

MEETING: AMENDED REGULAR MEETING OF THE VILLAGE BOARD

DATE & TIME: Monday, October 21, 2024 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**
- VI. **COMMITTEE AND DEPARTMENT REPORTS:**
- VII. **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.)*
- VIII. **CONSENT AGENDA:**
 - A. Minutes: October 7, 2024
 - B. Police Vehicle Squad Changeover - F150
- IX. **UNFINISHED BUSINESS**
- X. **PUBLIC HEARINGS:**
- XI. **NEW BUSINESS:**
 - A. ***Determination as to whether sanitary sewer is "public" or "available", per Sec. 13.29 of Village Code, to Mr. Jerry Weidmann at N112 W18025 Mequon Rd.***
 - B. ***Everett Frenz, Agent for the Anton Frenz Trust & SA Technologies LLC, Property Owners - 65.2 acres located east of Fond du Lac Avenue/STH145 and north of Donges Bay Road. Application to Rezone 65.2 acres from the M-1: Limited Industrial Zoning District to an Rm-3: Multi-Family & B-1: Neighborhood Business Planned Development District (PDD) for***

purposes of developing a 570 dwelling unit & 24,000 sqft retail commercial mixed-use development called "ArborVillage". (ACTION)

- C. Presentation on the results of the Public Safety Building(s) needs assessment by Graef, PRA and Moore Construction.
- D. Award of the Fire Station #2 addition and remodel design services agreement to Graef in the amount of \$419,000.00.
- E. Public Safety - 2024 Budget Amendments
- F. Police Vehicle Squad Changeover - Explorer (ARPA Funds)
- G. Resolution Disallowing the Claim of Mayshell Sardina
- H. Discussion on Plans for Development within the Village Center District
- I. Strategy Concerning Acquisition of Properties in the Village's Village Center District (in the general area of Mequon Road and Pilgrim Road). The Village Board may convene into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.
- J. Contract with Copeland Companies with respect to Acquisition of Properties in the Village's Village Center District. The Village Board may convene into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT:

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, October 7, 2024 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.*

Village President Dean Wolter called the Village Board meeting to order at 7:00 PM.

II. **ROLL CALL:**

Present: Trustee David Baum, Trustee Rick Miller, Trustee Robert Warren, Trustee Jolene Pieper, Trustee Jan Miller, Trustee Phil Hudson, President Dean Wolter, Trustee Meg Cutts

Absent:

Excused: Trustee Terri Kaminski

Also Present: Village Administrator Steve Kreklow, Village Attorney Brian Sajdak, Public Works Director Matthew Mortwedt, Village Clerk Donna Ott

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

President Wolter provided dates and times for the upcoming meetings of the Committee of the Whole, Economic Development Commission, Board of Review, and Senior Advisory Committee, as well as upcoming Budget Informational Sessions, Ribbon Cutting at Kinderberg Park, and Open House at the new DPW building.

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

Trustee Cutts provided the date of the upcoming K-9 Dog Walk. Trustees announced dates and times of upcoming 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.)

Lynne Schauer Bednarz (W156N10121 Pawnee Ct)) spoke regarding TIF investments and the yard waste facility.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding political canvassers.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding Economic Development Commission responsibilities.

William Walter (N108W17551 Lilac Lane) spoke regarding political signs on private property.

Kara Brandl (W199N11286 Rosewood Ct) spoke regarding the regulation of political signs.

Shaun Bowe, (N116W15841 Main St) spoke regarding zoning permit changes, parking on Main Street, and the updated noise ordinance.

VII. CONSENT AGENDA:

Motion: Approve Items A-H as presented

Motioned By: Trustee Baum

Seconded By: Trustee Hudson

Request: Remove Item E for Discussion

Requested By: Trustee Jan Miller

Revised Motion: Approve Items A-D, F-H

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

No: Trustee Pieper

Abstain: None

Motion Carried by Roll Call Vote (Yes 7, No 1, Abstained 0)

Trustee Pieper left the meeting to return via WebEx at a later time.

Motion: Approve Item E as presented

Motioned By: Trustee Baum

Seconded By: Trustee Hudson

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Hudson, President Wolter, Trustee Cutts

No: Trustee Jan Miller

Abstain: None

Motion Carried by Voice Vote (Yes 6, No 1, Abstained 0)

- A. MINUTES: September 16, 2024
- B. Award of the Old Farm and Main St Lift Station study professional services agreement to Ruekert & Mielke for \$50,000.00.
- C. Award of the 2025 sewer lining contract to VisuSewer for \$140,633.50.
- D. Award of the Village Hall access control system installation contract to O&W Communications for \$54,455.00.
- E. Approval of an agreement with MLG for a sanitary sewer easement and land transfer for High Point Pass right-of-way.
- F. Application for Temporary Class "B" Retailer's License - St. Boniface Church's Spaghetti Dinner on 01/25/2025
- G. Application for Temporary Class "B" / "Class B" Retailer's License - St. Boniface Church's Trivia Night on 02/17/2025
- H. Application for Temporary Class "B" Retailer's License - St. Boniface Church's Fish Frys on 03/07/2025, 03/14/2025, and 03/21/2025

VIII. UNFINISHED BUSINESS

- A. Discussion Regarding current Municipal Code for Solicitors, Canvassers, and Peddlers

Motion: Direct Staff to Make the Following Recommended Text Changes to the Current Municipal Code for Solicitors, Canvassers, and Peddlers: Change Solicitation Hours to 10:00AM-Sunset; Allow Non-Profit Organizations to be Exempt from Applying for Solicitor Permit

Motioned By: Trustee Baum

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Jolene Pieper, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 7, No 0, Abstained 0)

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

A. Presentation Regarding Economic Development Washington County

Christian Tscheschlok, Executive Director of Economic Development Washington County (EDWC), provided a presentation regarding Economic Development Washington County and its collaboration with the Village of Germantown.

Scott Sommer, owner of Old Germantown, spoke of his experience working with EDWC.

B. Approval of a change order to JH Hassinger for Well 12 lining in the amount of \$154,580.20.

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)

C. Resolution to Adopt the Washington County All Hazard Mitigation Plan

Motion: Approve as presented

Motioned By: Trustee Baum

Seconded By: Trustee Rick Miller

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

D. Rescheduling of November 4th Village Board Meeting to Accommodate November 5th Election Preparations

Motion: Reschedule Regularly Scheduled November 4th Village Board Meeting to November 12th, Immediately Following Public Safety Committee Meeting

Motioned By: Trustee Hudson

Seconded By: Trustee Baum

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 8, No 0, Abstained 0)

- E. Administrator Setting 2024 Performance Goals Update. The Village Board May Enter into Closed Session per Wis Stat § 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: Enter into Closed Session with the Following in Attendance: Village Administrator Kreklow

Motioned By: Trustee Baum

Seconded By: Trustee Rick Miller

Yes: Trustee Baum, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Hudson, President Wolter, Trustee Cutts

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)

The Village Board entered into closed session at 9:06 PM.

XI. ADJOURNMENT:

Village President Wolter adjourned the Village Board meeting at 9:15 PM.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Police Vehicle Squad Changeover - F150

SUBMITTED BY: Mike Snow, Police Chief

SUMMARY EXPLANATION:

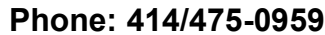
The police department is requesting funds to complete the equipment install for the Ford F-150. The total cost will be \$29,390.00. The funds will come from the 2024 Capital Projects account.

ATTACHMENT:

1. General Fire - F-150 (D)

STAFF RECOMMENDATION:

ACTION BY Committee:



Required Date 09/01/23

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

(Continued) Customer Original Page 2
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General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Phone: 414/475-0959

Order Number B21478-D

Order Date 09/01/23

Bid Expiration Date 12/31/24

Required Date 09/01/23

Bill To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Ship To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
GERM02	Best way	Install	Net 25 Days		BW03	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)		Discount %	Tax	
		EMPTC00XU4 Mount in Rear cab or Inside rear cap window				
4	0	SOUEMP5A05BT- Sound-Off 4"x2" mPower 24 Led Dual Color Light w/ Sticky Mt 2 on each side 1 front of cap facing sideways 1 rear of cap facing sideways		211.20 N		844.80
8	0	SOUPMP8WGB- Sound-Off 4"x2" Black Wedge Mount Degree: TBD		13.00 N		104.00
2	0	HEL-HH Hella Hero Undercover Hideaway LED Light (FLEX WHITE)		141.30 N		282.60
2	0	HEL-HHA Hella Hero Twist Lock Adapter (A13)		16.50 N		33.00
2	0	SOUEMP5A05BY- Sound-Off 4"x2" mPower 24 LED Dual Color Light w/ Flange Mt (1/RW 1/BW TAILGATE)		211.20 N		422.40
2	0	SOUPMPSABZ02- Sound-Off 4" x 2" Bezel Color: black		21.00 N		42.00
1	0	SOUENGSA582RSR Sound-Off 500 Series Blueprint System w/ Rotary Knob		1137.60 N		1137.60



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975 North Hawley Rd
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P.O. Box 96
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Germantown, WI 53022

Ship To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

THIS IS A BID/ESTIMATE

Customer	Ship Via	F.O.B.	Terms	Purchase Order Number	Salesperson	Reference No.
GERM02	Best way	Install	Net 25 Days		BW03	
Qty. Ordered	Qty. Shipped	Item Number	Unit of Measure	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)		Discount %	Tax	
1	0	001		250.00		250.00
		Labor Charges to Strip van for Radio		N		
1	0	001		4400.00		4400.00
		Labor Charges For Installation Of Equipment Into Squad		N		
1	0	MISC		0.00		0.00
		Truck Vault in Recharge garage Storage		N		
				Shipping Subtotal		650.00
				Non Taxable Subtotal		28740.09
				Taxable Subtotal		0.00
				Tax		0.00
				Total Order		29390.09

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: ***Determination as to whether sanitary sewer is "public" or "available", per Sec. 13.29 of Village Code, to Mr. Jerry Weidmann at N112 W18025 Mequon Rd.***

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Weidmann Write Up

STAFF RECOMMENDATION:

ACTION BY Committee:

Jerry Weidmann owns the property located at N112W18025 Mequon Road. Presently, his private on-site sanitary septic system is failing and has been exploring connection to the public sanitary system via River Ln. This approach is consistent with the Village's Code (Sec. 13.29) which provides:

- (1) DECLARATION OF POLICY. The Village Board finds and declares that the public health, comfort and safety is preserved and enhanced by the provision of the sewerage system in the promotion of a clean and healthful environment and that the failure to connect to the sewerage system is contrary to minimum health standards.
- (2) CONNECTION. Buildings used for human habitation which are located adjacent to a public sanitary sewer or in a block through which or adjacent to a public sanitary sewer extends shall be connected to the public sewer system; provided, however, that if the property has a private on-site septic system when the public sanitary sewer main becomes available, connection to the public sanitary sewer main shall be deferred until such time as the resident requests connection or the private on-site septic system fails. However, if the extension of municipal sanitary sewer is done as the result of a petition signed by a majority of property owners, those property owners that signed the petition requesting the extension of municipal sanitary sewer are hereby required to connect to municipal sanitary sewer within 12 months of approval of the system by the Village Engineering Department.

In this case, there is a public sanitary sewer line in River Lane south of Mequon Road, which was installed at the time that the Aurora medical building was developed. This sewer line begins approximately 300 feet south of the Mequon and River intersection (at manhole SA281-039) and flows south (to manhole SA282-004) where the flows turn east and are directed through a private lift station owned by Aurora. The flows from this private lift station are then pumped 1565' east through a force main where they return to the gravity system on Stonewood Dr (at manhole SA281-006). There is a lateral stubbed out to his property.

The Development Agreement with Aurora required the installation of the public sanitary line in River Lane with the intent that this sanitary line would eventually be extended to the south ultimately connecting to the gravity system in Lilac Lane. Because there were no development plans for the property to the south, and that the only property to the west was Mr. Weidmann's which was already developed with his existing farmhouse, the Development Agreement required Aurora to install a private lift station to handle their flows until such time as the public system could be extended to Lilac Lane. Likely for these same reasons, the Development Agreement is silent on future connections to the system which would flow into the private lift station. Once the public system was extended, the private lift station would be decommissioned, and Aurora's sanitary flows would flow to the south via gravity.

Based upon the lack of discussion in the Development Agreement about future flows, the Village Attorney determined that for Mr. Weidmann to connect to the system at this time he would need an agreement with Aurora to allow for his sanitary flows to utilize the private lift station. Mr. Weidmann entered negotiations with Aurora and, in his opinion, was not able to come to reasonable terms that allowed him to connect. It is worth noting that Mr. Weidmann would also owe Village of Germantown connection fees should he connect.

This places Mr. Weidmann in a tough position. Mr. Weidmann's property is in an area with sanitary sewer. Accordingly, the ordinance would require connection upon failure of his private system and

Washington County would not issue a permit for a replacement, thereby compelling the connection to the public system. At the same time, he appears unwilling to meet Aurora's terms to utilize the private lift station. Accordingly, Mr. Weidmann is effectively looking for a determination that sewer is not "public" or not "available" per the ordinance, which would allow him to replace the existing private septic system with another septic system.

Obviously, a new system at this time extends the duration of the currently allowed connection deferral significantly into the future. Under MMSD rules, because the property is within the sanitary sewer service area, the Village is charged capital charges for the Weidmann property. The MMSD capital charges are not paid for individually by parcel. Instead, all of the capital charges are combined and the sewer utility pays the total charges quarterly – in other words, a portion of the sewer rate charged to each customer is used to pay the total capital charges. So we are charged by MMSD for the Weidmann property, but the Weidmanns do not contribute to that payment. A continued deferral will continue this arrangement for decades.

The Village Board has a few options:

1. Sustain staff's determination that the existing lateral and sewer main means that service is available. This will require Mr. Weidmann to continue his negotiations with Aurora for the use of the lift station. It could be possible that Mr. Weidmann could have his request reviewed again at a later time if negotiations with Aurora are truly at an impasse.
2. The Village could attempt to intervene in the negotiations in some manner. The Village Attorney or another Village representative could effectively be a mediator between the parties. The Village could also directly negotiate with both parties – potentially with the Village (sewer utility funds) making up the difference between the payment negotiated with Aurora and the payment negotiated with Weidmann.
3. Overturn staff's determination that service is available, thereby granting a deferral.
4. Table the request and direct staff to return with an updated deferral policy. Some MMSD communities have policies which allow for deferrals in certain circumstances like these where sewer service is technically available, but for various reasons may not be cost-effective. Under some of these policies, the owner must agree to pay the capital charge that would be allocated to the property as if they were a customer.
5. Some combination of the above options.

