement annuity. Participants employed prior to 1990 and on or after April 24, 1998, and prior to July 1, 2011, are immediately vested. Participants who initially became WRS eligible on or after July 1, 2011, must have five years of creditable service to be vested.

Benefits Provided

Employees who retire at or after age 65 (54 for protective occupation employees, 62 for elected officials and executive service retirement participants, if hired on or before 12/31/2016) are entitled to retirement benefit based on a formula factor, their average earnings and creditable service.

Final average earnings is the average of the participant's three highest annual earnings period. Creditable service includes current service and prior service for which a participant received earnings and made contributions as required. Creditable service also includes creditable military service. The retirement benefit will be calculated as a money purchase benefit based on the employee's contributions plus matching employer's contributions, with interest, if that benefit is higher than the formula benefit.

Vested participants may retire at age 55 (50 for protective occupations) and receive an actuarially reduced benefit. Participants terminating covered employment prior to eligibility for an annuity may either receive employee-required contributions plus interest as a separation benefit or leave contributions on deposit and defer application until eligible to receive a retirement benefit.

The WRS also provides death and disability benefits for employees.

Post-Retirement Adjustments

The Employee Trust Funds Board may periodically adjust annuity payments from the retirement system based on annual investment performance in accordance with s. 40.27, Wis. Stat. An increase (or decrease) in annuity payments may result when investment gains (losses), together with other actuarial experience factors, create a surplus (shortfall) in the reserves, as determined by the system's consulting actuary. Annuity increases are not based on cost of living or other similar factors. For Core annuities, decreases may be applied only to previously granted increases. By law, Core annuities cannot be reduced to an amount below the original, guaranteed amount (the floor) set at retirement. The Core and Variable annuity adjustments granted during recent years are as follows:

Year	Core Fund Adjustment %	Variable Fund Adjustment %
2012	(7.0)	(7.0)
2013	(9.6)	9.0
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0

Contributions

Required contributions are determined by an annual actuarial valuation in accordance with Chapter 40 of the Wisconsin Statutes. The employee required contribution is one-half of the actuarially determined contribution rate for General category employees, including Teachers, Executives and Elected Officials. Starting on January 1, 2016, the Executives and Elected Officials category was merged into the General Employee category. Required contributions for protective employees are the same rate as general employees. Employers are required to contribute the remainder of the actuarially determined contribution rate. The employer may not pay the employee required contribution unless provided for by an existing collective bargaining agreement.

During the reporting period, the WRS recognized $768,133 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2022 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.75 %	6.75 %
Protective with Social Security	6.75 %	11.75 %
Protective without Social Security	6.75 %	16.35 %

Pension Liability (asset), Pension Expense (Revenue), Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2022, the Village reported an liability (asset) of $(5,281,697) for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability (asset) was determined by an actuarial valuation as of December 31, 2020 rolled forward to December 31, 2021. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability (asset) was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2021, the Village's proportion was 0.06552825%, which was an increase of 0.00177440% from its proportion measured as of December 31, 2020.

For the year ended December 31, 2022, the Village recognized pension expense of $(593,368).

At December 31, 2022, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between projected and actual experience	$ 8,532,315	$ 615,272
Changes in assumptions	985,384	-
Net differences between projected and actual earnings on pension plan investments	-	11,815,596
Changes in proportion and differences between employer contributions and proportionate share of contributions	27,452	19,567
Employer contributions subsequent to the measurement date	718,838	-
Total	$ 10,263,989	$ 12,450,435

$718,838 reported as deferred outflows related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resourcesrelated to pension will be recognized in pension expense as follows:

Years Ending December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
2023	$ (238,315)
2024	(1,427,302)
2025	(631,982)
2026	(607,685)

Actuarial Assumptions

The total pension liability in the December 31, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Valuation Date:	December 31, 2020
Measurement Date of Net Pension Liability (Asset):	December 31, 2021
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Wage Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table
Post-Retirement Adjustments*:	1.7%

* *No post-retirement adjustment is guaranteed. Actual adjustments are based on recognized investment return, actuarial experience and other factors. 1.7% is the assumed annual adjustment based on the investment return assumption and the post-retirement discount rate.*

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. Based on this experience study, actuarial assumptions used to measure the Total Pension Liability changed from prior year, including the discount rate, long-term expected rate of return, post-retirement adjustment, price inflation, mortality and separation rates. The Total Pension Liability for December 31, 2021 is based upon a roll-forward of the liability calculated from the December 31, 2020 actuarial valuation.

Long-Term Expected Return on Plan Assets

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Allocation Targets and Expected Returns* As of December 31, 2021

Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %**
Global Equities	52	6.8	4.2
Fixed Income	25	4.3	1.8
Inflation Sensitive	19	2.7	0.2
Real Estate	7	5.6	3
Private Equity/Debt	12	9.7	7
Total Core Fund***	115	6.6	4
Variable Fund Asset			
U.S Equities	70	6.3	3.7
International Equities	30	7.2	4.6
Total Variable Fund	100	6.8	4.2

* *Asset Allocations are managed within established ranges; target percentages may differ from actual monthly allocations*

** *New England Pension Consultants Long Term US CPI (Inflation) Forecast: 2.5%*

*** *The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. This results in an asset allocation beyond 100%. Currently, an asset allocation target of 15% policy leverage is used subject to an allowable range of up to 20%.*

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability, as opposed to a discount rate of 7.0% for the prior year. This single discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 1.84% (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's “20-year Municipal GO AA Index” as of December 31, 2021. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Village's proportionate share of the net pension liability (asset) calculated using the discount rate of 6.80%, as well as what the Village's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1-percentage-point lower (5.80%) or 1-percentage-point higher (7.80%) than the current rate:

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase to Discount Rate (7.8%)
Village's proportionate share of the net pension liability (asset)	$ 3,747,738	$ (5,281,697)	$ (11,781,211)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued financial statements available at https://etf.wi.gov/about-etf/reports-and-studies/financial-reports-and-statements.

At December 31, 2022, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

The Village is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; errors and omissions; workers compensation; and health care of its employees. The Village purchases commercial insurance to provide coverage for losses from torts; theft of, damage to or destruction of assets; errors and omission; and workers compensation. However, other risks, such as health and dental care of its employees are accounted for and financed by the Village in the health insurance and dental insurance internal service funds.

Self Insurance

For health claims, the uninsured risk of loss is $45,000 per incident and $2,000,000 in the aggregate for a policy year. The Village has purchased commercial insurance for claims in excess of those amounts. Settled claims have not exceeded the commercial coverage in any of the past three years.

All funds of the Village participate in the risk management program. Accounts payable in the internal service funds are based on estimates of the amounts necessary to pay prior and current year claims. That reserve was $448,659 at year-end and is reported in unrestricted net position of the internal service funds

A liability for a claim is established if information indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss is reasonably estimable. Liabilities include an amount for claims that have been incurred but not reported. The Village does not allocate overhead costs or other nonincremental costs to the claims liability.

Claims Liability

	Prior Year	Current Year
Unpaid Claims, Beginning	$ 147,159	$ 80,609
Current year claims and changes in estimates	1,677,697	1,183,470
Claim payments	(1,744,247)	(1,169,752)
Unpaid Claims, Ending	$ 80,609	$ 94,327

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability and expenditure for claims and judgments are only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements and proprietary funds as expenses when the related liabilities are incurred.

The Village has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants. Management believes such disallowances, if any, would be immaterial.

The Village has active construction projects as of December 31, 2022. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

In 2018, the Village issued a municipal revenue obligation as part of a development agreement. The amount of the obligation was $1,000,000, and is payable to the developer solely from tax increments collected from a specific portion of the development in TID No. 8.

Payments are scheduled through the year 2033, and carry an interest rate of 3.75%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TIF increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment outstanding at year end was $940,347.

Effect of New Accounting Standards on Current-Period Financial Statements

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*
- Statement No. 96, *Subscription-Based Information Technology Arrangements*
- Statement No. 99, *Omnibus 2022*
- Statement No. 100, *Accounting Changes and Error Corrections - an Amendment of GASB Statement No. 62*
- Statement No. 101, *Compensated Absences*

When they become effective, application of these standards may restate portions of these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL FUND

The general fund is used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes			
General property taxes	$ 10,533,130	$ 10,533,130	$ -
Other taxes	581,170	430,557	(150,613)
Special assessments	4,685	-	(4,685)
Intergovernmental	2,878,191	3,002,101	123,910
Regulation and compliance	1,333,009	1,379,642	46,633
Public charges for services	1,989,811	2,130,249	140,438
Intergovernmental charges for services	-	116,065	116,065
Investment income (loss)	138,500	(166,259)	(304,759)
Miscellaneous	39,063	180,969	141,906
Total revenues	17,497,559	17,606,454	108,895
Expenditures			
General Government			
Village board	134,300	181,707	(47,407)
General administrator	233,650	240,039	(6,389)
Village clerk	80,500	76,680	3,820
Treasurer/accounting	352,327	312,072	40,255
Assessor	104,294	103,064	1,230
Data processing	159,393	275,482	(116,089)
General government	257,645	195,471	62,174
Buildings and ground maintenance	1,014,216	891,805	122,411
Total general government	2,336,325	2,276,320	60,005
Public Safety			
Police protection	5,366,012	5,836,651	(470,639)
Fire protection	2,546,236	3,195,139	(648,903)
Emergency government	17,212	18,804	(1,592)
Protective inspections	526,606	536,643	(10,037)
Total public safety	8,456,066	9,587,237	(1,131,171)
Public Works			
Engineer/director	252,830	327,520	(74,690)
Highway and street maintenance and construction	3,009,155	2,921,487	87,668
Solid waste recycling	411,909	399,289	12,620
Total public works	3,673,894	3,648,296	25,598

See notes to required supplementary information

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Fund
Year Ended December 31, 2022

	Budgeted Amounts Original and Final Budget	Actual	Variance With Final Budget
Culture and Recreation			
Library	$ 962,781	$ 1,069,193	$ (106,412)
Recreation	1,304,534	1,432,314	(127,780)
Senior center	119,484	119,269	215
Parks	882,646	683,377	199,269
Total culture and recreation	3,269,445	3,304,153	(34,708)
Conservation and Development			
Planning and zoning	286,929	279,289	7,640
Municipal development	81,900	69,128	12,772
Total conservation and development	368,829	348,417	20,412
Capital Outlay	120,000	74,557	45,443
Total expenditures	18,224,559	19,238,980	(1,014,421)
Excess (deficiency) of revenues over (under) expenditures	(727,000)	(1,632,526)	(905,526)
Other Financing Sources (Uses)			
Transfers in	620,000	626,310	6,310
Transfers out	-	(100,000)	(100,000)
Total other financing sources (uses)	620,000	526,310	(93,690)
Net change in fund balance	(107,000)	(1,106,216)	(999,216)
Fund Balance, Beginning	8,721,309	8,721,309	-
Fund Balance, Ending	$ 8,614,309	$ 7,615,093	$ (999,216)

See notes to required supplementary information

Village of Germantown

Schedule of Proportionate Share of the Net Pension Liability (Asset) -
Wisconsin Retirement System
Year Ended December 31, 2022

WRS Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/22	0.06355283 %	$ (5,281,697)	$ 8,410,935	62.80 %	106.02 %
12/31/21	0.06375385 %	(3,980,241)	8,273,949	48.11 %	105.26 %
12/31/20	0.06104707 %	(1,968,436)	8,083,395	24.35 %	102.96 %
12/31/19	0.05861313 %	2,085,271	7,386,989	28.23 %	96.45 %
12/31/18	0.05745337 %	(1,705,858)	6,970,047	24.47 %	102.93 %
12/31/17	0.05815135 %	479,306	6,998,756	6.85 %	99.12 %
12/31/16	0.05959839 %	968,226	6,919,994	13.99 %	98.20 %
12/31/15	0.06091924 %	(1,496,343)	7,018,809	21.32 %	102.74 %

Schedule of Employer Contributions - Wisconsin Retirement System
Year Ended December 31, 2022

Village Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/22	$ 718,838	$ (718,838)	$ -	$ 9,157,347	7.85 %
12/31/21	669,795	(669,795)	-	8,411,759	7.96 %
12/31/20	653,360	(653,360)	-	8,277,783	7.89 %
12/31/19	670,516	(670,516)	-	8,083,395	8.29 %
12/31/18	609,915	(609,915)	-	7,386,990	8.26 %
12/31/17	577,241	(577,241)	-	6,970,048	8.28 %
12/31/16	550,442	(550,442)	-	6,992,283	7.87 %
12/31/15	554,307	(554,307)	-	6,919,432	8.01 %

See notes to required supplementary information

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

The budgeted amounts presented include any amendments made. The Village may authorize transfers of budgeted amounts within departments. Transfers between departments and changes to the overall budget must be approved by a two-thirds Village Board action.