REZONING APPLICATION

10/14/24 Plan Commission Meeting

ArborVillage

Anton Frenz Trust / FMC Group LLC / SA Technologies LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Everett Frenz, AVN Group 109 LLC, agent for Anton Frenz Trust, FMC Group LLC, and SA Technologies LLC, property owners, is requesting approval to rezone 65.2 acres from M-1: Limited Industrial to a Planned Development District (PDD) with underlying Rm-3: Multi-Family and B-1: Neighborhood Business Zoning districts for purposes of developing a mixed-use residential & commercial development located on Fond du Lac Avenue/STH145 north of Donges Bay Road in the "Victory Center Corridor".

Property Location: Fond du Lac Ave/STH145 @ Donges Bay Road

Agent/

Property Owner:	Jeff Groenier Concepts in Architecture W125 Amidon Road Brooklyn, WI	Everett Frenz, AVN Group 109 LLC Frenz Trusts FMC Group LLC & SA Technologies LLC Madison, WI
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Current Zoning: M-1: Limited Industrial

Proposed Zoning: Rm-3: Multi-Family & B-1: Neighborhood Business Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Institutional/Industrial	I/M-1
East	Industrial	M-1
West	Residential/Commercial	Rs-3/Rs-5/B-3

Location Map



Background

ArborVillage was originally proposed in 2001 as a 65.2-acre mixed-use development with 350-400 independent senior/elderly housing units and 145,000 sqft of retail commercial and business center/office uses. The proposed development was to be built in five (5) phases over a 10-year period. Although some preliminary approvals were obtained, including the rezoning of portions of the land into the EH: Elderly Housing and B-1: Neighborhood Business Zoning Districts, deadlines for obtaining subsequent permits and approvals necessary to maintain the zoning changes were not met. The preliminary development approvals lapsed, the zoning reverted back to the original M-1 Zoning District, and the development never happened.

In 2021, the ArborVillage concept was brought back to the Village for consideration at the same time when the Plan Commission was discussing what type and density of future development and land use would be deemed “desirable” to develop within the “Victory Center Corridor” along Fond du Lac Ave/STH145; what would be deemed “acceptable”; and what would be deemed “undesirable”. Eventually, 2050 Plan was adopted in September 2022 with the only “desirable” land use selected for the “victory Center Corridor” being “commercial”. Other land uses are deemed to be “acceptable”, including mixed-use commercial, multi-family and senior residential, institutional, and industrial (see enclosed “Victory Center Corridor” summary sheet).

In early 2023, rezoning and site plan applications were submitted for consideration by the Plan Commission. At their May 2023 meeting, the Plan Commission reviewed a revised mixed-use development plan that included 594 total dwelling units comprised of market rate multi-family apartments, condominiums and senior housing with approximately 50,000 sqft of commercial space located near the Donges Bay Road intersection. Primary access to the development would be from Fond du Lac Ave/STH145 with secondary access to Country Aire Drive (to the north) and Donges Bay Road (to the south). At that time, the PC discussion was neutral with concerns about the overall density, type of residential units, relative location being so removed from the Village Center, a general lack of cohesion in the design or layout, potential impact on the public school district, and whether a mixed-use development of this type was the highest and best use for this property (vs. commercial or industrial).

In response to those concerns, another variation of the same mixed-use development was submitted for PC consideration at their February 12, 2024 meeting. The revised plan had residential units that included ranch and 2-story townhouse duplexes, with 4-unit, 6-unit, and 14-unit 2-story multi-family buildings, 42-unit 3-story, and 105-unit 4-story buildings with both underground and above ground parking structures. The total unit count ranged from 580-600 dwelling units. The retail commercial component was reduced in size to 20-40,000 sqft.

Once again, the overall response was unenthusiastic with many of the same/similar concerns expressed regarding earlier concept plans. There was no consensus on any aspect of the proposal with further direction to reevaluate the overall concept, residential density, building types and sizes, phasing, amenities, and the overall layout.

Proposal

In response to the comments and concerns raised in February, another revised concept plan has been prepared and submitted (see enclosed phasing plans and overall “buildout” plan). Unlike previous “consultations”, the developer is requesting formal action on their rezoning application. Specifically, the request is to rezone 65.2 acres from M-1: Limited Industrial to a Planned Development District (PDD) with underlying Rm-3: Multi-Family and B-1: Neighborhood Business Zoning Districts.

As shown in the overall concept plan and proposed phases (five phases in all spanning an estimated 15-year timeframe), the revised plan is very similar to previous plans in the overall layout with minor revisions to the number of dwelling units, type and orientation of buildings, and more amenities. Access to Fond du Lac Ave/STH145 and Donges Bay Road are generally the same. The most significant difference is in the number and type of amenities, including both private amenities for ArborVillage residents and public amenities intended for use by the public. As in previous plans, there is the 6-acre wooded area on the north side of the property that will be preserved in open space with 1 mile of paved bike and pedestrian trails throughout the development. The latest plan includes a community center with swimming pool, play fields (basketball, baseball, soccer, tennis, and pickleball), a pet park, and picnic/seating areas scattered throughout the development. Residential units include ranch and 2-story townhouse-style duplexes, 4-unit, 6-unit, and 14-unit 2-story multi-family condominium buildings, and 42-unit and 60-unit 3-story apartment buildings with underground parking (the 105-unit, 4-story apartment buildings with a central parking garage have been removed). The total dwelling unit count has a range from 575 to 585 total units. The retail commercial component has been reduced in size to 24,000 sqft total in two buildings near the intersection.

Staff Comment

Current zoning of the 65-acre property is M-1: Limited Industrial. Given the mix of proposed residential units, development density, relative location, and proposed phasing, creation of a planned development district (PDD) to guide development is the appropriate zoning tool for a development of this type and size. A PDD enables the Village and developer to create a unique set of zoning restrictions that are tailored to meet the land use, density and open space provisions set out in the 2050 Plan for the “Victory Center Corridor” and characteristics of the property.

As discussed in February, the number of dwelling units (up to 585 units at a density of 9 units/acre) and type of mixed-use residential and neighborhood commercial development is generally consistent with the basic type and density parameters for residential development allowed in the “Victory Center Corridor” (a maximum density of 10 units/acre may be allowed). Although commercial land use is the only “desirable” land use, “acceptable” land uses include all the residential uses outlined in the revised concept plan.

This proposal can also be considered consistent with the findings of the Village's recent residential market analysis prepared by Tracy Cross & Associates, Inc. The developer has indicated that the target sale prices for the condominium units will range from \$275K to \$450K. The developer has indicated that their own market analysis (although no report or other documentation has been provided to the Village) reveals a strong demand for the various housing types proposed, e.g. duplex, townhouse, and multi-story condominium units for families/prospective buyers whose annual incomes fall into the 50%-150% range around the \$86,200 median income for the Germantown area. More information about unit pricing and market demand will be presented by the developer at the October 14 meeting.

Notwithstanding the above, Staff does not support the proposed ArborVillage mixed-use development in this location for the following reasons:

Land Use

With respect to land use, Staff believes this 65-acre area is better suited for light industrial and business-related land uses and development consistent with the "Victory Center Corridor". The property is/was a part of the now-retired Tax Incremental District (TID) No. 4 but was never seriously considered or marketed for industrial development over the last 25+ years because of the property owners/developers desire for a legacy-type residential development that more aligns with their desires and family ties to this property and the Germantown community. Nonetheless, the relative location of this property to the existing Germantown Business Park, abutting the railroad with additional rail siding potential (Waste Management has an active rail siding for the shipment of recyclables processed in their facility east of the railroad), closer proximity to the interstate transportation system via Fond du Lac Ave/STH145 and Wasaukee Road, proximity to other industrial parks including the Village's new Town 9 Industrial Park located only ¼-mile away on Donges Bay Road, all make this property unique in terms of its potential for additional, future light industrial and business park-type development. In addition, Fond du Lac Ave/STH145 provides a natural boundary and buffer from the residential development to the west that can be further enhanced with berms, landscaping, and building setbacks along Fond du Lac Ave/STH145 given the size and orientation of this property.

Residential Density

The maximum density for residential development allowed in the "Victory Center Corridor" is 2.9 units/acre for single-family (Rs-4 Zoning District), up to 6 units/acre for duplex to 4-family townhouses (Rd-2 and Rm-1 Zoning Districts), and 10 units/acre for multi-family condominiums, rental apartments, and any other multi-unit building types providing rental or ownership units. Staff's vision for future residential development in the "Victory Center Corridor" as well as other corridors and districts in the Village is one where the type of dwelling units and buildings will vary within the corridor or district and not necessarily be all of one type or density (unlike the existing residential "neighborhoods" designated in the 2050 Plan). Other than the 65.2-acre Frenz Trust property, most if not all the remaining developable or potentially re-developable parcels in the "Victory Center Corridor" are under 10 acres in size with many in the 5 to 10 acre

range. With respect to the idea of fostering and encouraging infill development and/or re-development of previously subdivided parcels that have challenging characteristics or land use compatibility concerns that have hindered development or re-development along the Fond du Lac Ave/STH145 corridor, Staff believes that the Village should allow a higher residential density to encourage development/re-development to a higher or better use, such as the recently approved 4-unit townhouse development by Virtus Development (Greg Nagel) as part of the Kuhburg PDD that includes the former Kuhburg Junction tavern and new Kaffeehaus coffee shop. The size and proximity of this and other, similarly situation parcels along the corridor are not conducive to single-family uses at the same low density as the residential neighborhoods to the west and beyond “the beaten path” of Fond du Lac Ave/STH145. Parcels like this won’t be acquired and re-developed unless the density and unit type is economically feasible. In Staff’s opinion, it is not envisioned that the maximum density allowed in the corridor would be utilized and applied across an entire property of this size. Ideally, the maximum density allowance would be used not as a broad brush for a large “greenfield” property, but rather, used strategically to foster infill and/or re-development of smaller and/or more difficult or challenging parcels within the corridor.

Location

Like the wheel on a bicycle, the radiating spokes support the more important hub in the center by distributing weight more evenly. Individually, each spoke handles less weight or mass than the hub to which it is connected. For this analogy, the Victory Center Corridor, like the Mequon-Lannon Road Corridor, is one of the spokes that connects to and supports the Village Center District to which it is connected by way of Fond du Lac Ave/STH145 and Mequon Road. With this concept in mind, the designation of neighborhoods, districts and corridors under the 2050 Plan is sort of a wheel (albeit an imperfect one lacking the shape and symmetry of a wheel) where the larger mass or density of residential and commercial development is envisioned to occur within the Village Center and to a lesser extent and density outward from the center in and along the corridors and neighborhoods. For this reason, the maximum density allowed in the Village Center District is 25 units/acre with an allowance for an even higher (or lower) density if a development is proposed as part of a Planned Development District (PDD) and offers a unique mix of amenities, architecture, materials, and overall quality of development. While the proposed density for ArborVillage (9 units/acre) is less than what is allowed in the Village Center, it does nearly “max out” the density allowance in the “victory Center Corridor” across the entire 65-acre parcel with up to 585 residential units proposed. When combined with the “residential density” argument above, a development project with this number and mass of residential units is better suited to be within or at least closer to the Village Center District.

The Village Engineer has provided a list of general comments and items that will be required if/as the proposal moves through the development approval process in a January 25, 2024 memo (copy attached).

VILLAGE STAFF RECOMMENDATION

DENY the request to rezone 65.2 acres from M-1: Limited Industrial to a Planned Development District (PDD) with underlying Rm-3: Multi-Family and B-1: Neighborhood Business Zoning Districts for purposes of developing a mixed-use residential & commercial development located on Fond du Lac Avenue/STH145 north of Donges Bay Road in the “Victory Center Corridor”.

NOTE: If the Plan Commission decides to forward a positive recommendation to the Village Board in favor of rezoning the property as requested, the Plan Commission needs to give further direction to the developer regarding the level or amount of detail that the Plan Commission will want to see incorporated into the General Development Plan and other aspects of the proposed PDD, e.g., phasing, architecture & materials, type, number & density of residential units types, amenities, etc.



Village of



Fee must accompany application

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

PAID 9

DATE 3/24/23

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

AVN GROUP 109 LLC
By: EVERETT FRENZ, PRESIDENT
Phone: 414-550-8014
Email: EJFRENZ@GMAIL.COM

PROPERTY OWNER

ANTON FRENZ TRUST
FMC GROUP LLC
S.A. TECHNOLOGIES LLC By:
BYRON L. FRENZ, President
Phone: 608-251-8400
Email: BLFRENZ@GMAIL.COM

2

PROPERTY ADDRESS

SW 1/4 OF SECTION 25

3

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

North RESIDENTIAL	South RESIDENTIAL	East RAIROAD	West RESIDENTIAL
-------------------	-------------------	--------------	------------------

4

READ AND INITIAL THE FOLLOWING:

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

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

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

5

SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature] 3/22/23

Applicant

Date

[Signature] 3-22-23

Owner

Date



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ 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

AVN GROUP 109 LLC
By: EVERETT FRENZ, President
Phone 414-550-8014
Email: EJFRENZ@GMAIL.COM

PROPERTY OWNER

ANTON FRENZ TRUST
FMC GROUP LLC
S.A. TECHNOLOGIES LLC
By: Byron L. Frenz, President
Phone 608 251-8400
Email BLFRENZ@GMAIL.COM

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

SW 1/4 OF SECTION 25

SEE ATTACHED

3

REZONING REQUEST

FROM EH,
B-1 & RS2

TO PDD

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE ATTACHED

PURPOSE OF REZONING REQUEST

5

SUPPORTING DOCUMENTATION:

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

READ AND INITIAL THE FOLLOWING:

SA 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.

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Byron L. Frenz PRES. 3-22-23
Owner Date

ArborVillage

ArborVillage: A 65-Acre Urban Development in Germantown

We are excited to present a proposal for ArborVillage, a new development on a 65-acre site that has been a family-owned farm and residence for over 100 years. We wish to honor Arbor Day by naming the project ArborVillage, which aligns with the growth and needs of Germantown.

ArborVillage is strategically located to serve as a buffer between industrial and residential areas, making it an ideal site for this development and enhance the community's overall landscape.

This project is projected to unfold over 10 to 14 years, divided into five phases, depending on economic conditions and real estate demand. ArborVillage will feature innovative and community-focused designs along with public amenities, addressing the current need for diverse residential options, including condominiums that promote sustainable growth.

Attached are drawings that incorporate feedback from previous consultations with the planning commission and local residents.