Appropriations lapse at year-end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the department level of expenditure.

Wisconsin Retirement System

The amounts determined for each fiscal year were determined as of the calendar year-end and occurred within the fiscal year.

The Village is required to present the last ten years of data; however, accounting standards allow the presentation of as many years as are available until ten fiscal years are presented.

Changes in benefit terms. There were no changes of benefit terms for any participating employer in the Wisconsin Retirement System (WRS).

Changes of assumptions:

Based on a three-year experience study conducted in 2021 covering January 1, 2018 through December 31, 2020, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-end December 31, 2021, including the following:

- Lowering the long-term expected rate of return from 7.0% to 6.8% Lowering the discount rate from 7.0% to 6.8%
- Lowering the price inflation rate from 2.5% to 2.4%
- Lowering the post-retirement adjustments from 1.9% to 1.7%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2018 Mortality Table to the 2020 WRS Experience Mortality Table.

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0% Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0% Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the post-retirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table.

SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Debt Service Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	$ 3,136,071	$ 3,136,071	$ -
Investment income	3,000	6,032	3,032
Total revenues	3,139,071	3,142,103	3,032
Expenditures			
Debt service:			
Principal	3,635,000	3,520,000	115,000
Interest and fiscal charges	1,243,853	1,252,977	(9,124)
Debt issuance costs	3,800	8,000	(4,200)
Total expenditures	4,882,653	4,780,977	101,676
Excess (deficiency) of revenues over (under) expenditures	(1,743,582)	(1,638,874)	104,708
Other Financing Sources			
Premium on debt issued	-	104,282	104,282
Transfers in	1,743,582	1,551,101	(192,481)
Total other financing sources	1,743,582	1,655,383	(88,199)
Net change in fund balance	-	16,509	16,509
Fund Balance, Beginning	167,466	167,466	-
Fund Balance, Ending	$ 167,466	$ 183,975	$ 16,509

MAJOR CAPITAL PROJECTS FUND

General Capital Projects Fund – This fund accounts for the acquisition and construction of major capital facilities and equipment used in general Village operations. This fund does not include capital facilities and equipment used in the village's enterprise funds.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - General Capital Projects
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Special assessments	$ -	$ 75	$ 75
Investment income	15,000	97,749	82,749
Miscellaneous	-	5,000	5,000
Total revenues	15,000	102,824	87,824
Expenditures			
Capital outlay	27,127,077	7,669,998	19,457,079
Debt service:			
Debt issuance costs	80,000	530,294	(450,294)
Total expenditures	27,207,077	8,200,292	19,006,785
Excess (deficiency) of revenues over (under) expenditures	(27,192,077)	(8,097,468)	19,094,609
Other Financing Sources			
Premium on long-term debt	-	1,527,713	1,527,713
Issuance of general obligation notes	3,501,000	34,940,000	31,439,000
Transfers in	260,000	100,000	(160,000)
Total other financing sources	3,761,000	36,567,713	32,806,713
Net change in fund balance	(23,431,077)	28,470,245	51,901,322
Fund Balance, Beginning	3,322,739	3,322,739	-
Fund Balance, Ending	$ (20,108,338)	$ 31,792,984	$ 51,901,322

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

The special revenue fund is used to account for specific revenues that are restricted or committed to expenditures for particular purposes.

Police Impact Fee Fund – This fund accounts for assets used for the construction of police facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

Fire Impact Fee Fund – This fund accounts for assets used for the construction of fire facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

Library Impact Fee Fund – This fund accounts for assets used for the construction of library facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

Park and Recreation Impact Fee Fund – This fund accounts for assets used for the construction of park and recreation facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

Senior Van Replacement Fund – This fund accounts for assets to be used for eventual replacement of a van used by the village's Senior Center to provide transportation to senior citizens. Revenues are primarily raised from user fees collected from those using the service.

Police Asset Forfeiture Fund – This fund accounts for receipt and use of funds received from assets seized during drug related arrests.

Police Canine Fund – This fund accounts for Canine expense incurred with training and care of police canines.

Police Honor Guard Fund – This fund accounts for receipts and uses of funds to support events in which honor guards are present.

Historic Preservation Fund – This fund account for receipts and uses of funds in relation to the Historical Preservation program.

Library Fund – This fund accounts for receipt and use of funds received from library donations. Funds are used for furniture and equipment.

Facility Fees Fund – This fund accounts for the receipt and use of funds for the Park and Recreation Department program fees and donations. Funds are used to assist with the maintenance and improvement of any indoor or outdoor facility used by the Park and Recreation Department.

Fire Explorer Fund – This fund accounts for receipt and use of funds received from donations. Funds are used for services, equipment and supplies for the Fire Department Explorer Program.

ARPA Fund – This fund accounts for receipt and use of funds received from the American Rescue Plan Act passed by the federal government in 2021 to respond to COVID-19 public health emergency and negative economic impacts.

NONMAJOR GOVERNMENTAL FUNDS (Cont.)

CAPITAL PROJECTS FUNDS

Tax Increment District No. 6 – This fund accounts for the costs of land acquisition and infrastructure improvements related to development of an industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 7 – This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 8 – This fund accounts for the costs of land acquisition and infrastructure improvements related to development of a new industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 9 – This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

Village of Germantown

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2022

	Special Revenue Funds			
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Assets				
Cash and investments	$ -	$ -	$ -	$ -
Due from other funds	27,355	40,124	33,158	86,677
Receivables:				
Taxes receivable	-	-	-	-
Accrued interest	-	-	-	-
Restricted assets:				
Cash and investments	115,898	73,758	25,795	105,691
Accrued interest receivable	598	396	173	1,699
Land held for resale	-	-	-	-
Total assets	$ 143,851	$ 114,278	$ 59,126	$ 194,067
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	$ -	$ -	$ -	$ -
Accrued liabilities	-	-	-	-
Unearned revenues	-	-	-	-
Due to other funds	-	-	-	-
Advances from other funds	-	-	-	-
Total liabilities	-	-	-	-
Deferred Inflows of Resources				
Unearned revenues	-	-	-	-
Total deferred inflows of resources	-	-	-	-
Fund Balances (Deficit)				
Restricted	143,851	114,278	59,126	194,067
Committed	-	-	-	-
Unassigned (deficit)	-	-	-	-
Total fund balances (deficit)	143,851	114,278	59,126	194,067
Total liabilities, deferred inflows of resources and fund balances	$ 143,851	$ 114,278	$ 59,126	$ 194,067

Village of Germantown

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2022

Special Revenue Funds

	Senior Van Replacement Fund	Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preservation Fund	Library Fund	Facility Fees Fund
	$ 31,913	$ 1,060	$ 75,975	$ 9,377	$ 352	$ 92,641	$ 43,923
	4,955	533	-	665	-	-	-
	-	-	-	-	-	-	-
	139	-	644	39	9	-	249
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	$ 37,007	$ 1,593	$ 76,619	$ 10,081	$ 361	$ 92,641	$ 44,172
	$ -	$ -	$ 718	$ -	$ -	$ -	$ 26,867
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	72,514	-	517	-	18,448
	-	-	-	-	-	-	-
	-	-	73,232	-	517	-	45,315
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	92,641	-
	37,007	1,593	3,387	10,081	-	-	-
	-	-	-	-	(156)	-	(1,143)
	37,007	1,593	3,387	10,081	(156)	92,641	(1,143)
	$ 37,007	$ 1,593	$ 76,619	$ 10,081	$ 361	$ 92,641	$ 44,172

Village of Germantown

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2022

	Special Revenue Funds		Capital Projects Funds	
	Fire Explorer Fund	ARPA Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund
Assets				
Cash and investments	$ 2,891	$ -	$ 23,094	$ 51,910
Due from other funds	-	1,578,537	778,097	1,365,000
Receivables:				
Taxes receivable	-	-	547,715	106,364
Accrued interest	-	-	-	-
Restricted assets:				
Cash and investments	-	-	-	-
Accrued interest receivable	-	-	-	-
Land held for resale	-	-	-	-
Total assets	$ 2,891	$ 1,578,537	$ 1,348,906	$ 1,523,274
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	$ -	$ 6,685	$ 1,500	$ 1,500
Accrued liabilities	-	-	524	1,454
Unearned revenues	-	1,571,852	-	-
Due to other funds	1,264	-	-	286,311
Advances from other funds	-	-	555,000	665,000
Total liabilities	1,264	1,578,537	557,024	954,265
Deferred Inflows of Resources				
Unearned revenues	-	-	547,715	106,364
Total deferred inflows of resources	-	-	547,715	106,364
Fund Balances (Deficit)				
Restricted	-	-	244,167	462,645
Committed	1,627	-	-	-
Unassigned (deficit)	-	-	-	-
Total fund balances (deficit)	1,627	-	244,167	462,645
Total liabilities, deferred inflows of resources and fund balances	$ 2,891	$ 1,578,537	$ 1,348,906	$ 1,523,274

Village of Germantown

Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2022

Capital Projects Funds		
TID No. 8 Capital Projects Fund	TID No. 9 Capital Projects Fund	Total Nonmajor Governmental Funds
$ 1,031,478	$ -	$ 1,364,614
-	1,729,749	5,644,850
1,929,667	-	2,583,746
-	-	1,080
-	-	321,142
-	-	2,866
-	2,317,208	2,317,208
$ 2,961,145	$ 4,046,957	$ 12,235,506
$ 126,714	$ 13,000	$ 176,984
2,484	-	4,462
-	-	1,571,852
1,673,981	2,549,966	4,603,001
-	-	1,220,000
1,803,179	2,562,966	7,576,299
1,929,667	-	2,583,746
1,929,667	-	2,583,746
-	1,483,991	2,794,766
-	-	53,695
(771,701)	-	(773,000)
(771,701)	1,483,991	2,075,461
$ 2,961,145	$ 4,046,957	$ 12,235,506

Village of Germantown

Combining Statement of Revenues, Expenditures and Changes
in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2022