We feel ArborVillage will be an asset to the community and a benefit to Germantown



Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3186 cialle@hotmail.com

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Concepts
in
Architecture, LLC

Proposed for: Wisconsin Builders, Inc
Everett Frenz, President
6115 N Lydell Avenue
Whitefish Bay, WI 53217
414-550-8014 efrenz@gmail.com

Address:

Project: Arbor Village
Address: Germantown, WI

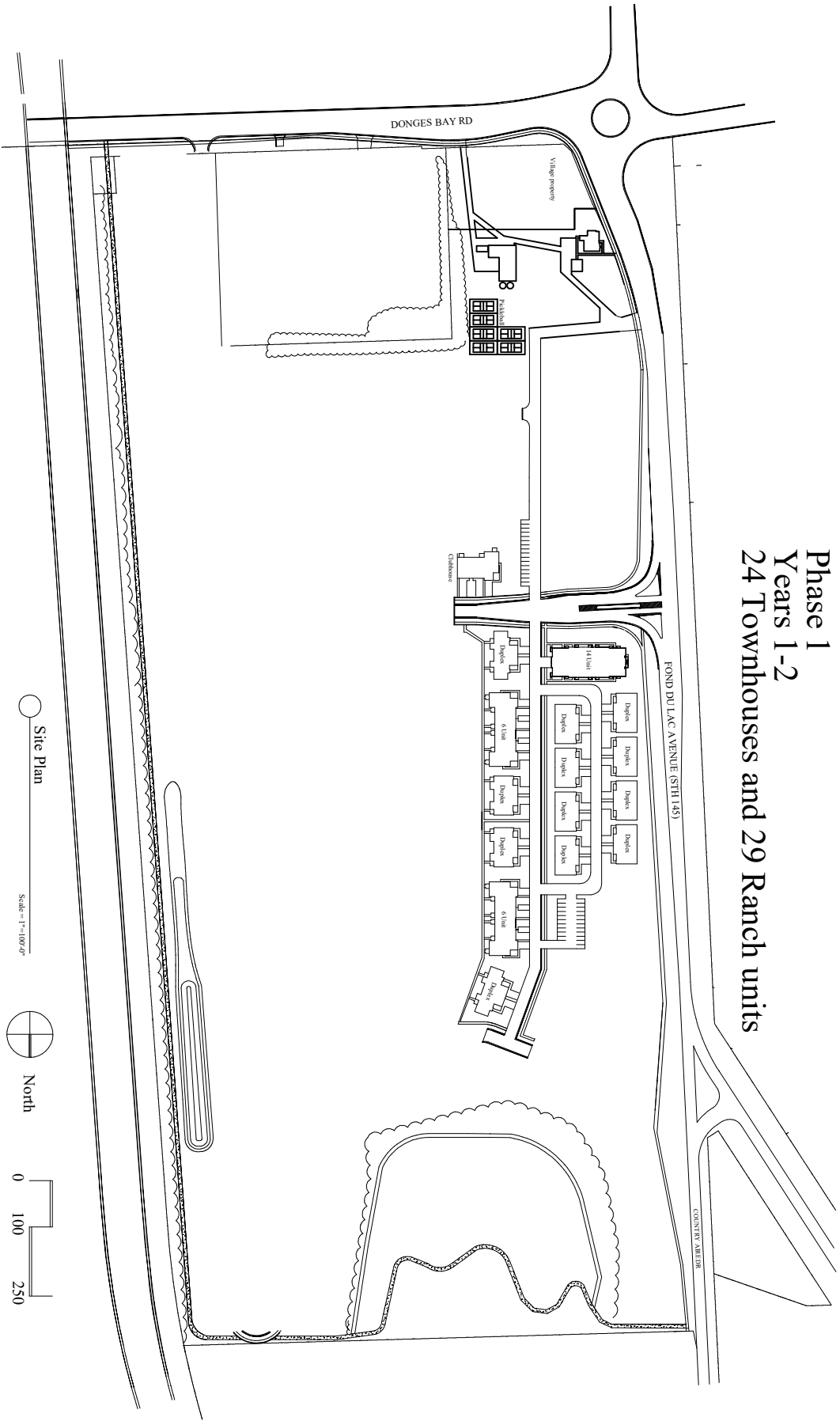
Sheet Title: Site Plan

Date: 09-30-2024

Scale: As Noted

Job #: 06-01

SHEET
C1



Phase 1
Years 1-2
24 Townhouses and 29 Ranch units

Site Plan

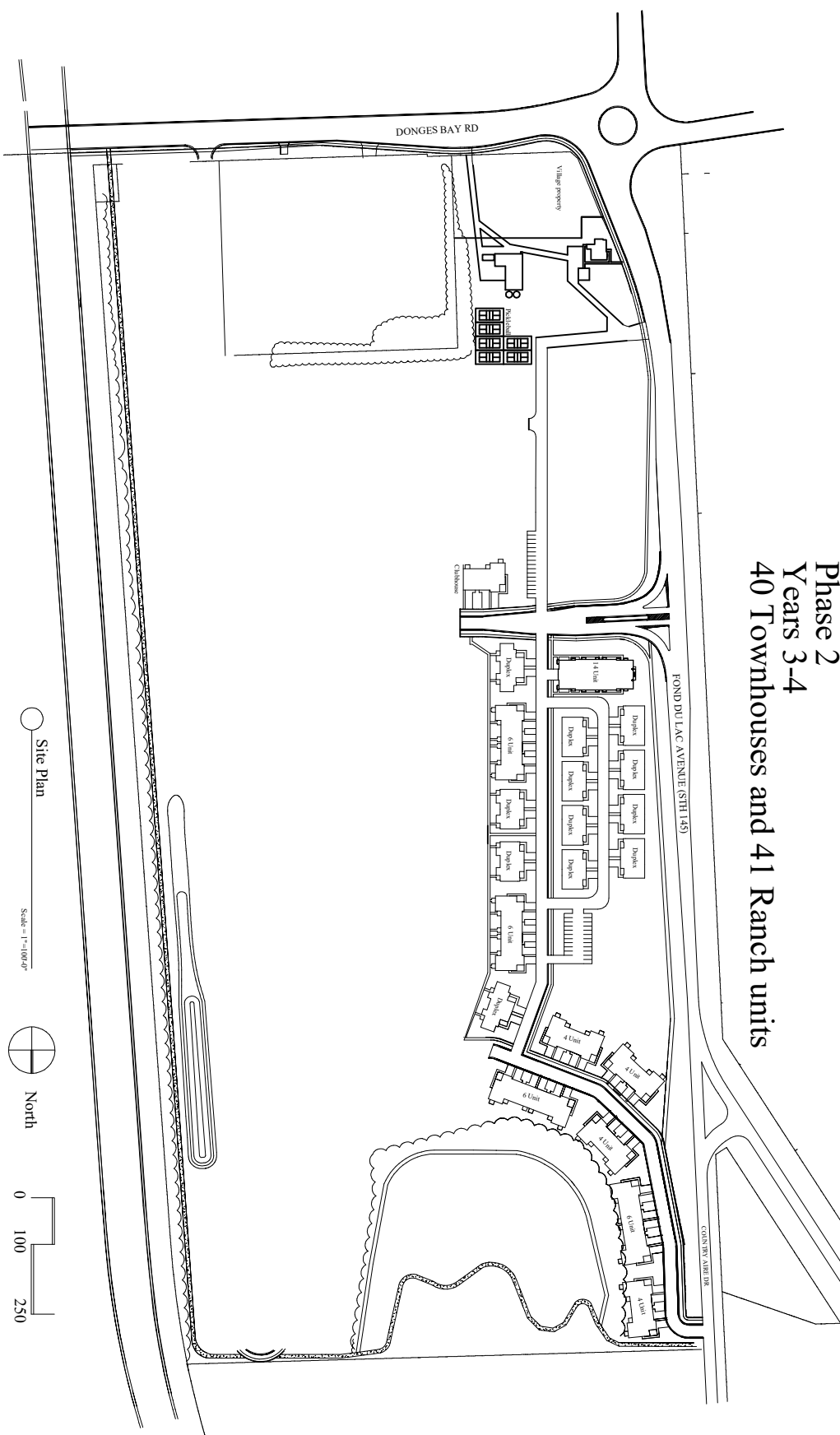
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North

0 100 250

SHEET C1	Date: 09-28-2024	Project: ArborVillage Address: Germantown, WI Sheet Title: Site Plan	Proposed for: Wisconsin Builders, Inc Everett Frenz, President Address: 6115 N Lydell Avenue Whitefish Bay, WI 53217 414-550-8014 ejfrenz@gmail.com	C oncepts I n A rchitecture, LLC	Jeffery Groenier, Architect W125 Amidon Road Brooklyn, WI 53521 608-698-3186 cialle@hotmail.com This document contains confidential or proprietary information of Concepts in Architecture, LLC. Neither this document nor the information herein is to be reproduced, distributed, used, or disclosed without authorization.
	Scale: As Shown Job #: 09-01				

Phase 2 Years 3-4 40 Townhouses and 41 Ranch units



Site Plan

Scale = 1"=100'-0"



North

0 100 250

SHEET
C1

Date: 09-28-2024
Scale: As Noted
Job #: 06-01

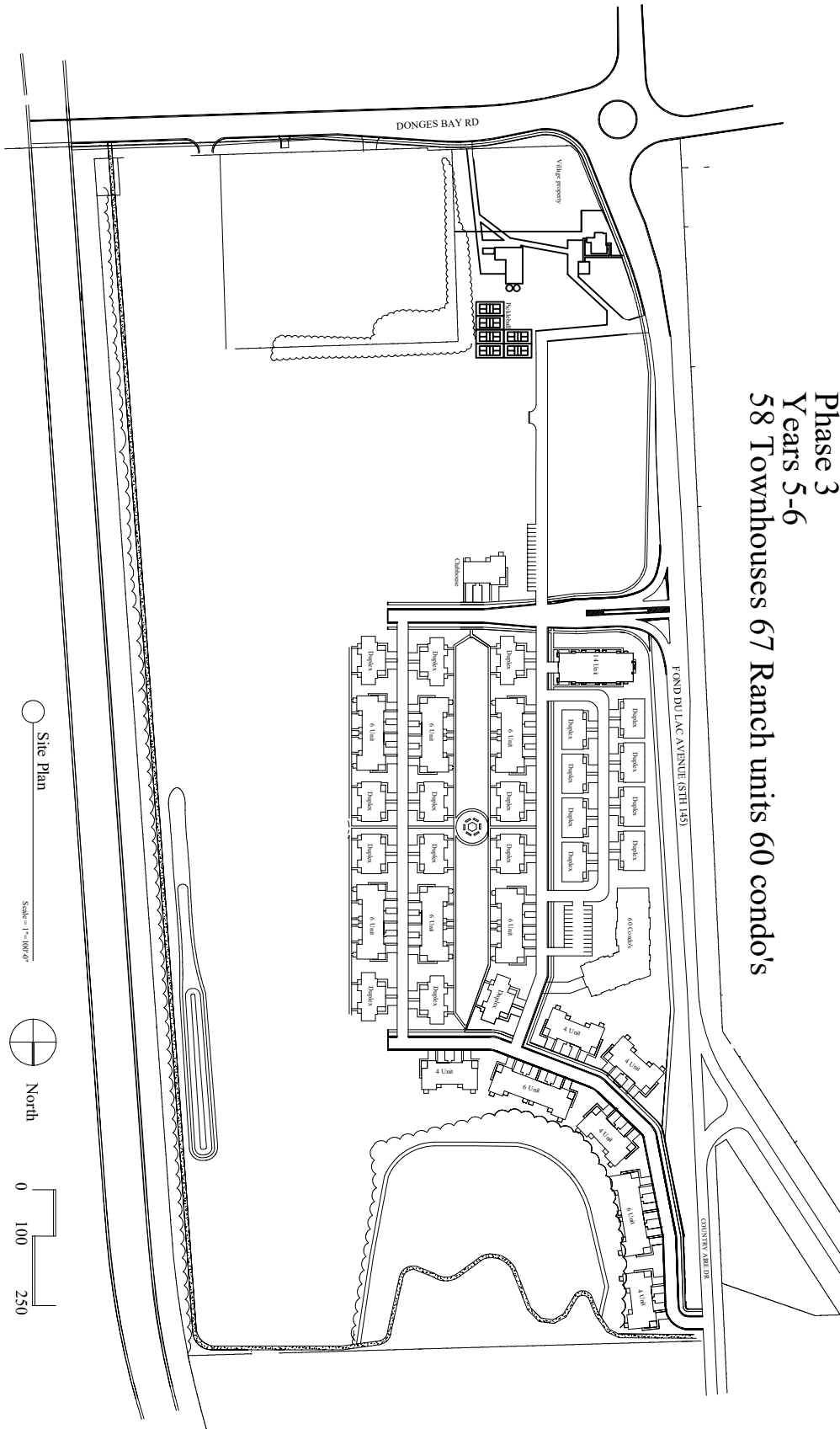
Project: **ArborVillage**
Address: Germantown, WI
Sheet Title: **Site Plan**

Proposed for: **Wisconsin Builders, Inc**
Everett Frenz, President
Address: 6115 N Lydell Avenue
Whitefish Bay, WI 53217
414-550-8014 ejfrenz@gmail.com

Concepts
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Architecture, LLC

Jeffery Groenier, Architect
W125 Amidon Road
Brooklyn, WI 53521
608-698-3186 cialle@hotmail.com
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Phase 3 Years 5-6 58 Townhouses 67 Ranch units 60 condo's



SHEET
C1

Date: 09-28-2024
Scale: As Noted
Job #: 06-01

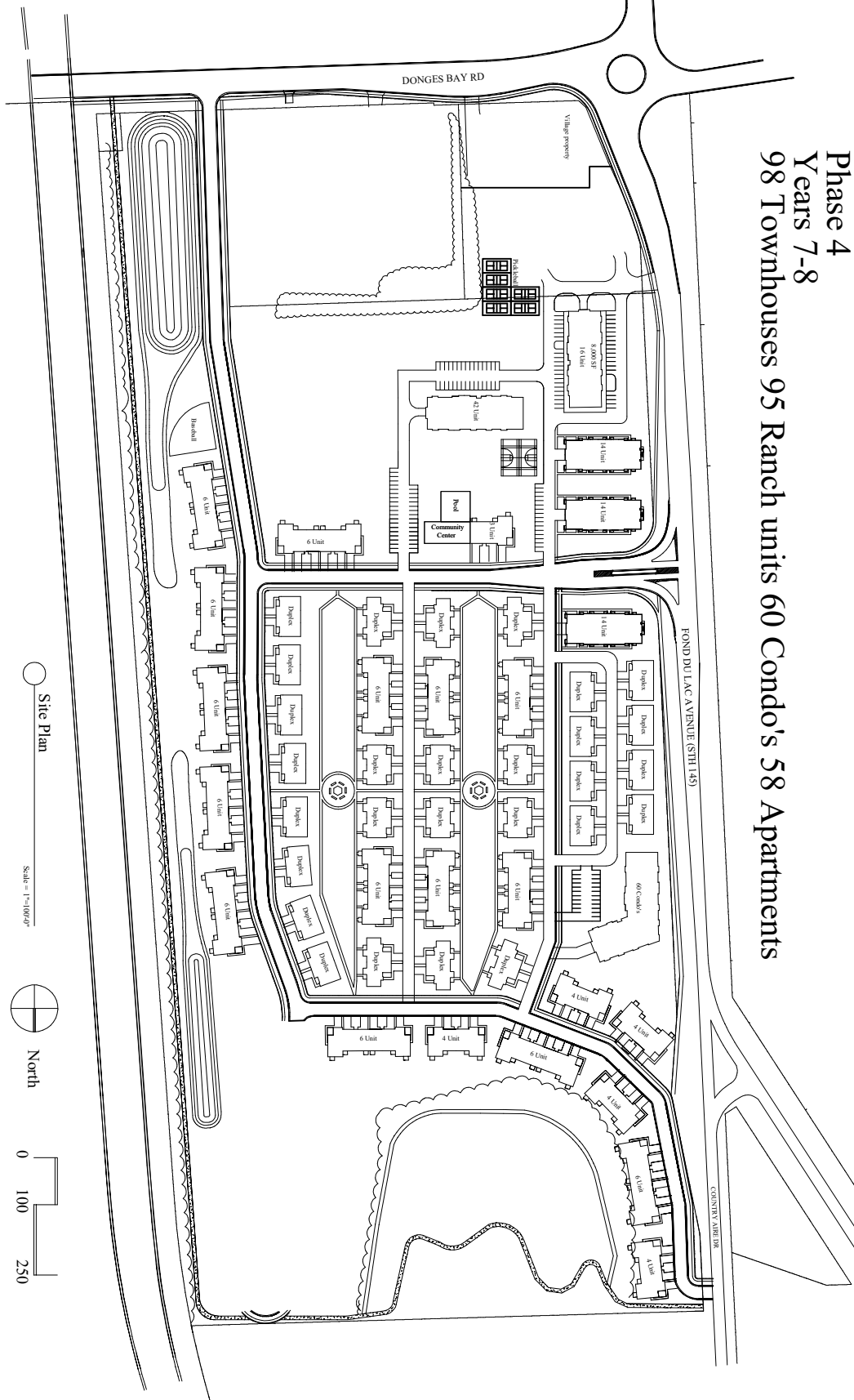
Project: ArborVillage
Address: Germantown, WI
Sheet Title: Site Plan

Proposed for: Wisconsin Builders, Inc
Everett Frenz, President
Address: 6115 N Lydell Avenue
Whitefish Bay, WI 53217
414-550-8014 ejfrenz@gmail.com

Concepts
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Architecture, LLC

Jeffery Groenier, Architect
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Brooklyn, WI 53521
608-698-3186 ciallc@hotmail.com
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Phase 4 Years 7-8 98 Townhouses 95 Ranch units 60 Condo's 58 Apartments



Site Plan

Scale = 1"=100'-0"

North

0 100 250

SHEET
C1

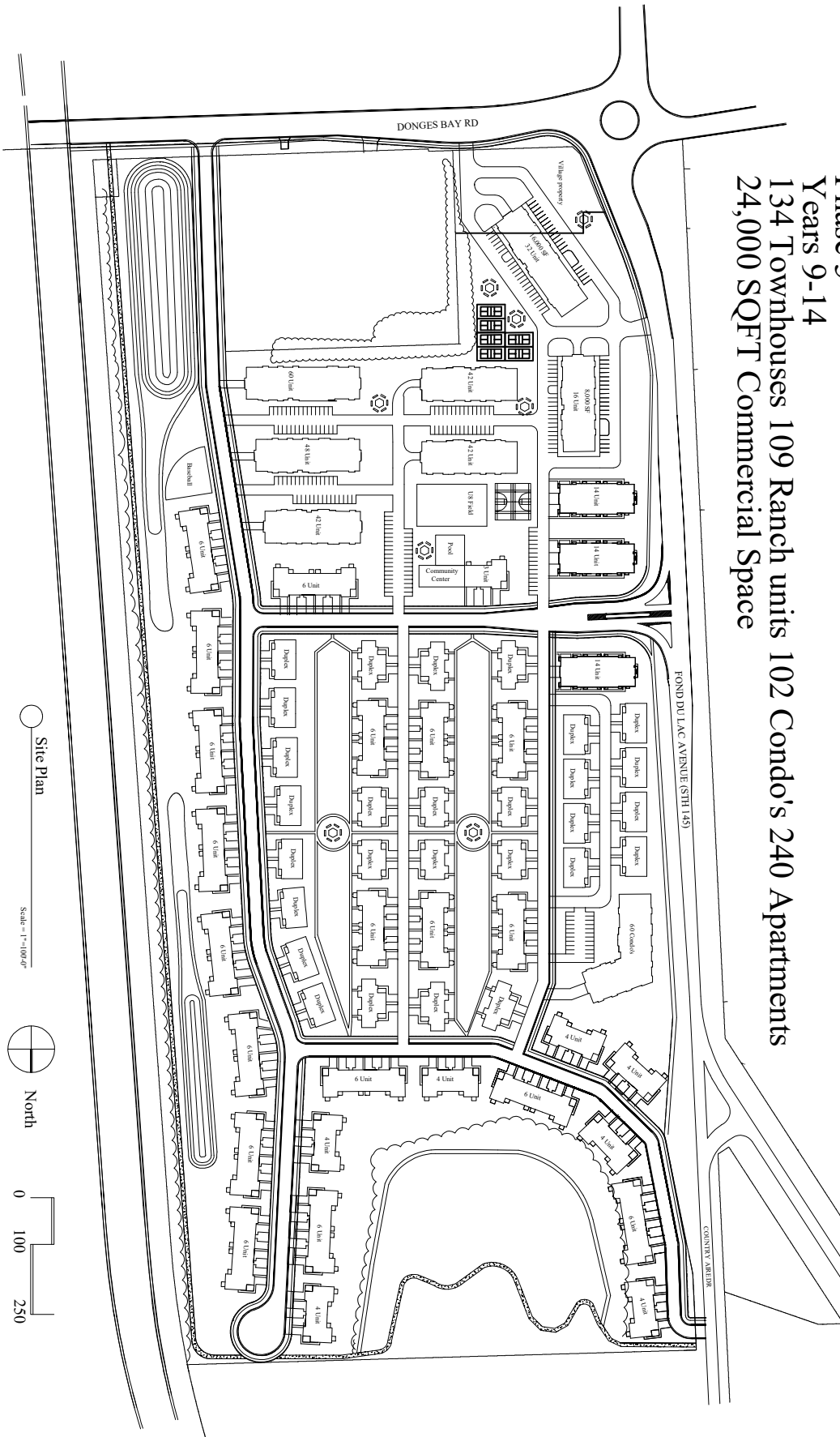
Project: **ArborVillage**
Address: Germantown, WI
Sheet Title: **Site Plan**

Proposed for: **Wisconsin Builders, Inc**
Everett Frenz, President
Address: 6115 N Lydell Avenue
Whitefish Bay, WI 53217
414-550-8014 ejfrenz@gmail.com

Concepts
In
Architecture, LLC

Jeffery Groenier, Architect
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608-698-3186 ciallc@hotmail.com
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Phase 5 Years 9-14 134 Townhouses 109 Ranch units 102 Condo's 240 Apartments 24,000 SQFT Commercial Space



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Brooklyn, WI 53521
608-698-3186 cialle@hotmail.com
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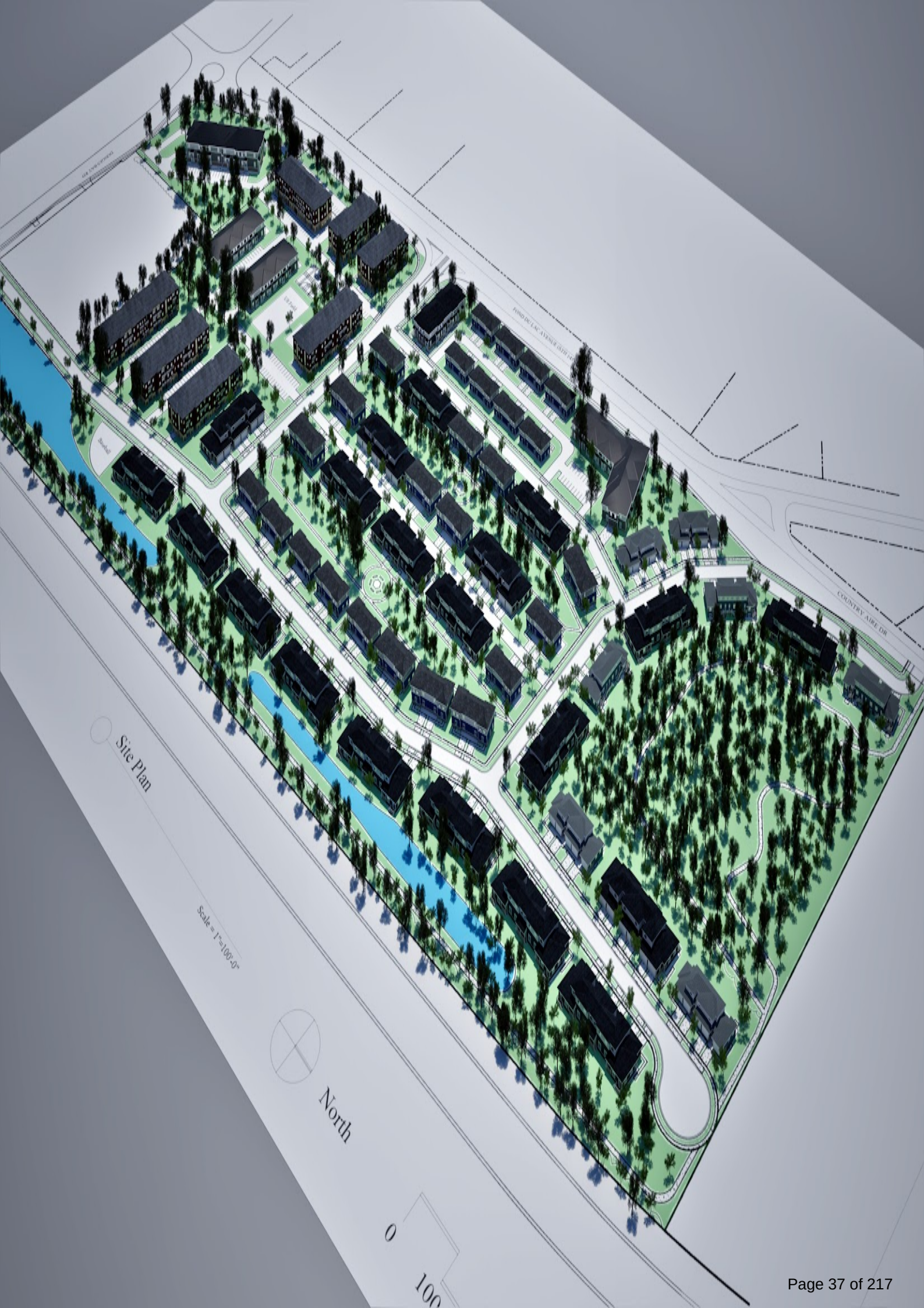
Concepts
In
Architecture, LLC

Proposed for: **Wisconsin Builders, Inc**
Everett Frenz, President
Address: 6115 N Lydell Avenue
Whitefish Bay, WI 53217
414-550-8014 ejfrenz@gmail.com

Project: **ArborVillage**
Address: **Germantown, WI**
Sheet Title: **Site Plan**

Date: 09/28/2024
Scale: As Shown
Job #: 06-01

SHEET
C1



Site Plan

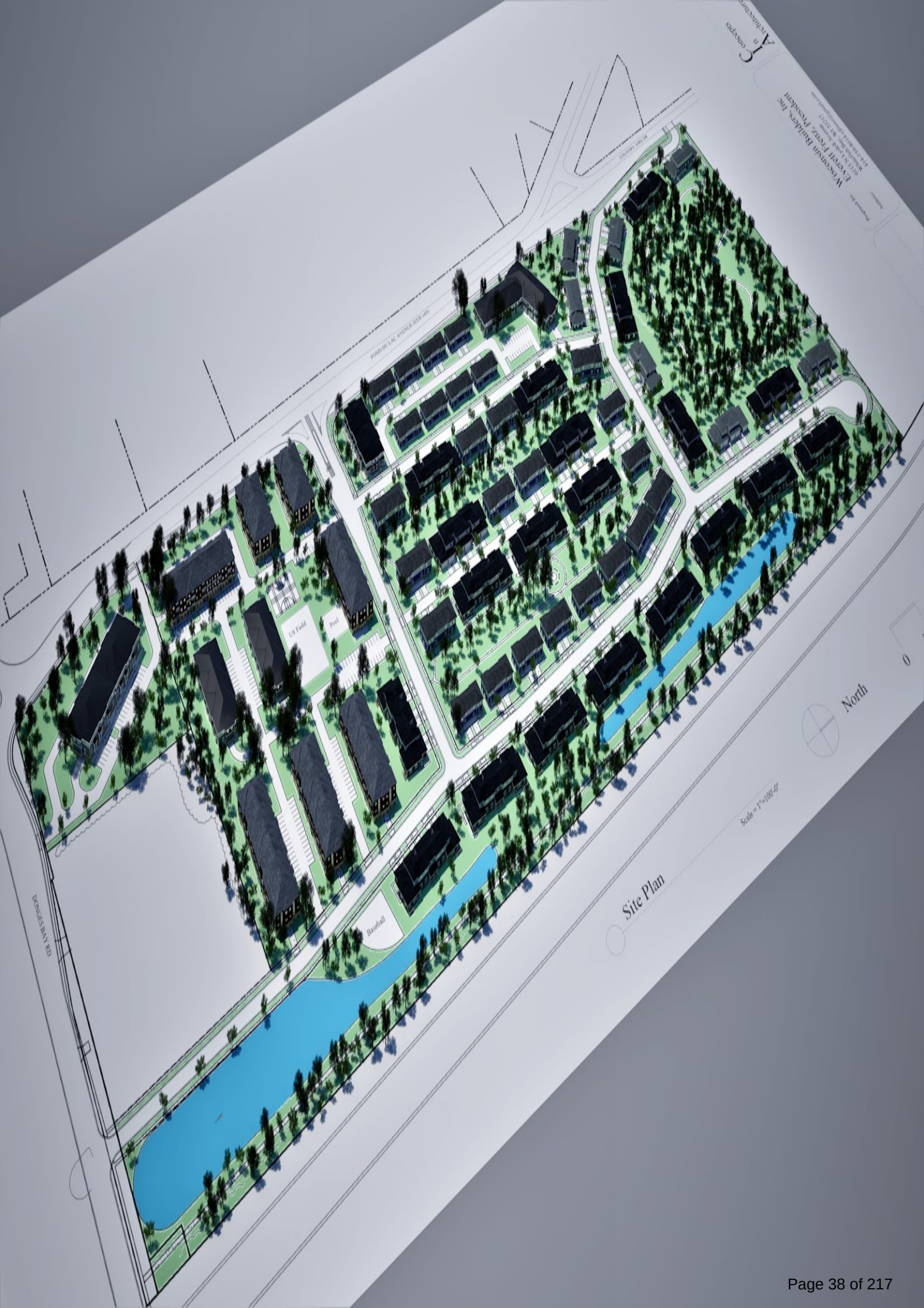
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North