	Special Revenue Funds			
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund
Revenues				
Taxes	$ -	$ -	$ -	$ -
Intergovernmental	-	-	-	-
Public charges for services	21,294	42,690	9,835	25,760
Investment income	-	-	-	-
Miscellaneous	-	-	-	-
Total revenues	21,294	42,690	9,835	25,760
Expenditures				
Current:				
General government	-	-	-	-
Public safety	-	-	-	-
Culture and recreation	-	-	-	-
Conservation and development	-	-	-	-
Capital outlay	-	-	-	-
Debt service	-	-	-	-
Total expenditures	-	-	-	-
Excess (deficiency) of revenues over expenditures	21,294	42,690	9,835	25,760
Other Financing Sources (Uses)				
Transfers out	(12,000)	(30,000)	-	-
General obligation debt issued	-	-	-	-
Premium on debt issued	-	-	-	-
Total other financing sources (uses)	(12,000)	(30,000)	-	-
Net change in fund balances	9,294	12,690	9,835	25,760
Fund Balances, Beginning	134,557	101,588	49,291	168,307
Fund Balances (Deficit), Ending	$ 143,851	$ 114,278	$ 59,126	$ 194,067

Draft 12/14/23

Combining Statement of Revenues, Expenditures and Changes
in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2022

Special Revenue Funds						
Senior Van Replacement Fund	**Police Asset Forfeiture Fund**	**Police Canine Fund**	**Police Honor Guard**	**Historic Preservation Fund**	**Library Fund**	**Facility Fees Fund**
$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-
2,311	-	-	-	-	-	21,541
-	-	-	-	-	269	-
-	42	7,495	175	-	1,742	-
2,311	42	7,495	175	-	2,011	21,541
-	-	-	-	-	-	-
-	-	63,600	-	-	-	-
-	-	-	-	517	3,788	75,972
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	63,600	-	517	3,788	75,972
2,311	42	(56,105)	175	(517)	(1,777)	(54,431)
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
2,311	42	(56,105)	175	(517)	(1,777)	(54,431)
34,696	1,551	59,492	9,906	361	94,418	53,288
$ 37,007	$ 1,593	$ 3,387	$ 10,081	$ (156)	$ 92,641	$ (1,143)

Village of Germantown

Combining Statement of Revenues, Expenditures and Changes
in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2022

	Special Revenue Funds		Capital Project Funds	
	Fire Explorer Fund	ARPA Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund
Revenues				
Taxes	$ -	$ -	$ 512,046	$ 72,291
Intergovernmental	-	533,661	-	-
Public charges for services	-	-	-	-
Investment income	-	-	363	821
Miscellaneous	1,564	-	-	-
Total revenues	1,564	533,661	512,409	73,112
Expenditures				
Current:				
General government	-	238,932	-	-
Public safety	892	-	-	-
Culture and recreation	-	608	-	-
Conservation and development	-	54,458	73,998	2,533,930
Capital outlay	-	239,663	-	-
Debt service	-	-	-	75,031
Total expenditures	892	533,661	73,998	2,608,961
Excess (deficiency) of revenues over expenditures	672	-	438,411	(2,535,849)
Other Financing Sources (Uses)				
Transfers out	-	-	(451,513)	(190,350)
General obligation debt issued	-	-	-	3,260,000
Premium on debt issued	-	-	-	18,220
Total other financing sources (uses)	-	-	(451,513)	3,087,870
Net change in fund balances	672	-	(13,102)	552,021
Fund Balances, Beginning	955	-	257,269	(89,376)
Fund Balances (Deficit), Ending	$ 1,627	$ -	$ 244,167	$ 462,645

Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
Year Ended December 31, 2022

Capital Project Funds		
TID No. 8 Capital Projects Fund	TID No. 9 Capital Projects Fund	Total Nonmajor Governmental Funds
$ 1,712,587	$ -	$ 2,296,924
-	-	533,661
-	-	123,431
34,110	-	35,563
-	-	11,018
1,746,697	-	3,000,597
-	-	238,932
-	-	64,492
-	-	80,885
159,329	238,006	3,059,721
3,489,703	5,376	3,734,742
-	3,898	78,929
3,649,032	247,280	7,257,701
(1,902,335)	(247,280)	(4,257,104)
(867,238)	-	(1,551,101)
-	1,720,000	4,980,000
-	11,271	29,491
(867,238)	1,731,271	3,458,390
(2,769,573)	1,483,991	(798,714)
1,997,872	-	2,874,175
$ (771,701)	$ 1,483,991	$ 2,075,461

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Impact Fee Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Public charges for services	$ 18,800	$ 21,294	$ 2,494
Investment income	1,000	-	(1,000)
Total revenues	19,800	21,294	1,494
Other Financing Uses			
Transfers out	(12,000)	(12,000)	-
Total other financing uses	(12,000)	(12,000)	-
Net change in fund balance	7,800	9,294	1,494
Fund Balance, Beginning	134,557	134,557	-
Fund Balance, Ending	$ 142,357	$ 143,851	$ 1,494

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Fire Impact Fee Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Fire protection fees	$ 20,260	$ 42,690	$ 22,430
Investment income	800	-	(800)
Total revenues	21,060	42,690	21,630
Other Financing Uses			
Transfers out	(30,000)	(30,000)	-
Total other financing uses	(30,000)	(30,000)	-
Net change in fund balance	(8,940)	12,690	21,630
Fund Balance, Beginning	101,588	101,588	-
Fund Balance, Ending	$ 92,648	$ 114,278	$ 21,630

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Library Impact Fee Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Public charges for services	$ 16,860	$ 9,835	$ (7,025)
Total revenues	16,860	9,835	(7,025)
Other Financing Uses			
Transfers out	(15,000)	-	15,000
Total other financing uses	(15,000)	-	15,000
Net change in fund balance	1,860	9,835	7,975
Fund Balance, Beginning	49,291	49,291	-
Fund Balance, Ending	$ 51,151	$ 59,126	$ 7,975

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Park and Recreation Impact Fee Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Public charges for services	$ 44,160	$ 25,760	$ (18,400)
Investment income	2,500	-	(2,500)
Total revenues	46,660	25,760	(20,900)
Net change in fund balance	46,660	25,760	(20,900)
Fund Balance, Beginning	168,307	168,307	-
Fund Balance, Ending	$ 214,967	$ 194,067	$ (20,900)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Senior Van Replacement Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Public charges for services	$ 3,000	$ 2,311	$ (689)
Investment income	200	-	(200)
Total revenues	3,200	2,311	(889)
Net change in fund balance	3,200	2,311	(889)
Fund Balance, Beginning	34,696	34,696	-
Fund Balance, Ending	$ 37,896	$ 37,007	$ (889)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Asset Forfeiture Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Investment income	$ 30	$ -	$ (30)
Miscellaneous	-	42	42
Total revenues	30	42	12
Net change in fund balance	30	42	12
Fund Balance, Beginning	1,551	1,551	-
Fund Balance, Ending	$ 1,581	$ 1,593	$ 12

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Canine Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Investment income	$ 1,500	$ -	$ (1,500)
Miscellaneous	10,000	7,495	(2,505)
Total revenues	11,500	7,495	(4,005)
Expenditures			
Current:			
Public safety	5,000	63,600	(58,600)
Total expenditures	5,000	63,600	(58,600)
Net change in fund balance	6,500	(56,105)	(62,605)
Fund Balance, Beginning	59,492	59,492	-
Fund Balance, Ending	$ 65,992	$ 3,387	$ (62,605)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Police Honor Guard Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Investment income	$ 100	$ -	$ (100)
Miscellaneous	-	175	175
Total revenues	100	175	75
Expenditures			
Current:			
Public safety	2,000	-	2,000
Total expenditures	2,000	-	2,000
Net change in fund balance	(1,900)	175	2,075
Fund Balance, Beginning	9,906	9,906	-
Fund Balance, Ending	$ 8,006	$ 10,081	$ 2,075

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Historic Preservation Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Investment income	$ 5	$ -	$ (5)
Miscellaneous	700	-	(700)
Total revenues	705	-	(705)
Expenditures			
Culture and recreation	696	517	179
Net change in fund balance	9	(517)	(526)
Fund Balance, Beginning	361	361	-
Fund Balance, Ending (Deficit)	$ 370	$ (156)	$ (526)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Library Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Investment income	$ 1,000	$ 269	$ (731)
Miscellaneous	150	1,742	1,592
Total revenues	1,150	2,011	861
Expenditures			
Current:			
Culture and recreation	500	3,788	(3,288)
Total expenditures	500	3,788	(3,288)
Net change in fund balance	650	(1,777)	(2,427)
Fund Balance, Beginning	94,418	94,418	-
Fund Balance, Ending	$ 95,068	$ 92,641	$ (2,427)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - Facility Fees Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Public charges for services	$ 29,000	$ 21,541	$ (7,459)
Investment income	2,000	-	(2,000)
Total revenues	31,000	21,541	(9,459)
Expenditures			
Current:			
Culture and recreation	20,000	75,972	(55,972)
Total expenditures	20,000	75,972	(55,972)
Net change in fund balance	11,000	(54,431)	(65,431)
Fund Balance, Beginning	53,288	53,288	-
Fund Balance, Ending (Deficit)	$ 64,288	$ (1,143)	$ (65,431)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - TID No. 6 Capital Projects Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	$ 540,000	$ 512,046	$ (27,954)
Intergovernmental	600	-	(600)
Investment income	-	363	363
Total revenues	540,600	512,409	(28,191)
Expenditures			
Current:			
Conservation and development	8,620	73,998	(65,378)
Total expenditures	8,620	73,998	(65,378)
Excess of revenues over expenditures	531,980	438,411	(93,569)
Other Financing Uses			
Transfers out	(451,512)	(451,513)	(1)
Total other financing uses	(451,512)	(451,513)	(1)
Net change in fund balance	80,468	(13,102)	(93,570)
Fund Balance, Beginning	257,269	257,269	-
Fund Balance, Ending	$ 337,737	$ 244,167	$ (93,570)

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - TID No. 7 Capital Projects Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	$ 250,000	$ 72,291	$ (177,709)
Investment income	-	821	821
Total revenues	250,000	73,112	(176,888)
Expenditures			
Current:			
Conservation and development	2,799,384	2,533,930	265,454
Debt service:			
Debt issuance costs	-	75,031	(75,031)
Total expenditures	2,799,384	2,608,961	190,423
Excess of revenues over expenditures	(2,549,384)	(2,535,849)	13,535
Other Financing Sources (Uses)			
General obligation debt issued	2,500,000	3,260,000	760,000
Premium on debt issued	-	18,220	18,220
Transfers out	(244,750)	(190,350)	54,400
Total other financing sources (uses)	2,255,250	3,087,870	832,620
Net change in fund balance	(294,134)	552,021	846,155
Fund Balance, Beginning	(89,376)	(89,376)	-
Fund Balance (Deficit) - Ending	$ (383,510)	$ 462,645	$ 846,155

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes
in Fund Balance - Budget and Actual - TID No. 8 Capital Projects Fund
Year Ended December 31, 2022

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	$ 1,250,000	$ 1,712,587	$ 462,587
Investment income	-	34,110	34,110
Total revenues	1,250,000	1,746,697	496,697
Expenditures			
Current:			
Conservation and development	58,735	159,329	(100,594)
Capital outlay	5,640,000	3,489,703	2,150,297
Debt Service:			
Total expenditures	5,698,735	3,649,032	2,049,703
Excess (deficiency) of revenues over (under) expenditures	(4,448,735)	(1,902,335)	2,546,400
Other Financing Sources (Uses)			
General obligation debt issued	5,100,000	-	(5,100,000)
Transfers out	(559,000)	(867,238)	(308,238)
Total other financing sources (uses)	4,541,000	(867,238)	(5,408,238)
Net change in fund balance	92,265	(2,769,573)	(2,861,838)
Fund Balance, Beginning	1,997,872	1,997,872	-
Fund Balance, Ending	$ 2,090,137	$ (771,701)	$ (2,861,838)

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the village, on a cost reimbursement basis.