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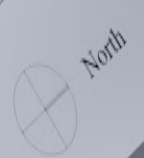
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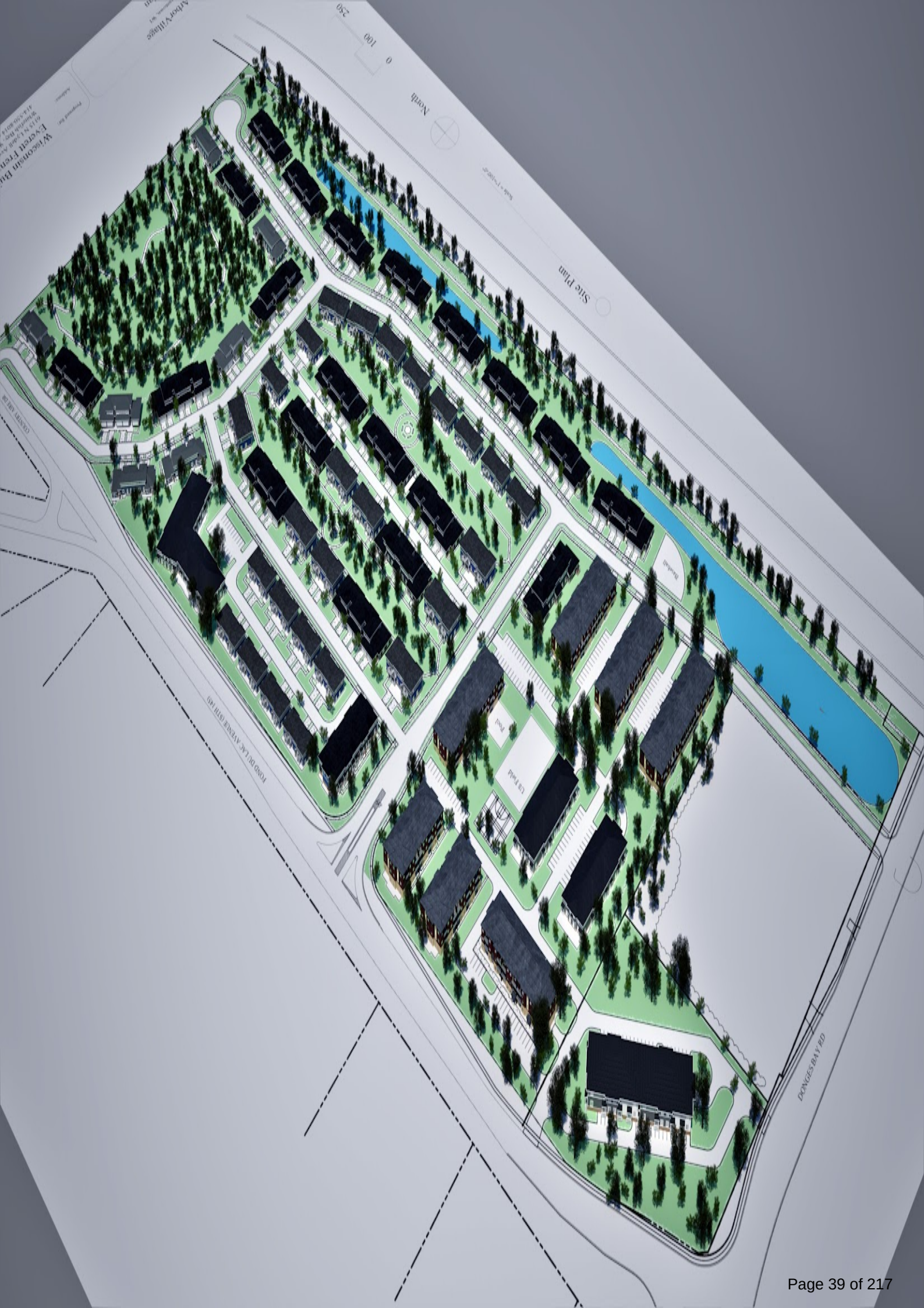


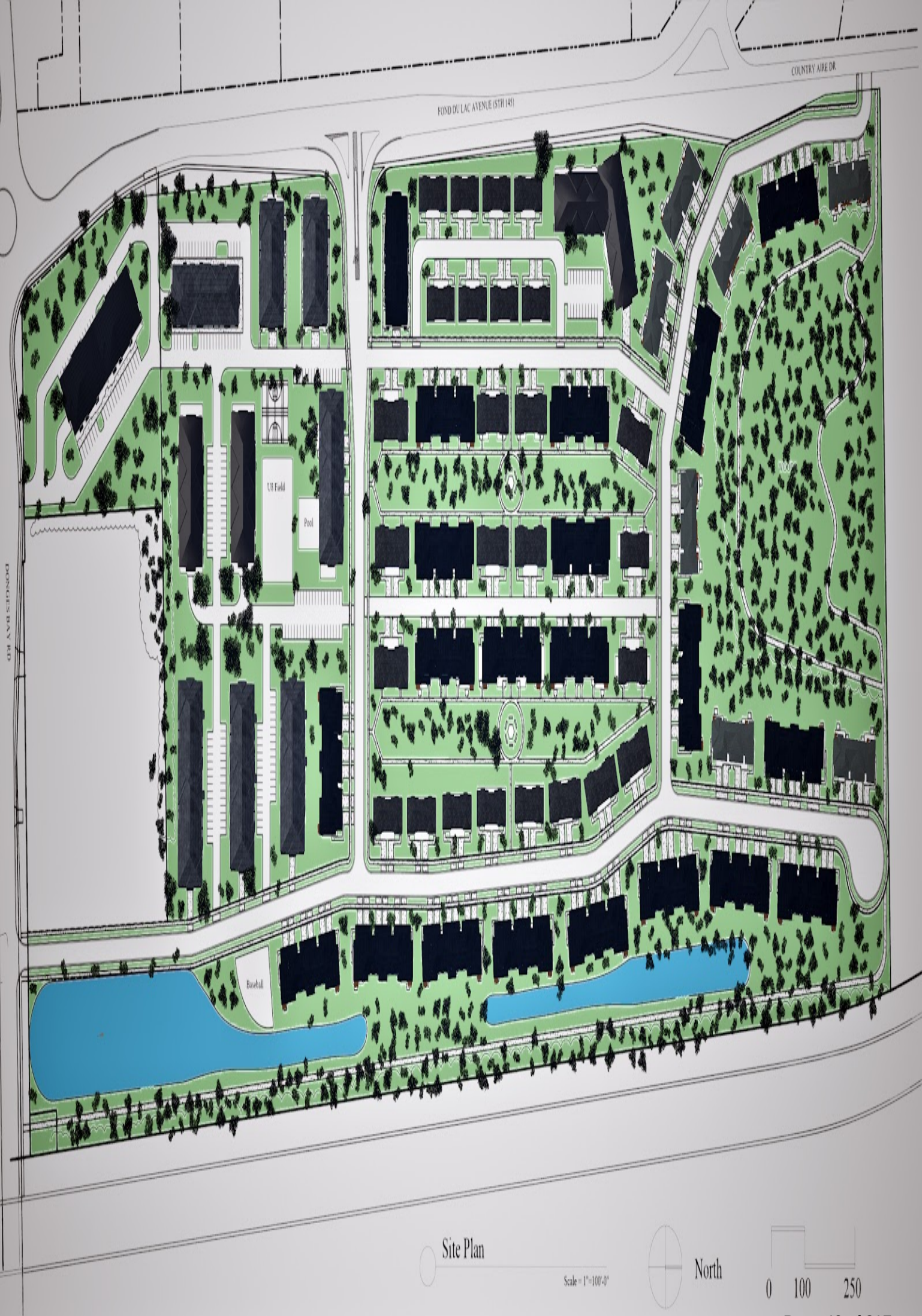
Western Builders, Inc.
Robert F. Jones, President
11111 1st Avenue, Suite 100
San Francisco, CA 94133
415.774.1111
www.westernbuilders.com

Site Plan

Scale = 1"=100'







Site Plan

Scale = 1"=100'-0"