Health Insurance Fund – This fund accounts for operations of the village's self-funded health insurance plan.

Dental Insurance Fund – This fund accounts for operations of the village's self-funded dental insurance plan.

Village of Germantown

Combining Statement of Net Position
Internal Service Funds
December 31, 2022

	Health Insurance Fund	Dental Insurance Fund	Total
Assets			
Current assets:			
Cash and investments	$ 508,586	$ 33,587	$ 542,173
Receivables:			
Accounts	6,684	274	6,958
Interest	3,912	-	3,912
Due from other funds	-	50,917	50,917
Total assets	519,182	84,778	603,960
Liabilities			
Current liabilities:			
Accounts payable	92,001	2,326	94,327
Due to other funds	22,619	-	22,619
Total current liabilities	114,620	2,326	116,946
Total liabilities	114,620	2,326	116,946
Net Position			
Unrestricted	404,562	82,452	487,014
Total net position	$ 404,562	$ 82,452	$ 487,014

Village of Germantown

Combining Statement of Revenues, Expenses and Changes in Fund Net Position
Internal Service Funds
Year Ended December 31, 2022

	Health Insurance Fund	Dental Insurance Fund	Total
Operating Revenues			
Premiums	$ 2,149,331	$ 87,644	$ 2,236,975
Total operating revenues	2,149,331	87,644	2,236,975
Operating Expenses			
General government	1,835,050	92,333	1,927,383
Total operating expenses	1,835,050	92,333	1,927,383
Operating income (loss)	314,281	(4,689)	309,592
Nonoperating Revenues			
Investment income	10	1	11
Total nonoperating revenues	10	1	11
Change in net position	314,291	(4,688)	309,603
Net Position, Beginning	90,271	87,140	177,411
Net Position, Ending	$ 404,562	$ 82,452	$ 487,014

Village of Germantown

Combining Statement of Cash Flows
Internal Service Funds
Year Ended December 31, 2022

	Health Insurance Fund	Dental Insurance Fund	Total
Cash Flows From Operating Activities			
Received from other funds	$ 2,148,413	$ 98,826	$ 2,247,239
Paid to suppliers for goods and services	(2,239,311)	(94,538)	(2,333,849)
Net cash flows from operating activities	(90,898)	4,288	(86,610)
Cash Flows From Investing Activities			
Investment income	10	1	11
Net cash flows from investing activities	10	1	11
Net change in cash and cash equivalents	(90,888)	4,289	(86,599)
Cash and Cash Equivalents, Beginning	599,474	29,298	628,772
Cash and Cash Equivalents, Ending	$ 508,586	$ 33,587	$ 542,173
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities			
Operating income (loss)	$ 314,281	$ (4,689)	$ 309,592
Changes in assets and liabilities:			
Accounts receivable	(918)	(72)	(990)
Accounts payable	15,923	(2,205)	13,718
Due to other funds	(420,184)	11,254	(408,930)
Net cash flows from operating activities	$ (90,898)	$ 4,288	$ (86,610)

Noncash Capital and Related Financing Activities
None

STATISTICAL SECTON

Statistical Section

This part of the Village of Germantown's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

FINANCIAL TRENDS – Tables 1-4

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

Schedule 1 – Statement of Net Position by Component
Schedule 2 – Changes in Net Position
Schedule 3 – Fund Balances, Governmental Funds
Schedule 4 – Changes in Fund Balances, Total Governmental Funds

REVENUE CAPACITY – Tables 5 - 13

These schedules contain information to help the reader assess the village's most significant local revenue source, the property tax, as well as other significant revenue sources which include the Water and Wastewater utilities.

Schedule 5 – Assessed Value and Estimated Actual Value of Taxable Property
Schedule 6a – Direct and Overlapping Property Tax Rates
Schedule 6b – Full Value Rates for Property Taxes
Schedule 7 – Principal Property Tax Payers, Current and Nine Years Ago
Schedule 8 – Property Tax Levies and Collections
Schedule 9 – Water and Sewer Utility – Customer Count
Schedule 10 – Water Utility Customer Summary
Schedule 11 – Water Utility Customer Rates
Schedule 12 – Sewer Utility Customer Summary
Schedule 13 – Sewer Utility Customer Rates

DEBT CAPACITY – TABLES 14 - 18

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and its ability to issue additional debt in the future.

Schedule 14 – Ratio of Outstanding Debt
Schedule 15 – Ratio of General Bonded Debt Outstanding
Schedule 16 – Direct and Overlapping Governmental Activities - Debt
Schedule 17 – Legal Debt Margin
Schedule 18 – Pledged, Revenue Coverage, Water Utility

DEMOGRAPHIC AND ECONOMIC INFORMATION – TABLES 19 - 20

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activity takes place.

Schedule 19 – Demographic and Economic Indicators
Schedule 20 – Principal Employers

OPERATING INFORMATION – TABLES 21 - 24

These schedules contain service and infrastructure data to help the reader understand how the information in the village's financial report relates to the services the Village provides and the activities it performs.

Schedule 21 – Full-time Equivalent Village Governmental Employees by Function/Program
Schedule 22 – Operating Indicators by Function/Program
Schedule 23 – Capital Asset Statistics
Schedule 24 - Building Permits

Village of Germantown, Wisconsin Table 1

Statement of Net Position by Component
(Accrual Basis of Accounting)
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental activities										
Net Investment in Capital Assets	$ 59,389,835	$ 58,828,409	$ 59,461,387	$ 60,795,354	$ 61,320,322	$ 63,517,774	$ 50,214,659	$ 51,110,687	$ 48,328,444	$ 48,158,074
Restricted	6,064,600	10,384,891	10,350,597	3,583,936	3,769,624	7,099,431	8,427,395	8,078,617	6,359,103	7,624,322
Unrestricted (deficit)	(1,654,758)	(4,827,536)	(1,627,476)	832,027	1,140,960	(3,409,299)	(956,878)	(569,318)	3,089,333	3,269,026
Total governmental activities net position	$ 63,799,677	$ 64,385,764	$ 68,184,508	$ 65,211,317	$ 66,230,906	$ 67,207,906	$ 57,685,176	$ 58,619,986	$ 57,776,880	$ 59,051,422
Business-type activities										
Net Investment in Capital Assets	$ 57,104,949	$ 57,657,469	$ 57,037,753	$ 61,295,788	$ 62,989,153	$ 65,361,924	$ 78,049,973	$ 81,489,275	$ 83,171,587	$ 88,124,204
Restricted	639,877	683,237	835,537	645,764	743,773	995,012	843,130	1,039,625	1,239,803	1,791,396
Unrestricted	8,005,572	8,284,532	10,311,120	9,064,837	10,106,271	10,476,978	6,960,330	8,440,543	7,541,666	5,891,376
Total business-type activities net position	$ 65,750,398	$ 66,625,238	$ 68,184,410	$ 71,006,389	$ 73,839,197	$ 76,833,914	$ 85,853,433	$ 90,969,443	$ 91,953,056	$ 95,806,976
Primary Government										
Net Investment in Capital Assets	$ 116,394,112	$ 116,205,203	$ 116,250,142	$ 120,306,059	$ 122,530,058	$ 127,106,149	$ 117,112,540	$ 121,288,574	$ 119,899,852	$ 125,014,112
Restricted	6,704,480	11,068,128	11,186,134	4,229,700	4,513,397	8,094,443	9,270,525	9,108,876	7,598,906	9,415,718
Unrestricted	6,451,486	3,737,671	8,932,642	11,681,947	13,026,648	8,841,228	17,155,544	19,191,979	22,231,178	20,428,568
Total primary government net position	$ 129,550,078	$ 131,011,002	$ 136,368,918	$ 136,217,706	$ 140,070,103	$ 144,041,820	$ 143,538,609	$ 149,589,429	$ 149,729,936	$ 154,858,398

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Village of Germantown, Wisconsin — Table 2

Changes in Net Position
(Accrual Basis of Accounting)
Last Ten Fiscal Years

Expenses	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental activities										
General government	$ 1,653,929	$ 1,723,573	$ 1,770,668	$ 1,918,870	$ 1,938,952	$ 2,256,248	$ 2,346,685	$ 2,274,859	$ 2,248,710	$ 3,112,666
Public safety	7,279,873	7,373,151	7,186,673	7,481,578	7,676,429	7,533,662	8,726,125	9,000,638	8,780,094	9,309,120
Public works	5,726,927	5,287,992	5,421,794	7,675,764	6,116,561	6,666,616	6,272,516	6,594,467	6,764,199	6,105,881
Culture and recreation	2,622,495	2,905,723	2,822,020	2,848,306	3,026,746	2,771,168	3,449,790	2,785,669	3,196,023	3,786,339
Conservation and development	757,450	2,090,544	365,437	2,530,367	857,765	866,765	3,512,552	397,732	846,510	3,236,532
Interest & Fiscal charges	1,013,868	751,307	894,302	686,590	616,440	738,532	1,259,148	1,174,644	1,117,353	1,941,603
Total governmental activities expense	$ 19,054,542	$ 20,132,290	$ 18,460,894	$ 23,141,475	$ 20,232,893	$ 20,832,991	$ 25,566,816	$ 22,228,009	$ 22,952,889	$ 27,492,141
Business-type activities										
Water	$ 1,972,682	$ 2,092,364	$ 1,939,864	$ 1,966,798	$ 2,038,214	$ 2,458,849	$ 2,489,113	$ 2,799,258	$ 3,015,449	$ 2,963,851
Sewer	5,533,202	5,571,720	6,026,848	6,306,500	6,357,603	6,375,078	6,662,354	6,731,541	7,254,399	6,950,114
Total business-type activities expenses	$ 7,505,884	$ 7,664,084	$ 7,966,712	$ 8,273,298	$ 8,395,817	$ 8,833,927	$ 9,151,467	$ 9,530,799	$ 10,269,848	$ 9,913,965
Total primary government expenses	$ 26,560,426	$ 27,796,374	$ 26,427,606	$ 31,414,773	$ 28,628,710	$ 29,666,918	$ 34,718,283	$ 31,758,808	$ 33,222,737	$ 37,406,106

Program Revenues

Governmental activities	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Charges for Services										
General government	$ 312,260	$ 305,520	$ 320,634	$ 311,203	$ 311,761	$ 315,859	$ 325,465	$ 346,151	$ 368,246	$ 460,997
Public safety	1,052,083	1,158,225	1,099,257	965,276	1,275,353	1,397,782	1,315,857	1,187,869	1,658,552	1,721,568
Public works	271,587	271,855	223,462	149,461	252,721	200,438	297,828	188,832	300,450	418,564
Culture and recreation	939,005	1,001,646	1,086,100	1,112,829	1,142,084	1,192,086	1,154,392	575,135	897,056	1,062,539
Conservation and development	13,808	14,861	15,662	10,380	18,511	15,495	36,055	21,826	40,480	26,748
Operating grants and contributions	1,458,894	1,466,066	1,519,883	1,457,476	1,576,491	1,699,437	1,702,665	2,161,563	1,937,524	2,444,297
Capital grants and contributions	86,063	111,489	227,012	483,058	576,089	191,928	2,337,668	3,587,224	234,853	3,919,499
Total governmental activities program revenues	$ 4,133,700	$ 4,329,662	$ 4,492,010	$ 4,489,683	$ 5,153,010	$ 5,013,025	$ 7,169,930	$ 8,068,600	$ 5,437,161	$ 10,054,212
Business-type activities										
Charges for services:										
Water and Sewer	$ 8,181,716	$ 8,097,648	$ 9,368,757	$ 9,267,041	$ 9,047,483	$ 9,022,428	$ 9,137,423	$ 9,325,282	$ 9,448,863	$ 10,607,319
Capital Grants and contributions	118,335	928,330	349,330	2,288,166	2,622,069	3,176,798	334,058	4,653,886	873,505	3,928,456
Total business-type activities program revenues	$ 8,300,051	$ 9,025,978	$ 9,718,087	$ 11,555,207	$ 11,669,552	$ 12,199,226	$ 9,471,481	$ 13,979,168	$ 10,322,368	$ 14,535,775
Total primary government program revenues	$ 12,433,751	$ 13,355,640	$ 14,210,097	$ 16,044,890	$ 16,822,562	$ 17,212,251	$ 16,641,411	$ 22,047,768	$ 15,759,529	$ 24,589,987
Net (Expense) Revenue										
Governmental Activities	$ (14,920,842)	$ (15,802,628)	$ (13,968,884)	$ (18,651,792)	$ (15,079,883)	$ (15,819,966)	$ (18,396,886)	$ (14,159,409)	$ (17,515,728)	$ (17,437,929)
Business-type Activities	794,167	1,361,894	1,751,375	3,281,909	3,273,735	3,365,299	320,014	4,448,369	52,520	4,621,810
Total Primary government net expense	$ (14,126,675)	$ (14,440,734)	$ (12,217,509)	$ (15,369,883)	$ (11,806,148)	$ (12,454,667)	$ (18,076,872)	$ (9,711,040)	$ (17,463,208)	$ (12,816,119)

General Revenues
and Other Changes in Net Assts

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Governmental Activities:										
Taxes										
Property Taxes	$ 13,844,967	$ 12,906,557	$ 12,825,330	$ 13,658,505	$ 14,068,807	$ 14,350,784	$ 14,788,438	$ 13,594,521	$ 16,209,160	$ 16,576,441
Intergovernmental revenues	1,001,520	946,067	993,240	1,033,149	1,048,796	1,038,481	1,140,617	1,131,771	1,237,514	1,220,875
Investment income (loss)	65,225	135,166	123,261	120,496	140,275	349,865	661,932	274,353	(41,725)	(26,902)
Other	341,198	1,871,679	568,135	352,951	289,740	475,217	712,568	610,932	141,918	315,747
Total General Revenues Government Activities	$ 15,252,910	$ 15,859,469	$ 14,509,966	$ 15,165,101	$ 15,547,618	$ 16,214,347	$ 17,303,555	$ 15,611,577	$ 17,546,867	$ 18,086,161
Business-type Activities:										
Investment Income (Loss)	$ (738)	$ 42,192	$ 45,226	$ 53,570	$ 72,534	$ 141,804	$ 253,039	$ 147,379	$ 28,769	$ (213,829)
Other	-	-	-	-	38,333	70,233	17,067	2,904	28,069	72,249
Total General Revenues Business-type Activities	$ (738)	$ 42,192	$ 45,226	$ 53,570	$ 110,867	$ 212,037	$ 270,106	$ 150,283	$ 56,838	$ (141,580)
Total Primary Government	$ 15,252,172	$ 15,901,661	$ 14,555,192	$ 15,218,671	$ 15,658,485	$ 16,426,384	$ 17,573,661	$ 15,761,860	$ 17,603,705	$ 17,944,581
Change in Net Position										
Governmental Activities	$ 906,773	$ 586,087	$ 1,069,235	$ (2,973,191)	$ 1,019,589	$ 977,000	$ (9,522,730)	$ 934,810	$ (843,106)	$ 1,274,542
Business-type Activities	218,724	874,840	1,268,448	2,821,979	2,832,808	2,994,717	9,019,519	5,116,010	983,613	3,853,920
Total Primary Government	$ 1,125,497	$ 1,460,927	$ 2,337,683	$ (151,212)	$ 3,852,397	$ 3,971,717	$ (503,211)	$ 6,050,820	$ 140,507	$ 5,128,462

Village of Germantown, Wisconsin Table 3
Fund Balances, Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund										
Nonspendable	$ 67,183	$ 149,592	$ 2,248	$ 16,035	$ 15,094	$ 892	$ 6,350	$ 4,063	$ 274,842	$ 78,175
Assigned - payment in lieu of taxes	574,705	529,246	528,153	513,500	551,794	582,619	615,086	675,875	640,452	626,310
Assigned - subsequent budget	-	-	-	-	-	-	-	-	107,000	-
Assigned - carryovers	202,503	187,608	471,661	332,882	410,381	1,006,787	1,041,618	-	217,200	-
Assigned - tourism	-	-	-	-	-	-	-	-	46,798	137,769
Unassigned	3,271,462	3,403,046	3,926,381	4,454,981	5,175,649	5,902,819	6,764,197	7,985,393	7,435,017	6,772,839
Total general fund	$ 4,115,853	$ 4,269,492	$ 4,928,443	$ 5,317,398	$ 6,152,918	$ 7,493,117	$ 8,427,251	$ 8,665,331	$ 8,721,309	$ 7,615,093
All Other Governmental Funds										
Nonspendable	$ -	$ 770,061	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Restricted	6,424,392	10,809,624	9,331,635	4,295,658	5,099,024	7,639,463	9,563,937	8,417,392	4,109,136	29,167,182
Committed	94,394	141,277	185,008	202,586	240,085	236,930	246,867	164,467	160,249	53,695
Assigned	1,023,168	1,252,639	1,863,541	1,558,510	1,103,233	1,204,633	2,024,961	2,572,186	2,184,371	5,604,543
Unassigned (Deficit)	-	-	-	-	(21,313)	(2,247,931)	-	-	(89,376)	(773,000)
Total all other governmental funds	$ 7,541,954	$ 12,973,601	$ 11,380,184	$ 6,056,754	$ 6,421,029	$ 6,833,095	$ 11,835,765	$ 11,154,045	$ 6,364,380	$ 34,052,420
Total fund balance, governmental funds	$ 11,657,807	$ 17,243,093	$ 16,308,627	$ 11,374,152	$ 12,573,947	$ 14,326,212	$ 20,263,016	$ 19,819,376	$ 15,085,689	$ 41,667,513

Note: *Fluctuations in all other governmental fund balance, reserved and unreserved amounts, primarily reflect financing, construction in progress and completion of capital projects.*

Source: *Comprehensive Annual Financial Reports*

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Village of Germantown, Wisconsin Table 4

Changes in Fund Balances, Total Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Revenues										
Taxes	$ 13,846,626	$ 12,868,874	$ 12,814,338	$ 13,670,499	$ 14,046,681	$ 14,355,563	$ 14,819,885	$ 13,901,632	$ 16,209,535	$ 16,396,682
Special Assessments	309,302	339,950	363,716	514,964	4,685	4,685	4,685	4,685	4,685	75
Intergovernmental	2,436,164	2,364,696	2,462,718	2,473,891	2,472,247	2,619,652	2,737,156	3,992,540	3,160,660	3,535,762
Regulation and compliance	1,033,161	1,174,161	1,095,844	838,034	1,106,195	1,260,905	1,213,418	994,265	1,233,622	1,379,642
Public charges for services	1,627,811	1,691,512	1,721,835	1,821,522	2,118,968	2,048,383	2,126,483	1,353,349	1,944,207	2,253,680
Intergovernmental charges	-	-	-	-	-	-	-	-	140,960	116,065
Investment income (loss)	63,566	133,479	115,493	113,796	129,117	335,595	627,582	254,951	(46,183)	(26,915)
Miscellaneous	200,216	2,059,497	706,697	157,046	306,463	391,515	560,462	399,224	137,770	196,987
Total Revenues	$ 19,516,846	$ 20,632,169	$ 19,280,641	$ 19,589,752	$ 20,184,356	$ 21,016,298	$ 22,089,671	$ 20,900,646	$ 22,785,256	$ 23,851,978
Expenditures										
General Government	$ 1,339,722	$ 1,411,749	$ 1,388,142	$ 1,508,556	$ 1,569,231	$ 1,788,157	$ 1,790,207	$ 1,794,383	$ 1,905,457	$ 2,515,252
Public Safety	6,778,485	6,878,681	6,640,969	6,660,795	6,585,299	6,783,189	7,610,502	8,048,380	8,596,049	9,651,729
Public Works	3,506,966	3,542,386	3,484,546	3,446,015	3,495,816	3,337,652	3,768,610	3,674,213	4,046,612	3,648,296
Culture and recreation	2,357,270	2,409,242	2,505,837	2,625,584	2,642,790	2,798,834	2,833,489	2,468,120	2,764,785	3,385,038
Conservation and development	692,834	452,337	422,986	476,696	431,709	889,444	3,457,543	379,071	538,715	3,408,138
Capital Outlay	2,932,305	4,328,230	3,680,393	7,500,467	3,166,307	5,126,579	11,236,855	5,737,627	8,825,313	11,479,297
Debt Service										
Principal	3,808,657	5,477,985	4,545,000	6,560,000	3,855,000	3,910,000	5,150,000	2,740,000	3,525,000	3,520,000
Interest and fiscal charges	722,234	617,882	741,975	670,932	595,302	590,517	838,707	1,176,399	1,191,553	1,252,977
Debt issuance costs	35,536	147,838	58,658	68,698	54,801	127,140	355,064	65,684	67,687	617,223
Total Expenditures	$ 22,174,009	$ 25,266,330	$ 23,468,506	$ 29,517,743	$ 22,396,255	$ 25,351,512	$ 37,040,977	$ 26,083,877	$ 31,461,171	$ 39,477,950
Excess (Deficiency) of Revenues Over Expenditures	$ (2,657,163)	$ (4,634,161)	$ (4,187,865)	$ (9,927,991)	$ (2,211,899)	$ (4,335,214)	$ (14,951,306)	$ (5,183,231)	$ (8,675,915)	$ (15,625,972)
Other Financing Sources (Uses):										
Proceeds of leases	$ -	$ 151,380	$ -	$ -	$ -	$ 32,384	$ 223,328	$ -	$ -	$ -
Issuance of general obligation notes	1,905,000	8,050,000	2,655,000	2,670,000	2,805,000	5,275,000	19,325,000	3,875,000	3,165,000	38,485,000
Issuance of refunding debt	-	1,065,000	-	1,665,000	-	-	-	-	-	1,435,000
Premium on long-term debt	-	423,821	70,246	145,016	54,900	197,476	724,696	188,716	136,776	1,661,486
Transfers in	5,874,391	2,634,962	2,589,297	2,893,674	2,640,998	2,544,721	4,321,735	2,100,631	2,073,678	2,277,411
Transfers out	(5,299,686)	(2,105,716)	(2,061,144)	(2,380,174)	(2,089,204)	(1,962,102)	(3,706,649)	(1,424,756)	(1,433,226)	(1,651,101)
Total Other Financing Uses	$ 2,479,705	$ 10,219,447	$ 3,253,399	$ 4,993,516	$ 3,411,694	$ 6,087,479	$ 20,888,110	$ 4,739,591	$ 3,942,228	$ 42,207,796
Net Change in Fund Balances	$ (177,458)	$ 5,585,286	$ (934,466)	$ (4,934,475)	$ 1,199,795	$ 1,752,265	$ 5,936,804	$ (443,640)	$ (4,733,687)	$ 26,581,824
Debt Service as a percentage of noncapital expenditures	23.29%	28.82%	26.44%	32.53%	22.89%	22.02%	23.02%	15.01%	14.99%	16.79% (1)