North

0 100 250

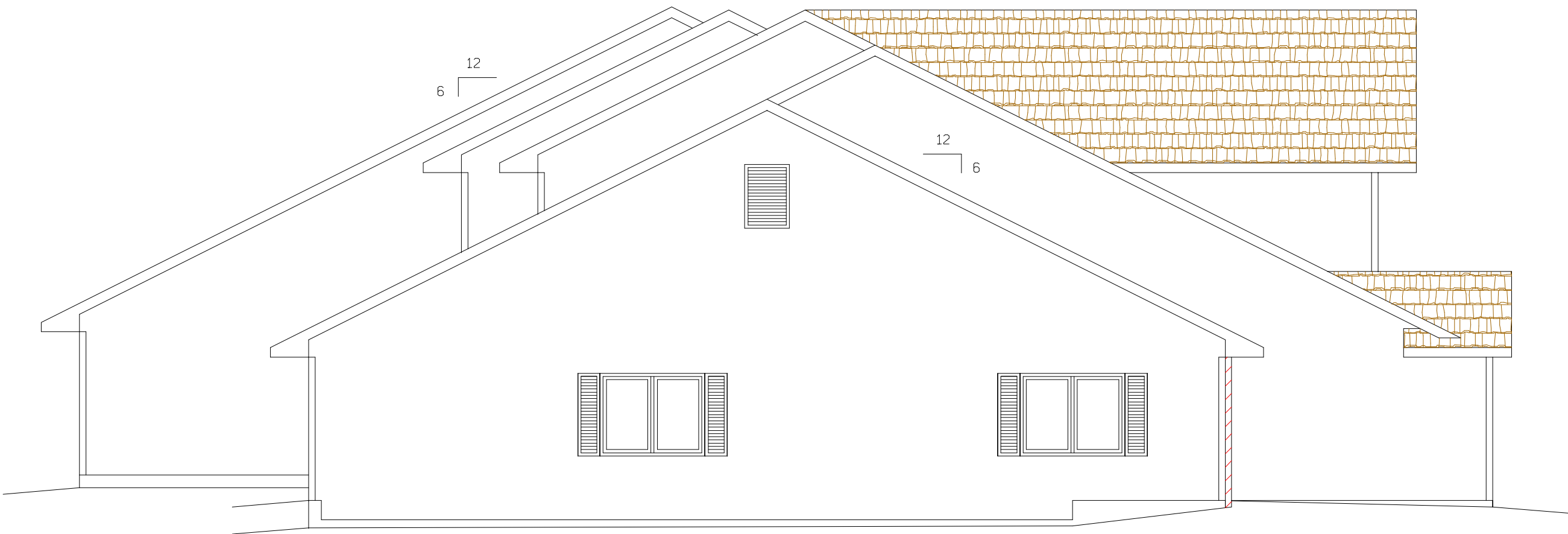
6 UNIT



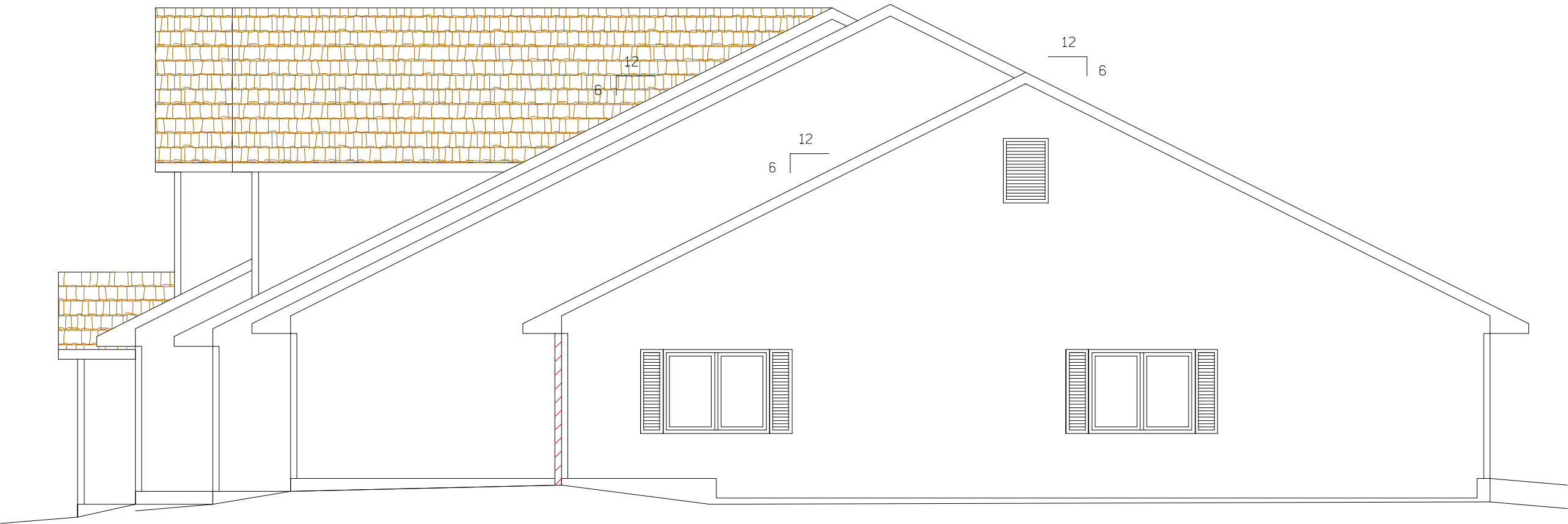
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Rear Elevation
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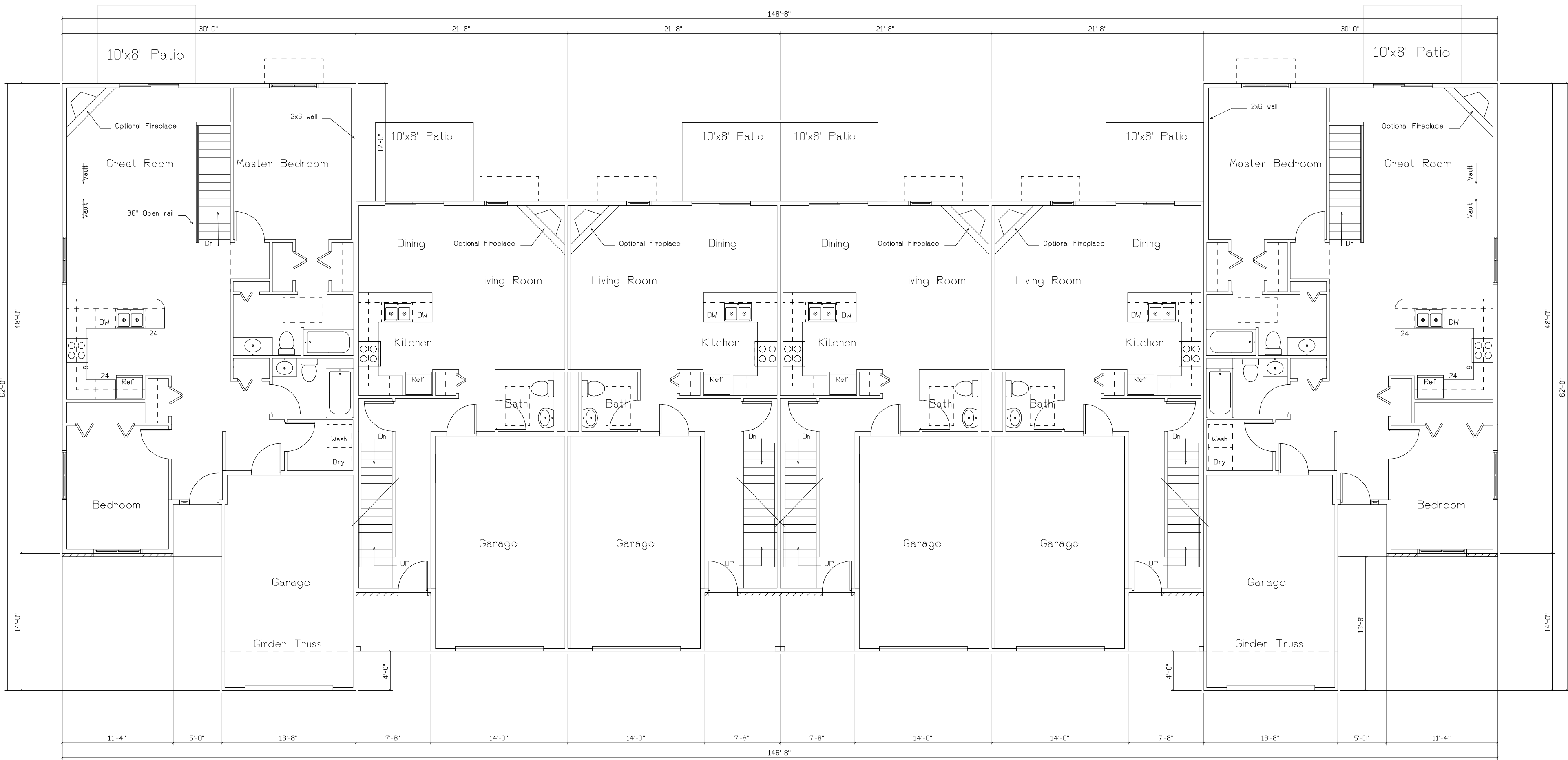


Left Elevation
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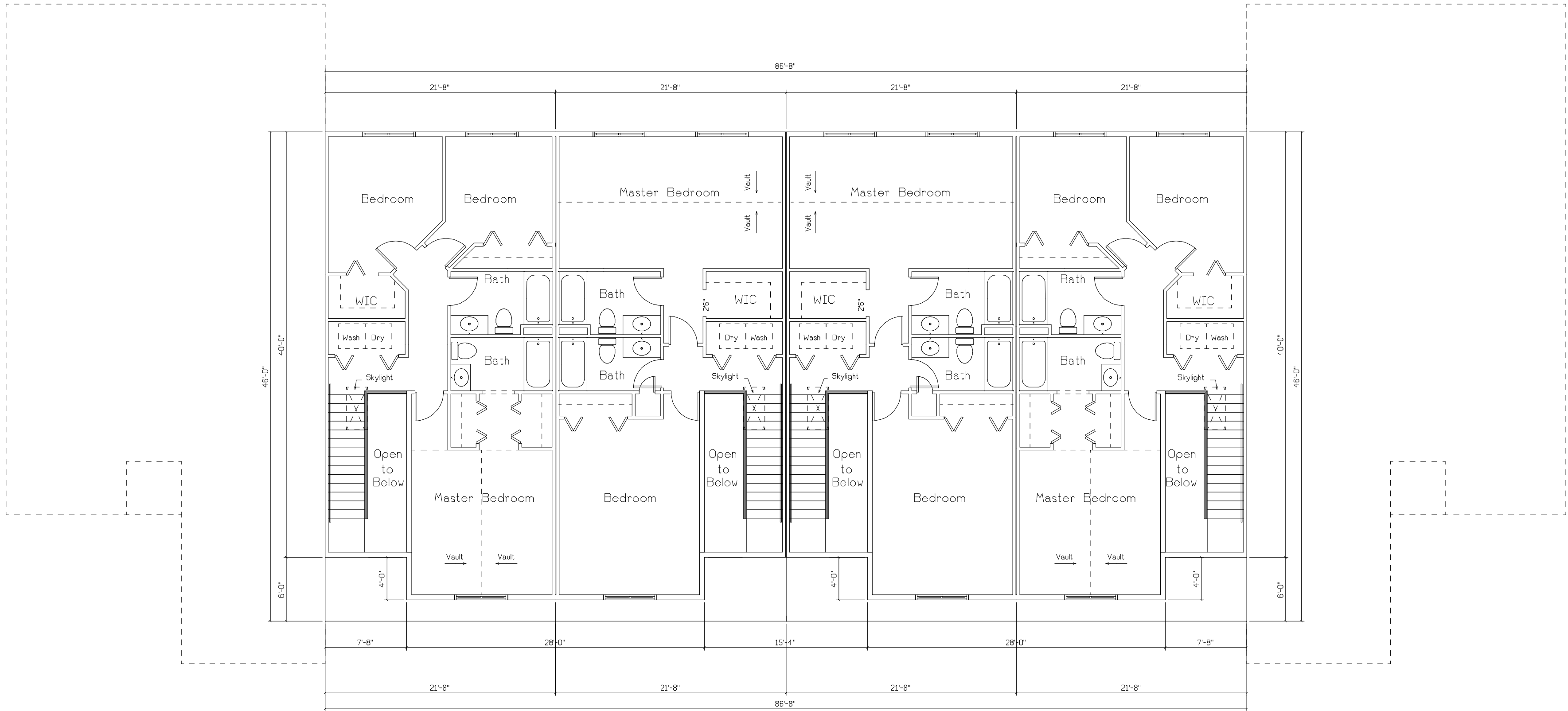


Right Elevation
Scale = 1/4"=1'-0"

6 UNIT



First Floor Plan Unit "C"
Scale = 3/16"=1'-0"



Second Floor Plan Unit "C"
Scale = 3/16"=1'-0"

14 UNIT



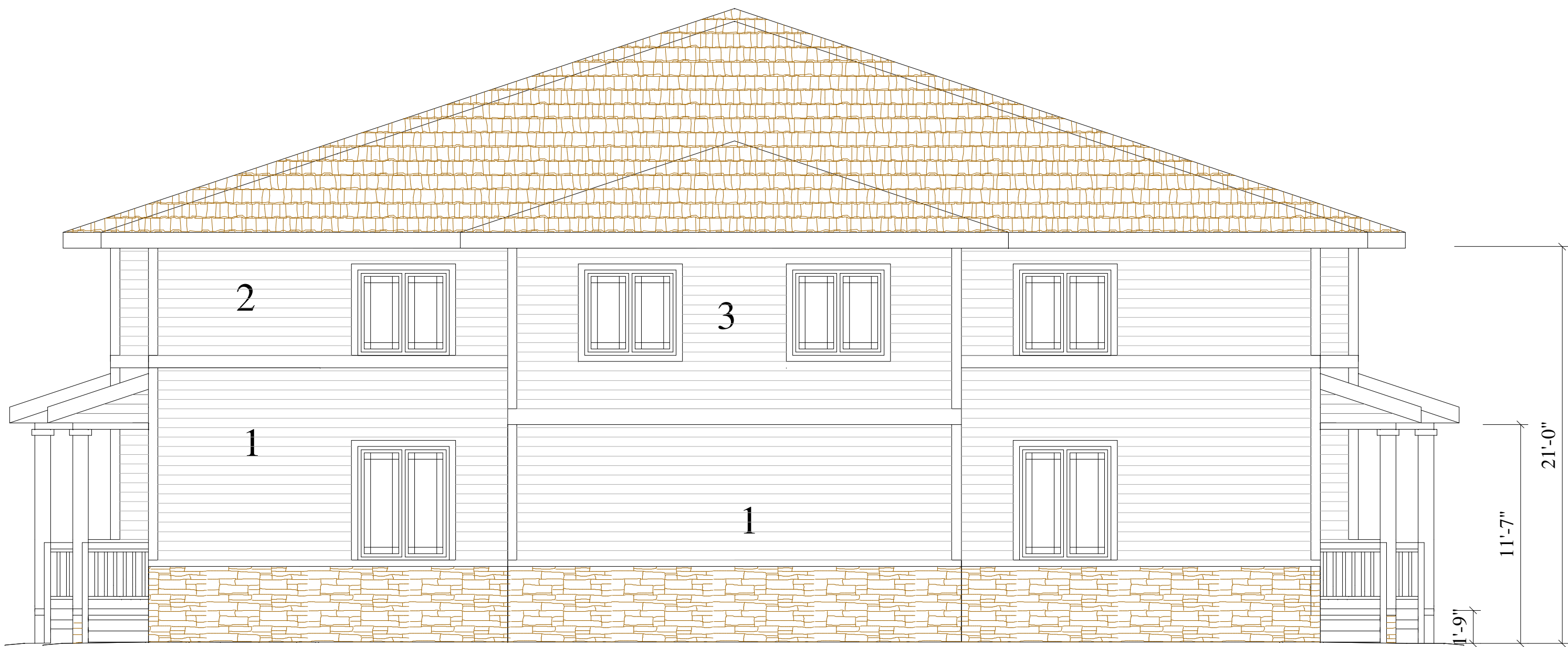
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North Elevation
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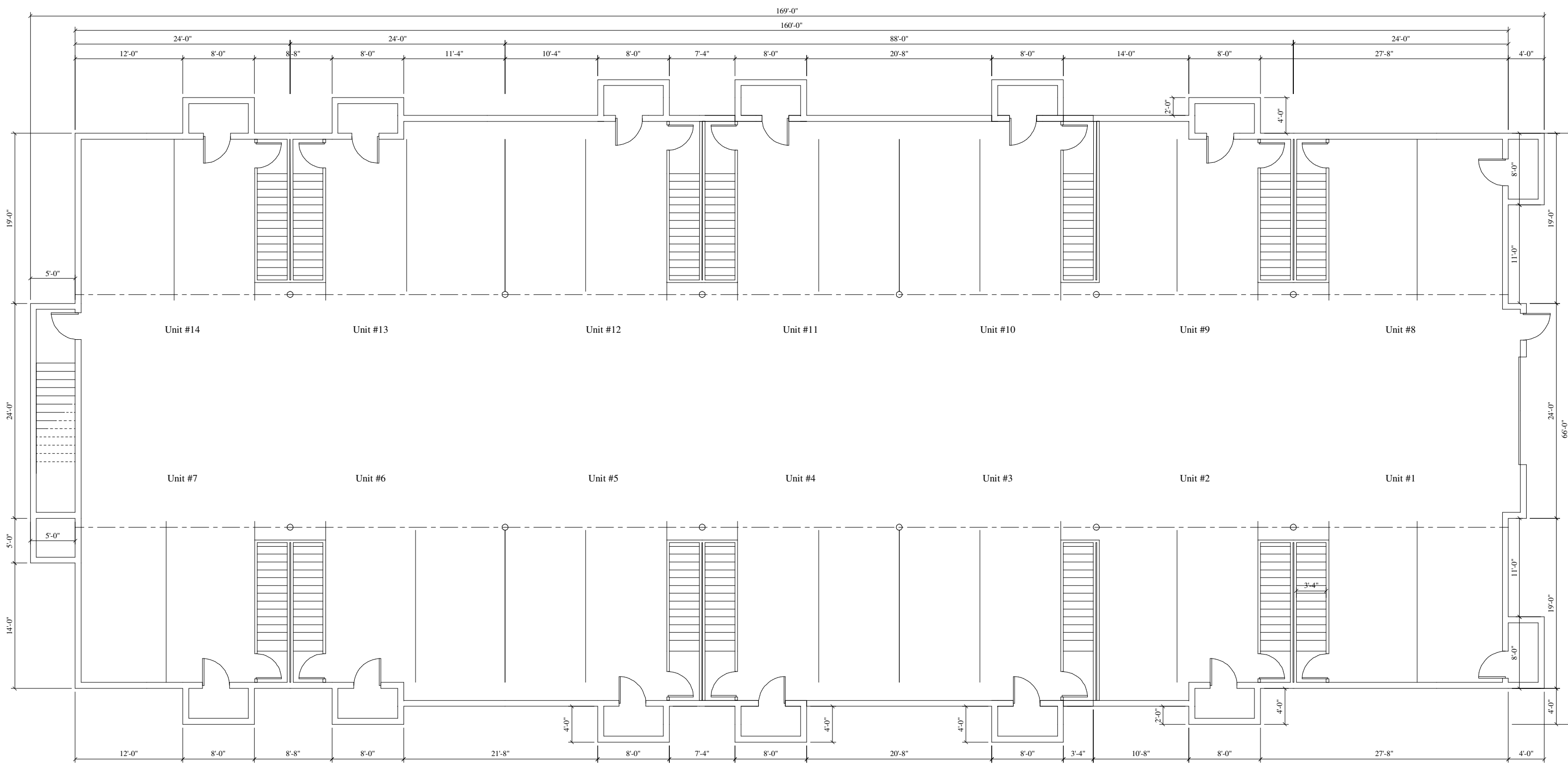
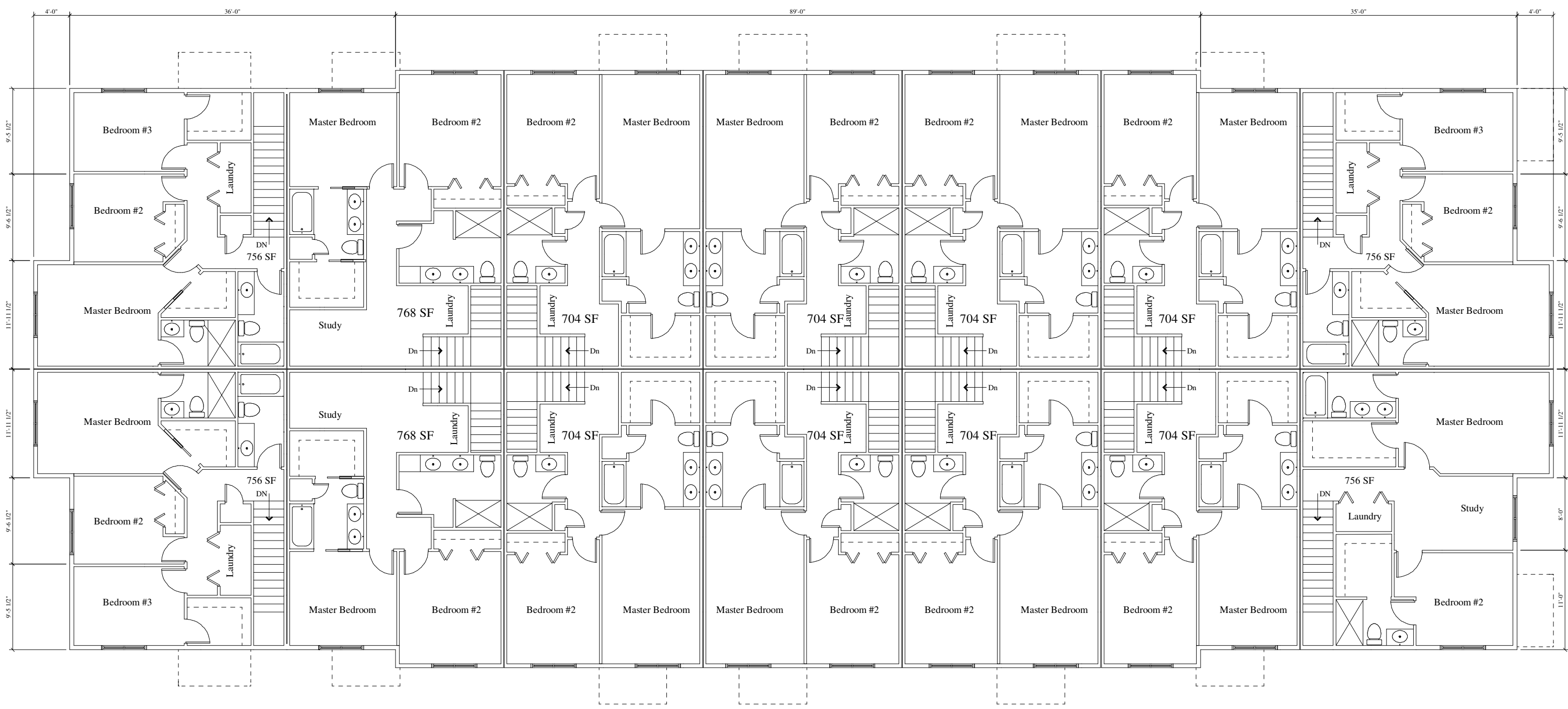
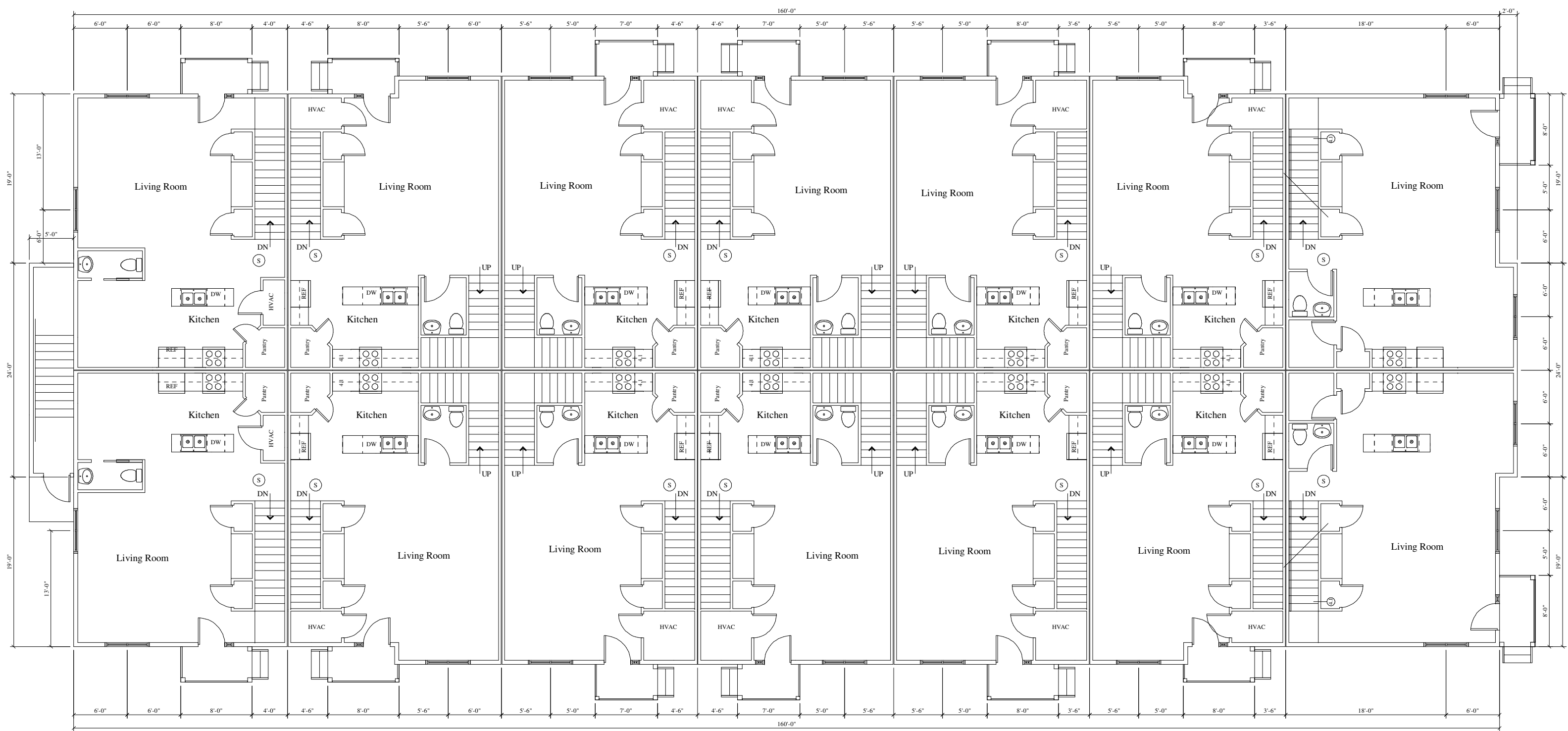


East Elevation
Scale = 1/4"=1'-0"



West Elevation
Scale = 1/4"=1'-0"

14 UNIT



42 UNIT



Front Elevation

Scale = 1/8"=1'-0"



West Elevation

Scale = 1/8"=1'-0"



East Elevation

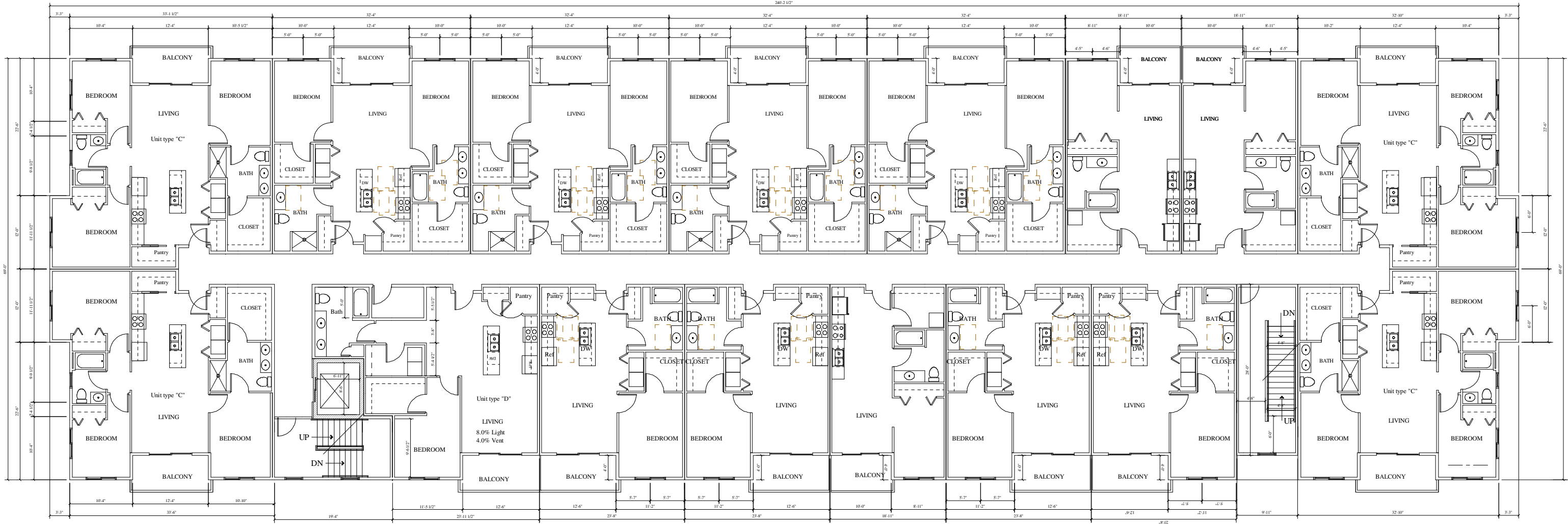
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South Elevation

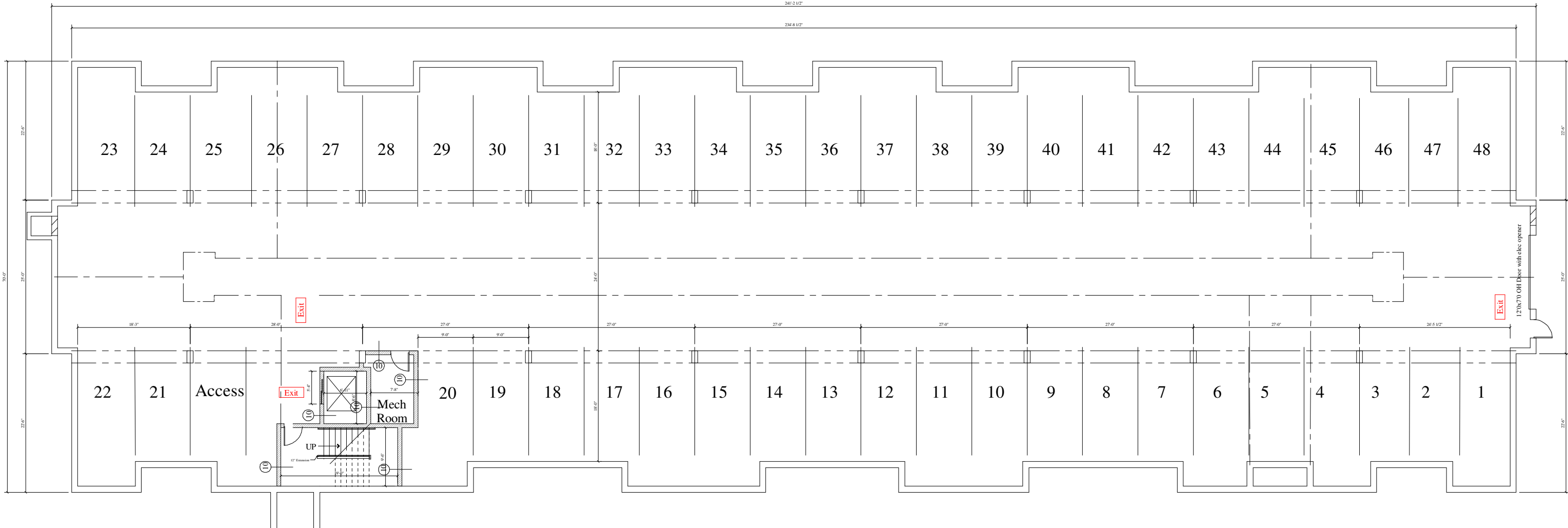
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42 UNIT