Note: *The village began to report accrual information when it implemented GASB Statement #34 in fiscal year 2003*
2007 includes Governmental activities capitalized infrastructure assets prior to 2003

Total non-capital expenditures include reconciling items found on page 9 of the ACFR

(1) Capital Outlay ($11,479,297) less items not capitalized ($431,719) used to obtain percentage of noncapital expenditures $11,047,578

Village of Germantown, Wisconsin Table 5

Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended December 31,	Real Property Assessed	Real Property Equalized Value	Personal Property Assessed	Personal Property Equalized Value	Total Assessed	Total Equalized Value	Village Total Direct Tax Rate	Ratio of Assessed to Equalized
2013	$ 2,387,341,800	$ 2,140,736,100	$ 66,930,800	$ 61,419,400	$ 2,454,272,600	$ 2,202,155,500	0.466	111.45%
2014	2,253,243,300	2,219,153,200	60,869,700	64,198,900	2,314,113,000	2,283,352,100	0.497	101.35%
2015	2,333,948,300	2,351,421,300	57,268,100	54,492,100	2,391,216,400	2,405,913,400	0.510	99.39%
2016	2,426,870,700	2,438,914,100	63,628,000	62,965,700	2,490,498,700	2,501,879,800	0.497	99.55%
2017	2,454,515,300	2,516,333,300	60,932,600	61,146,600	2,515,447,900	2,577,479,900	0.504	97.59%
2018	2,476,606,300	2,658,086,800	35,710,000	40,689,800	2,512,316,300	2,698,776,600	0.515	93.09%
2019	2,759,477,500	2,766,490,000	44,376,500	41,481,400	2,803,854,000	2,807,971,400	0.468	99.85%
2020	2,809,976,700	2,851,806,800	45,792,500	48,985,500	2,855,769,200	2,900,792,300	0.498	98.45%
2021	2,870,840,800	3,110,411,200	44,080,300	47,583,300	2,914,921,100	3,157,994,500	0.457	92.30%
2022	2,914,956,200	3,506,395,700	41,050,500	48,848,200	2,956,006,700	3,555,243,900	0.459	83.14%

All equalized valuations of property in the State of Wisconsin are determined by the State of WI, Department of Revenue, Supervisor of Assessment Office. Equalized valuations are the State's estimate of full market value.

The State determines assessed valuation of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors. New and improved residential and commercial property located within the Village are assessed annually by the local assessor. At hearings held each year a taxpayer may appeal the assessments of his property to the Board of Review of the local municipality. The Board of Review consists of local assessors, local officials, and citizen appointees. The assessors do not have a vote on final determinations.

The State's full value law mandates that all assessable property in the State be valued by 100% of market value. Statutes, case law, and administrative rules require that each major class of property (except agricultural property) be kept within 10% of that full value at least once in the past four years. Village wide revaluations are then undertaken

Village of Germantown, Wisconsin Table 6

Direct and Overlapping Property Tax Rates (per $1,000 of assessed value), before State School Credits

Last Ten Fiscal Years

Fiscal Year Ended December 31,	Village Direct Rates				Overlapping Rates				Total Tax Levy
	Basic	Debt Service	Capital Projects	Total Tax Rate	Germantown School District	Washington County	Milwaukee Area Technical College	State of Wisconsin	
2013	3.77	0.89	0.00	4.66	8.83	2.57	1.91	0.15	18.12
2014	3.99	0.98	0.00	4.97	9.37	2.66	1.25	0.17	18.42
2015	4.02	1.08	0.00	5.10	9.20	2.62	1.27	0.17	18.36
2016	3.94	1.03	0.00	4.97	8.79	2.59	1.27	0.17	18.35
2017	3.92	1.12	0.00	5.04	9.13	2.55	1.29	0.00	17.78
2018	4.00	1.15	0.00	5.15	10.00	2.57	1.32	0.00	19.04
2019	3.64	1.04	0.00	4.68	9.62	2.30	1.18	0.00	17.78
2020	3.70	1.28	0.00	4.98	10.04	2.27	1.17	0.00	18.46
2021	3.64	1.26	0.00	4.90	9.86	2.23	1.09	0.00	18.09
2022	3.63	1.64	0.00	5.27	9.49	2.05	1.03	0.00	17.85

Source: Village of Germantown Finance Department, Assessors Department and Village records

Village of Germantown, Wisconsin

Full Value Rates for Property Taxes expressed in dollars per $1,000 of ***equalized value*** *(excluding TIF)*

Last Ten Fiscal Years

Year Levied Tax Collected	Local	Schools [1]	County	Other [2]	Total Full Value Effective Rate [3]
2013/14	5.19	11.97	2.86	0.84	19.19
2014/15	5.04	10.77	2.69	0.74	17.67
2015/16	5.07	10.40	2.60	0.18	17.24
2016/17	4.94	10.01	2.58	0.18	16.87
2017/18	4.92	10.17	2.49	0.00	17.58
2018/19	4.79	10.54	2.39	0.00	17.72
2019/20	4.68	10.79	2.29	0.00	17.76
2020/21	4.98	11.21	2.27	0.00	18.46
2021/22	4.90	10.52	2.23	0.00	18.09
2022/23	4.59	9.18	1.79	0.00	15.56

1 The Schools tax rate reflects the composite rate of all local school districts and the technical college districts

2 Includes the state reforestation tax which is apportioned to each county on the basis of its full value
Counties, in turn, apportion the tax to the tax districts within their borders on the basis of full value.
It also includes any tax increment and taxes levied for special purpose districts such as metropolitan
sewerage districts, sanitary districts, and public inland lake protection districts.
State property taxes were eliminated in the State's budget starting 2017

3 Property tax less state property tax credit (not including lottery credit).

Village of Germantown, Wisconsin Table 7

Principal Property Tax Payers

Current Year and Nine Years Ago

	2022			2013		
Taxpayer	Equalized Value		Percentage Village's Total Equalized Value	Equalized Value		Percentage Village's Total Equalized Value
Exeter Holy Hill LP	$38,246,798	1	1.08%			
TI Investors of GermantownII	26,516,299	2	0.75%			
Sentinel Germantown LLC	26,019,741	3	0.73%	15,353,800	4	0.70%
Heather Lake LLC	23,069,645	4	0.65%			
Stag Industrial Holdings LLC	20,071,335	5	0.56%			
AGNL Dairy LLC / Gehls	19,383,759	6	0.55%			
Heritage Place Joint Venture	19,001,833	7	0.53%			
Airgas Safety Inc	17,901,235	8	0.50%			
ICHQ LLC	16,935,314	9	0.48%			
Cambridge Major Laboratories	14,779,191	10	0.42%	15,360,800	3	0.70%
The Gables of Germantown LLC				19,768,800	1	0.90%
Meridian Germantown LLC				17,278,600	2	0.78%
Stonehedge Properties				13,292,800	5	0.60%
Gehls Guernsey Farms Inc				13,256,400	6	0.60%
Phylmack LLC				13,105,200	7	0.60%
Waste Management of WI Inc				12,972,000	8	0.59%
Menard Inc				10,629,000	9	0.48%
Compass Prop				9,900,400	10	0.45%
Total	$ 221,925,150		6.24%	$ 140,917,800		6.40%

Source: *Village of Germantown Finance Department, Assessors Department and Village records*

a) Total Equalized Value January 1, 2022 = *$ 3,555,243,900*
b) Total Equalized Value January 1, 2012 = *$ 2,202,155,500*

Village of Germantown, Wisconsin Table 8

Property Tax Levies and Collections
Last Ten Fiscal Years

Fiscal Year Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy [1] Amount	Collected within the Fiscal year of the Levy [1] Percentage of Levy	Collection in Subsequent Years [2]	Total Collections to Date Amount	Total Collections to Date Percentage of Levy
2013	$ 44,480,179	$ 33,599,277	75.54%	$ 10,871,870	$ 44,471,147	99.98%
2014	42,623,918	33,491,084	78.57%	9,076,714	42,567,798	99.87%
2015	43,890,361	33,301,519	75.87%	10,577,270	43,878,789	99.97%
2016	44,292,776	33,949,559	76.65%	10,306,351	44,255,910	99.92%
2017	45,309,491	34,975,793	77.19%	10,333,698	45,288,234	99.95%
2018	47,835,308	36,589,120	76.49%	11,246,188	47,831,749	99.99%
2019	49,860,820	43,632,653	87.51%	6,228,167	49,815,891	99.91%
2020	52,720,273	40,255,818	76.36%	12,464,455	52,672,767	99.91%
2021	52,734,005	35,736,400	67.77%	16,997,605	52,638,462	99.82%
2022	55,335,103	36,560,678	66.07%	18,774,425	54,785,468	99.01%

Source: Village Finance Department

Notes: Amounts collected include Village of Germantown and all other taxing bodies which make up the total levy.
[1] *The amount shown is net of the State Tax Credit*

[2] *Current state law requires counties to pay 100% of the real property taxes levied to cities, villages, towns, school districts and other taxing authorities on or about August 20 of the collection year*
Personal Property is collected by municipality

Village of Germantown, Wisconsin

Water & Sewer Utility - Customer Count

Last Ten Fiscal Years

Table 9

Function/Program	2013	2014	2015	2016*	2017*	2018*	2019*	2020*	2021*	2022*
Water and Sewer										
Number of Water Customers	5,311	5,359	5,440	5,460	5,464	5,477	5,493	5,550	6,257	5,950
Average Daily Water Consumption (gallons)	1,749,041	1,798,090	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,794,811	1,802,378	1,831,030
Number of Sewer Customers	5,552	5,603	5,682	5,696	5,705	5,715	5,734	6,254	5,845	6,079

* fluctuation in consumption due to large water user with its own water source, periodically uses Village water, in prior years they had a problem with their pumping system and used Village water source as primary.

Village of Germantown, Wisconsin Table 10

Water Utility Customer Summary

Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Number of customers											
Residential	4,727	4,774	4,840	4,857	4,865	4,868	4,878	4,898	4,957	5,294	
Res - Multi-Family*	107	107	108	108	108	109	110	141	141	145	
Commercial	432	433	451	450	466	455	459	462	465	454	
Industrial	22	22	22	22	22	22	23	26	26	24	
Public	23	23	19	23	23	23	23	23	25	33	
Total	5,311	5,359	5,440	5,460	5,484	5,477	5,493	5,550	5,614	5,950	
Gallons (thousands)											
Residential	278,289	264,880	270,293	262,740	255,115	249,242	242,644	248,957	242,287	241,058	
Res - Multi-Family*	49,595	49,317	51,143	49,760	49,659	51,029	50,407	77,153	82,109	55,748	
Commercial	119,599	106,747	121,561	126,118	128,166	128,235	127,015	117,846	125,878	118,982	
Industrial	181,544	227,407	247,368	134,939	96,416	144,840	82,754	203,066	281,292	185,523	**
Public	9,373	7,952	8,372	8,877	10,556	9,215	9,788	8,084	8,447	11,925	
Total	638,400	656,303	698,737	582,434	539,912	582,561	512,608	655,106	740,013	613,236	

* New Public Service Commission Required Class Code - Effective 2013 - derived from Commercial

** variations in Industrial water usage due to large use customer that have their own water source, uses Village water for peak demand

Draft 12/14/23

Water Utility Customer Rates
Last Ten Fiscal Years

	2013*	2014**	2015	2016	2017	2018	2019	2020	2021	2022
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	$ 14.83	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 15.27	$ 19.35
3/4 inch meter	14.83	15.27	15.27	15.27	15.27	15.27	15.27	15.27	15.27	19.35
1 inch meter	24.72	25.46	25.46	25.46	25.46	25.46	25.46	25.46	25.46	32.28
1 1/4 inch meter	33.99	35.01	35.01	35.01	35.01	35.01	35.01	35.01	35.01	44.04
1 1/2 inch meter	43.26	44.56	44.56	44.56	44.56	44.56	44.56	44.56	44.56	56.46
2 inch meter	64.89	66.84	66.84	66.84	66.84	66.84	66.84	66.84	66.84	84.69
3 inch meter	108.15	111.39	111.39	111.39	111.39	111.39	111.39	111.39	111.39	141.00
4 inch meter	166.86	171.87	171.87	171.87	171.87	171.87	171.87	171.87	171.87	219.00
6 inch meter	309.00	318.24	318.24	318.24	318.24	318.24	318.24	318.24	318.24	405.00
8 inch meter	475.86	490.14	490.14	490.14	490.14	490.14	490.14	490.14	490.14	621.00
10 inch meter	695.25	716.11	716.11	716.11	716.11	716.11	716.11	716.11	716.11	909.00
12 inch meter	917.73	945.26	945.26	945.26	945.26	945.26	945.26	945.26	945.26	1,200.00
Volume rate (per 1,000 gallons)										
First 100,000 gallons	$ 2.22	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 2.29	$ 4.15
Next 900,000 gallons	1.91	1.97	1.97	1.97	1.97	1.97	1.97	1.97	1.97	3.60
Over 1,000,000 gallons	1.62	1.67	1.67	1.67	1.67	1.67	1.67	1.67	1.67	3.03
Public Fire Protection										
Annual service charge to the Village of Germantown	$ 521,776	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,429	$ 537,430
Private Fire Protection										
Quarterly Service Charge										
2 inch or smaller connection	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00	$ 24.00
3 inch connection	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4 inch connection	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00
6 inch connection	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00
8 inch connection	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00
10 inch connection	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
12 inch connection	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
14 inch connection	-	-	-	-	-	-	-	-	-	486.00
16 inch connection	-	-	-	-	-	-	-	-	-	600.00

* 3% Simplified Rate Increase effective 12/15/2013

** 3% Simplified Rate Increase effective 12/15/2014

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin Table 12

Sewer Utility Customer Summary

Last Ten Fiscal Years

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Number of customers										
Residential	4,473	4,519	4,564	4,574	4,578	4,581	4,590	5,557	5,894	5,388
Commercial	1,026	1,031	1,066	1,070	1,075	1,082	1,090	647	744	417
Industrial	32	32	31	31	31	31	33	22	26	25
Public	21	21	21	21	21	21	21	28	25	32
Total	5,552	5,603	5,682	5,696	5,705	5,715	5,734	6,254	6,689	5,862
Gallons (thousands)										
Residential	263,821	251,582	255,996	249,473	241,242	235,810	228,968	347,640	242,287	295,942
Commercial	159,206	139,755	160,665	161,433	166,929	173,678	173,257	109,593	125,878	132,788
Industrial	216,399	189,970	307,978	272,429	246,822	228,266	242,273	242,319	281,992	247,928
Public	7,264	8,035	8,304	8,022	10,669	7,230	7,178	7,239	8,447	12,322
Total	646,690	589,342	732,943	691,357	665,662	644,984	651,676	706,791	658,604	688,980

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin Table 13

Sewer Utility Customer Rates

Last Ten Fiscal Years

	2013	2014**	2015	2016	2017	2018	2019	2020	2021	2022
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	$ 36.37	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01	$ 40.01
3/4 inch meter	36.37	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01
1 inch meter	67.29	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02
1 1/2 inch meter	92.75	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02
2 inch meter	120.01	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02
3 inch meter	183.67	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03
4 inch meter	329.14	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06
6 inch meter	538.26	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08
Volume rate (per 1,000 gallons)										
All Classes										
Residential Only	$ 6.285	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913	$ 6.913
Commercial, Industrial, Public	7.856	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.641
General Unmetered Service										
Flat rate	$ 147.93	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$ 162.75	$162.75
based on avg. usage (gal.)/qtr.	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750

* 15% Rate Increase effective 12/15/2011

** 10% Rate Increase effective 12/15/2014

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin Table 14
Ratio of Outstanding Debt
Last Ten Fiscal Years

	Governmental Activities					Business-type Activities				
Fiscal Year Ended December 31,	General Obligation Bonds	General Obligation Notes	Refunding Bonds	Other Obligations	Lease Liabilities	Water Utility Revenue Bonds	Sewer Utility General Obligation Notes	Total Primary Government	Debt per Capita	Population
2013	$ 410,000	$ 10,845,000	$ 14,272,770	$ 127,985	$ -	$ 1,482,713	$ -	$ 27,138,468	$ 1,370	19,811
2014	5,790,000	11,760,000	12,146,752	-	129,579	1,393,201	-	31,219,532	1,570	19,891
2015	5,765,000	11,540,000	10,528,381	-	97,887	1,302,768	-	29,234,036	1,464	19,972
2016	5,740,000	14,250,000	5,695,028	-	65,933	1,211,390	-	26,962,351	1,348	20,008
2017	5,634,023	15,076,468	3,920,557	-	31,919	1,114,042	-	25,777,009	1,291	19,965
2018	8,117,980	15,336,256	2,663,539	-	31,227	1,015,697	-	27,164,699	1,346	20,183
2019	24,859,045	16,046,449	-	-	151,004	911,329	3,108,110	45,075,937	2,189	20,590
2020	24,815,852	16,139,667	-	-	113,254	800,911	2,912,754	44,782,438	2,141	20,917
2021	24,162,058	17,557,899	-	-	75,503	689,413	2,792,398	45,277,271	2,163	20,934
2022	57,900,077	21,696,320	-	-	-	4,471,810	12,567,252	96,635,459	4,598	21,015

Note: *Balances include debt related refundings, discounts, premiums*
Details regarding the Village's outstanding debt can be found in the notes to the financial statements. Section Note 3 Long Term Obligations
Population trend per US Census Bureau.

Village of Germantown, Wisconsin Table 15

Ratio of General Bonded Debt Outstanding Governmental Activities

Last Ten Fiscal years

	General Bonded Debt Outstanding							
Fiscal Year Ended December 31,	General Obligation Bonds	Refunding Bonds	Less: Fund Balance Restricted for Debt Service	Total	Percentage of Long -Term Debt to Equalized Value	Equalized Valuation	Net Long-term Debt per Capita	Population
2013	$ 410,000	$ 14,272,770	$ (2,697,292)	$ 11,985,478	0.54%	$ 2,202,155,500	$ 605	19,811
2014	5,790,000	12,146,752	(1,785,323)	16,151,429	0.71%	2,283,352,100	812	19,891
2015	5,765,000	10,528,381	(769,454)	15,523,927	0.65%	2,405,913,400	777	19,972
2016	5,740,000	5,695,028	(93,069)	11,341,959	0.45%	2,501,879,800	567	20,008
2017	5,634,023	3,920,557	(138,303)	9,416,277	0.37%	2,577,479,900	472	19,965
2018	8,117,980	2,663,539	(247,137)	10,534,382	0.39%	2,698,776,600	522	20,183
2019	24,859,045	-	(307,704)	24,551,341	0.87%	2,807,971,400	1,192	20,590
2020	24,815,852	-	(375,846)	24,440,006	0.84%	2,900,792,300	1,167	20,934
2021	24,162,058	-	(167,466)	23,994,592	0.76%	3,157,994,500	1,140	21,040
2022	57,900,077	-	(183,975)	57,716,102	1.62%	3,555,243,900	2,746	21,015

Note: *Details regarding the Village's outstanding debt can be found in the notes to the financial statements.*

Source: *Population 2013-2019: 2010 U.S. Census*
Population 2020-2021: 2020 U.S. Census

Village of Germantown, Wisconsin Table 16

Direct and Overlapping Governmental Activities Debt

As of December 31, 2022

Governmental Unit	2022 Equalized Value	Total G.O. Debt Outstanding	Village EV Percentage of District	Village Proportionate Share
Milwaukee Area Technical College	$ 107,694,969,375	$ 97,590,000	3.30% [1]	$ 3,221,657
Germantown School District	4,782,058,725	90,482,246	74.35%	67,269,449
Washington County	20,790,695,300	16,220,567	17.10%	2,773,744
Subtotal, overlapping debt	$ 133,267,723,400	$ 204,292,813	2.06% [2]	$ 73,264,850
Village Direct Debt	$ 3,555,243,900	$ 86,125,000	100.00%	$ 86,125,000
Village Debt to Equalized Value		290,417,813	2.42% [3]	
Total Direct and overlapping debt				$ 159,389,850
Debt Per Capita Village General Obligation Debt				$ 4,093 [4]
Debt Per Capita Village Share of Overlapping Debt				3,482
				$ 7,575

Source: Financial Officers of the overlapping School Districts and Counties, Official Statement dated April 28, 2022

[1] *Percentage of village equalized value to district equalized value.*

[2] *Percentage of village overlapping debt outstanding to village equalized value*

[3] *Percentage of village outstanding debt to village equalized*

[4] *Population 2021 estimate 21,040 debt per capita*

Village of Germantown, Wisconsin

Legal Debt Margin Information

Last Ten Fiscal Years

Table 17

Legal Debt Margin calculations for Current Fiscal Year		
Equalized Valuation	$	3,555,243,900
Debt Limit (5% of current equalized value)		177,762,195
Debt applicable to limit - General obligation debt outstanding		88,710,000
Legal Debt margin	$	89,052,195

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Statutory Debt Limit	$ 110,107,775	$ 114,167,605	$ 120,295,670	$ 125,093,990	$ 128,873,995	$ 134,938,830	$ 140,398,570	$ 145,039,615	$ 157,899,725	$ 177,762,195
Total Net Debt Applicable to limit	25,607,985	29,245,000	27,355,000	25,130,000	24,080,000	25,445,000	42,625,000	43,570,000	43,095,000	88,710,000
Unused Debt Limit	$ 84,499,790	$ 84,922,605	$ 92,940,670	$ 99,963,990	$ 104,793,995	$ 109,493,830	$ 97,773,570	$ 101,469,615	$ 114,804,725	$ 89,052,195
Total Net Debt Applicable to the limit as a percentage of debt limit	23.26%	25.62%	22.74%	20.09%	18.68%	18.86%	30.36%	30.04%	27.29%	49.90%