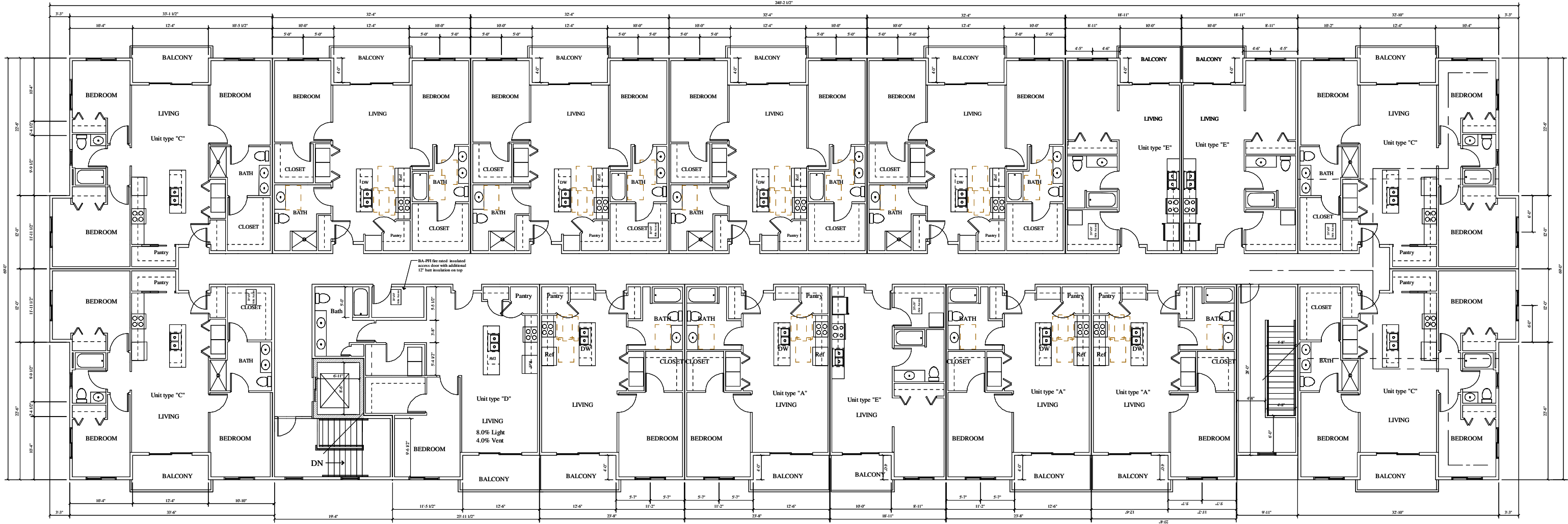
Second Floor Plan - sf

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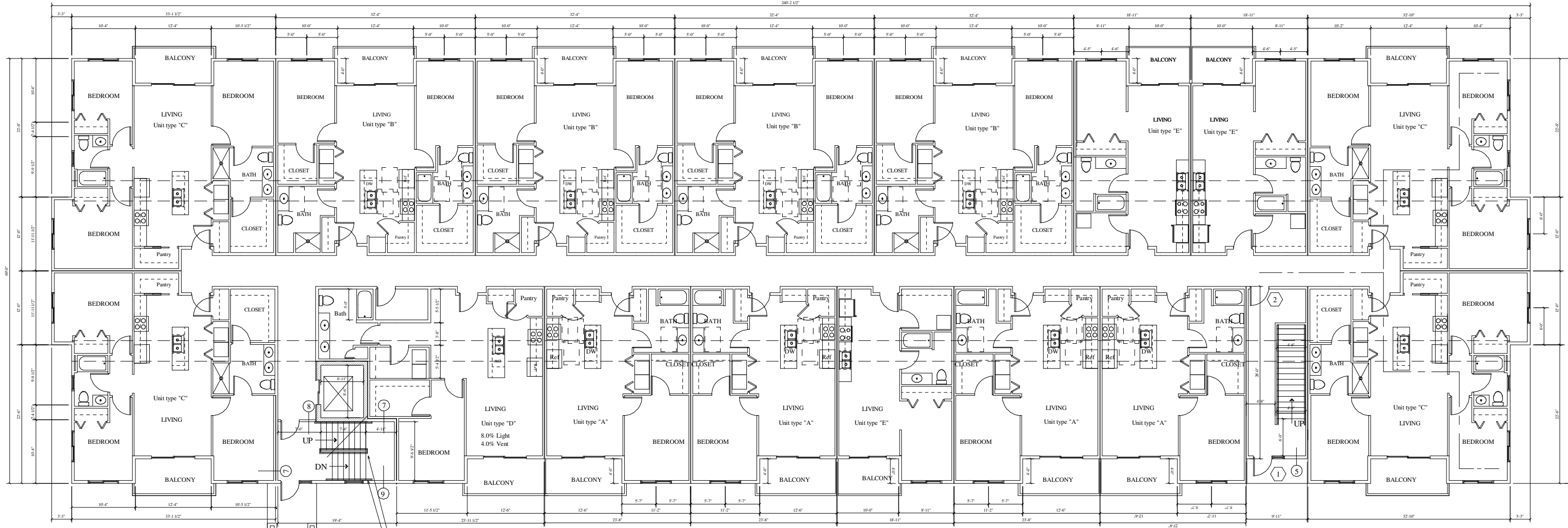
Lower Level Plan

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Third Floor Plan - sf

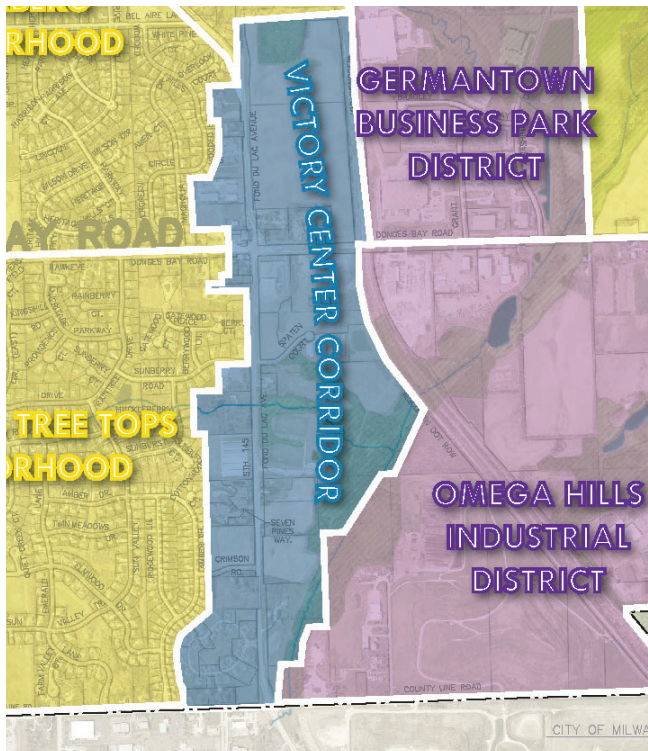
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First Floor Plan - 15,476 SF

Scale = 3/32" = 1'-0"

Victory Center CORRIDOR



SPECIAL FEATURES

Transportation The Victory Center corridor includes land abutting a portion of Fond Du Lac Avenue (STH 145) from the Country Aire Drive intersection south to County Line Road. The corridor is bounded on the east by the WSOR railroad, Nor-X-Way Channel and Omega Hills landfill.

Environmental, Natural & Agricultural The Nor-X-Way Channel and associated secondary environmental corridor is located along the eastern edge of the corridor.

Public Park, Education, Safety & Utility The Germantown School District office is in the corridor. The FC Wisconsin soccer organization has play and practice fields at their facility on the east side of Fond du Lac Ave. The corridor is served by Village sewer and water.

GENERAL CHARACTER

The Victory Center Corridor is predominantly a mixed-use commercial corridor with service-oriented uses, including auto and truck repair services, personal storage uses, a local bar, and a coffee shop. Sports Specialists, a wholesaler of fishing equipment, has a large warehouse near the Dinges Bay @ Fond du Lac Ave intersection.

A portion of the corridor is in Tax Incremental district (TID) No. 4, including approximately 60 acres of vacant land east of Fond du Lac Ave.

Historical & Cultural The Victory Center, also known as “Kuhberg”, was one of seven unincorporated hamlets within what is now the Village of Germantown.

PREFERRED FUTURE LAND USE

Victory Center Corridor

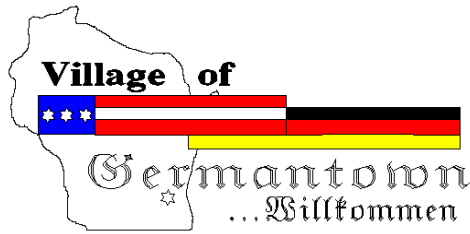
Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	A	A	A	A	A	D	A	A	u	A	u	Yes	Yes	D	U	U	SF: 2.9 units/ac 2-4F: 6 units/ac MF: 10 units/ac

The Victory Center corridor is intended to further develop as a mixed-use area with commercial, mixed-use commercial, institutional, and residential development in a traditional or conservation design pattern with average single-family densities of 2.2 to 2.9 DU's/acre on 15-20,000 sqft lots, two- to four-family densities up to 6 DU's/acre, and multi-family densities up to 10.0 DU's/acre.

Future commercial uses are desirable including retail, office and other service-oriented uses. Industrial uses are also acceptable in those areas currently zoned M-1 and/or located within the TID No. 4 boundary.

D =	Desirable – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

See all notes on page 42.



Engineering Department Memorandum

To: Jeff Retzlaff, Village Planner

From: Kevin Driscoll, Village Engineer

Date: January 25, 2023

**Re: Arbor Village Consultation - Fond du Lac Ave and Donges Bay Road
Rezoning Parcel GTNV_253977**

Items Reviewed:

1. Application with Concept Plan Dated: <3-23-2023>

General Comments apply if rezoning approved:

1. Additional comments are anticipated to arise with additional plan updates and modifications. The items listed below should not be considered comprehensive, rather at a minimum the following will need to be fully resolved before the Engineering Department can recommend a formal approval of the plans and permit for construction.
2. Provide documentation for WisDOT approval of the work shown in the ROW, including a current traffic study. Fond du Lac Avenue is state jurisdiction, STH 145. Any driveway or roadway connection to a state highway requires a connection permit from the Wisconsin Department of Transportation.
3. Traffic Study to Clarify anticipated trips generated, and requirements for acceleration and deceleration lanes, and potentially any stop signs or signals.
4. Clarify boundary set-backs in particular the Cul du Sac set-back from north property line.
5. A Storm Water Management Plan would be required.
6. Erosion Control. This project would require a WRAPP/NOI from the DNR approved permit prior to final approval.
7. Identify any impacts to wetlands.
8. Utility permits and permits for work within the ROW are required. Contact the Village Engineering Department to obtain permits.
9. Water Service. A 12-inch dia. water main is available on the west side of Fond du Lac Ave. Provide plans for water supply to your site. Plan for each livable unit to be metered with it's own individual water meter, where all meters to be centrally housed in a master meter room accessed from the outside.
10. Sanitary Service. A 10-inch dia. sanitary sewer manhole is available on the east side of Fond du Lac Avenue. Provide plans and any necessary flow calculations for sanitary sewers to service your site.
11. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
12. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.

Lori Johnson

From: Paul Haugen
Sent: Thursday, January 11, 2024 7:07 AM
To: Lori Johnson; Matthew Mortwedt; John Delain; Chief Mike Snow; Tim Zimmerman; Thomas Olejniczak; Brad Seubert; Scott Anderson; Mike Paulos -; Nathan Schuettelpelz - Wachtel Tree Science; Kevin Driscoll
Cc: Jeff Retzlaff
Subject: RE: Plan Commission Staff Review for 2-12-24 - Arbor Village Consultation

Hi Lori

One water utility comment, Each livable unit will be metered by it own individual water meter and all meters will be centrally housed in a master meter room accessed from the outside. If this moves forward we would have more comments.

I know we are only at concept for the Arbor Village but I wanted them to be aware of this requirement on the get go since in the past it has been a sticking point with developers.

Thanks Paul

Paul Haugen-Water Superintendent
Germantown Water Utility
Village of Germantown
PO Box 337
N122W17177 Fond du Lac Ave.
Germantown, WI 53022
Office - 262-253-8254
phaugen@village.germantown.wi.us

From: Lori Johnson <ljohnson@germantownwi.gov>
Sent: Wednesday, January 10, 2024 12:27 PM
To: Matthew Mortwedt <mmortwedt@germantownwi.gov>; John Delain <jdelain@germantownwi.gov>; Chief Mike Snow <msnow@germantownpolicewi.gov>; Tim Zimmerman <tzimmerman@germantownwi.gov>; Paul Haugen <phaugen@germantownwi.gov>; Thomas Olejniczak <tom.olejniczak@hecl.com>; Brad Seubert <brad.seubert@hecl.com>; Scott Anderson <sanderson@germantownwi.gov>; Mike Paulos - <mike.paulos@graef-usa.com>; Nathan Schuettelpelz - Wachtel Tree Science <NateS@wachteltree.com>; Kevin Driscoll <kdriscoll@Germantownwi.gov>
Cc: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Subject: Plan Commission Staff Review for 2-12-24 - Arbor Village Consultation

Plan Commission Agenda – February 12, 2024

Please review the new consultation application for Arbor Village and provide your written comments to the Planning Department no later than January 19, 2024. Your comments are important and will be incorporated into the staff report prepared for the Plan Commission. If you have any specific questions or concerns, feel free to contact the applicant or Jeff Retzlaff at Extension #4757 or E-Mail at jretzlaff@germantownwi.gov

1. David J. Frank – N120 W21350 Freistadt Road. Site Plan Review application for a Mechanics Shop.
2. Dawn DiNicola – W158 N9763 Sumac Road. Zoning Permit to allow a fence in an easement.
3. Keller Inc. for Force Global – N114 W18635 Clinton Drive. Site Plan Review for a 7,500 sqft building addition.

4. **Everett Frenz for Arbor Village – 60 acres located east of Fond du Lac Avenue north of Donges Bay Road. Site Plan Consultation for a mixed use commercial and residential development. See letter of explanation.**

Thank you.

Lori Johnson

Planning Assistant

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

(262) 250-4735

ljohnson@germantownwi.gov

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Presentation

ITEM TITLE: Presentation on the results of the Public Safety Building(s) needs assessment by Graef, PRA and Moore Construction.

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The Village Board approved a study to identify the facilities needs of the Police and Fire departments. The project team worked through an assessment of existing facilities and conducted a space study. Based on the results, determinations were made as to the suitability of existing facilities versus new facilities and whether or not a shared new facility was appropriate. In addition, sites for new facilities were studied and cost estimates were completed. The Graef, PRA and Moore Construction team will present the findings and answer questions along with Village staff.

ATTACHMENT:

1. Village of Germantown Report V2
2. Village of Germantown_Presentation FINAL

STAFF RECOMMENDATION:

No action needed.

ACTION BY Committee:



PUBLIC SAFETY BUILDING NEEDS ASSESSMENT PROJECT

prepared for

Village of



Germantown

prepared by:



YOUR CONSTRUCTION PARTNER

Primary Contact:

Mike Paulos, PE
Project Manager | Principal-in-Charge
Mike.Paulos@graef-usa.com
414 / 266 9086

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

October 21, 2024

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Detailed Site Evaluation for Proposed Police Station.....80



FIRE STATION #2 AND POLICE DEPARTMENT EXISTING BUILDING ASSESSMENT

GERMANTOWN, WI

PRA PROJECT #240084-01 | SEPTEMBER 2024





FIRE STATION #2 ARCHITECTURAL REPORT



Fire Station

Fire Station #2 was first occupied in 2001. It is the only active fire station in Germantown. The building is located in the north-west area of the Village of Germantown on the corner of Edison Drive and Maple Road.

There is also a training tower and “A Survive Alive” building located on the site.



The exterior