Village of Germantown, Wisconsin Table 18

Pledged - Revenue Coverage - Utility

Last Ten Fiscal Years

Fiscal Year Ended December 31,	Water Revenue Bonds: Utility Service Charges	Less Operating Expenses	Net Available Revenue	Debt Service: Principal	Debt Service: Interest	Debt Service: Total	Accreted Value	Coverage Expected	Actual Debt Coverage
2012	$ 2,260,951	$ 1,172,581	$ 1,088,370	$ 82,741	$ 56,653	$ 139,394	$ 174,243	1.25	7.81
2013	2,428,842	1,170,210	1,258,632	83,615	53,967	137,582	171,978	1.25	9.15
2014	2,560,579	1,293,026	1,267,553	89,512	51,259	140,771	175,964	1.25	9.00
2015	2,652,039	1,138,846	1,513,193	90,433	48,263	138,696	173,369	1.25	10.91
2016	2,421,804	1,162,583	1,259,221	91,378	45,187	136,565	170,706	1.25	9.22
2017	2,502,002	1,177,808	1,324,194	97,349	42,004	139,353	174,192	1.25	9.50
2018	2,512,691	1,539,529	973,162	98,345	38,535	136,880	171,100	1.25	7.11
2019	2,441,225	1,538,464	902,761	104,368	35,008	139,376	174,220	1.25	6.48
2020	2,594,897	1,768,688	826,209	110,419	31,213	141,632	177,040	1.25	5.83
2021	2,582,257	1,954,084	628,173	111,497	27,145	138,642	173,303	1.25	4.53
2022	3,673,495	1,761,927	1,911,568	243,741	225,182	468,923	586,154	1.25	4.08

Note: *Details regarding the village's outstanding debt can be found in the notes to the financial statements, Note 3, Long Term Debt, Revenue Debt.*
Operating expenses do not include interest on long term debt, depreciation or amortization expense

Village of Germantown, Wisconsin Table 19

Demographic and Economic Indicators

Last Ten Fiscal Years

Fiscal Year Ended December 31,	Estimated Population	Median *Household Income*		Per Capita Personal Income (thous)	Median Age	School Enrollment	Washington County Unemployment Rate
2012	19,803	$ 72,000		$ 35.781	40.2	3,999	6.40%
2013	19,811	73,555		35.690	41.4	3,987	5.10%
2014	19,891	74,865		35.670	41.9	3,909	4.30%
2015	19,972	74,865		36.304	42.0	3,913	3.40%
2016	20,008	75,305		36.668	42.2	3,895	3.10%
2017	19,965	79,553		40.404	42.1	3,915	2.20%
2018	20,183	81,846		42.267	42.1	3,907	2.90%
2019	20,590	81,846		42.267	42.1	3,907	2.90%
2020	20,934	81,846	est	42.267	42.1	3,907	2.90%
2021	21,040	94,563	est	42.267	40.1	3,796	2.20%
2022	21,015	94,278	est	45.183	40.1	3,814	1.70%

Note: *Population - Wisconsin Department of Administration, Demographic Services Center estimates, 2010 census*

Source: *US Bureau of Economic Analysis*
Wisconsin Department of Workforce Development, Office of Economic Advisors, per capita income
School Enrollment - WI Dept of Public Instruction, Head Count & Membership
https://apps4.dpi.wi.gov/sfsdw/MembershipFTEReport.aspx
Unemployment - Wisconsin Department of Workforce Development, Division of Workforce Excellence (Washington County) Rates not compiled for individual communities with populations under 25,000, AVG Washington County
www.factfinder2.census.gov
2010 Census of Population and Housing, and 2017 American Community Survey (based on a 5 year estimate)
US Census Bureau

Village of Germantown, Wisconsin Table 20

Principal Employers
Current Year and Nine Years Ago

Employer		2022 Employees [2]	2022 Rank	2022 Percentage of Total Village Population	2013 Employees [1]	2013 Rank	2013 Percentage of Total Village Population
MGS Mfg		600	1	2.86%			
Germantown School District		583	2	2.77%	600	1	2.86%
J.W. Speaker Company		500	3	2.38%			0.00%
Gehl's Foods		400	4	1.90%	225	6	1.07%
Ellsworth Adhesives	3	359	5	1.71%	225	5	1.07%
GKN Sintered Metals		333	6	1.58%	30	10	0.14%
Moldmakers		300	7	1.43%			
David Frank Landscape		300	8	1.43%	300	4	1.43%
Village of Germantown		275	9	1.31%	319	3	
Wago		270	10	1.28%			0.00%
Walmart				0.00%	500	2	
Rock-Tenn Co.					209	7	0.99%
Great Lakes Packaging					101	8	0.48%
Banner Weld					100	9	0.48%
Total		3,920		18.65% [4]	2,609		12.41% [4]

Source:

[1] *Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated February 24, 20*

[2] *Reference USA, written and telephone survey (April 2021), Wisconsin Manufacturers Register and the Wisconsin Department of Workforce Development*

This does not purport to be a comprehensive list, and is based on available date obtained through a survey of individual employers, as well as identified sources. Some employers do not respond to inquires for employment data

[3] *Includes full-time, part-time and seasonal employment*

[4] *Population - Wisconsin Department of Administration, Demographics Services Center*
2012 estimation (19,803) 2021 Estimation (21,040)

Village of Germantown, Wisconsin Table 21

Full-time Equivalent Village Government Employees by Function/Program

Last Ten Fiscal Years

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Government	5.70	5.70	5.70	5.70	5.70	5.70	6.70	6.70	6.70	6.70
Public Safety	57.35	57.35	57.35	57.35	61.35	63.35	69.35	69.35	72.50	73.50
Public Works	17.16	17.16	17.16	17.16	18.16	18.16	18.16	18.16	17.00	17.00
Culture & Recreation	23.50	23.50	23.50	23.75	23.75	23.75	23.75	23.75	23.75	23.75
Conservation & Development	1.90	1.90	1.90	1.90	1.90	1.90	2.90	2.90	2.90	2.90
Water	8.30	8.30	8.30	8.30	8.30	9.05	9.05	9.05	9.05	9.05
Sewer	7.82	7.82	7.82	7.82	7.82	8.12	8.12	8.12	8.12	8.12
Total*	121.73	121.73	121.73	121.98	126.98	130.03	138.03	138.03	140.02	141.02
Total # of W2's	426	434	467	467	422	435	424	424	375	526

Source: *Village of Germantown * Total count equals regular full time and part time personnel, does not include seasonal, recreation programs or Paid on Call Fire & Rescue*

Utility FTE counts from 2010-2016 were updated in 2017 to reflect salary budget worksheets.

Village of Germantown, Wisconsin Table 22

Operating Indicators by Function/Program

Last Ten Fiscal Years

Function/Program	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Public Safety										
Police										
Number of Sworn Officers	31	31	31	31	32	33	33	33	33	34
Number of Citations	3,150	2,539	2,888	2,538	2,201	2,108	2,039	2,039	2,042	2,682
Fire										
Number of Employees - Full Time	4	4	4	4	8	10	16	16	16	16
Number of Employees - Part Time	4	4	4	4	1	1	-	-	-	
Number of Employees - Paid on Call	35	35	38	35	29	23	23	23	23	23
Public Works										
Street Surfacing/Sealcoating (miles)	2.77	1.83	1.03	6.00	9.00	0.36	4.50	4.50	4.50	1.54
Asphalt Resurface/Repairs (miles)	0.10	0.75	0.42	3.86	2.49	2.00	5.02	5.02	5.02	3.46
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Acreage	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50
Library										
Volumes in Collection	175,186	154,917*	155,249	149,086	145,823	147,515	148,123	148,123	148,123	145,000
Volumes in Collection - Digital					215,158	203,411	244,739	244,739	244,739	245,344
Water and Sewer										
Number of Water Customers	5,311	5,359	5,440	5,460	5,464	5,477	5,493	5,493	5,493	5,677
Average Daily Water Consumption (gallons)	1,749,041	1,798,090	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,404,405	1,404,405	1,701,898
Number of Sewer Customers	5,552	5,603	5,682	5,696	5,705	5,715	5,734	5,734	5,734	5,862

Note: *Starting in 2017, Digital Library material volume was added*

** 2014 Library Collections - removed more volumes than usual, back issues of magazine, video's, more than half of books on cassette*

Village of Germantown, Wisconsin Table 23

Capital Asset Statistics by Function/Program

Last Ten Fiscal Years

Function/Program	2012	2013	2014	2015	2016	2017	2018*	2019	2020	2021	2022
Public Safety											
Police Stations	1	1	1	1	1	1	1	1	1	1	1
Fire Stations	2	2	2	2	2	2	1	1	1	1	1
Public Works											
Miles of Road (miles)	129.58	129.58	129.58	129.69	130.07	130.70	132.65	132.65	132.65	133.42	140.16
Sidewalks (miles)	19.76	20.38	20.38	20.48	21.25	22.05	22.86	23.66	24.47	24.47	24.47
Culture & Recreation											
Parks	12	12	12	12	12	12	12	12	12	12	12
Playgrounds	7	7	7	7	7	7	7	7	7	7	7
Tennis Courts	13	13	13	13	13	13	13	13	13	13	13
Spraygrounds	1	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1	1
Library	1	1	1	1	1	1	1	1	1	1	1
Water											
Water Mains (miles)	89.15	89.07	89.60	89.60	91.77	92.45	94.60	96.89	96.89	96.89	117.07
Fire Hydrants	1,301	1,301	1,308	1,308	1,327	1,335	1,357	1,383	1,383	1,383	1,425
Sewer											
Sanitary Sewer (miles)	90.50	93.00	96.00	97.62	99.16	101.83	103.21	105.23	105.23	105.23	109.93

Source: *Village of Germantown Department Directors and capital asset inventory records*

Note: *2012 Fire Hydrant count increase due to the reconciliation of hydrants reported to the GIS System*

** Starting in 2018, Village consolidated Services into Fire Station II, and "Fire Station "I" will be available for other Village Uses*

Village of Germantown, Wisconsin Table 24
Building Permits
Last Ten Fiscal Years

Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
No. of All Building Permits										
Including additions & remodeling	598	607	554	623	654	745	639	1,537	2,144	2,064
Valuation	$ 34,817,008	$ 55,636,764	$ 53,736,810	$ 28,781,279	$ 101,801,123	$ 93,333,788	$ 63,063,116	$ 40,709,300	$ 76,387,591	$ 110,084,144
New Single Family Homes										
No. of building permits	54	60	40	38	53	15	14	47	80	41
Valuation	$ 13,640,425	$ 14,212,683	$ 8,660,736	$ 8,595,327	$ 9,401,508	$ 4,628,865	$ 5,839,608	$ 16,429,820	$ 35,980,555	$ 20,573,021
New Multiple Family Buildings										
No. of building permits	9	2	-	-	2	2	3	1	-	-
No. of units	18	4	-	-	127	43	94	2	-	-
Valuation	$ 3,022,250	$ 1,080,000	$ -	$ -	$ 34,042,000	$ 4,336,000	$ 7,990,000	$ 300,000	$ -	$ -
New Commercial/Industrial Buildings										
No. of building permits	1	4	6	2	-	6	7	13	2	9
Valuation	$ 3,100,000	$ 18,548,000	$ 9,421,000	$ 1,662,700	$ -	$ 48,286,000	$ 30,476,729	$ 23,948,368	$ 5,061,397	$ 48,437,210

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 18, 2023

PLACEMENT: Action Item

ITEM TITLE: Discussion / Action on canceling or rescheduling the regularly scheduled Village Board Meeting scheduled for January 1, 2024 due to Village Hall being closed on this day in observance of the holiday.

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

RECOMMENDATION:

ACTION BY Committee: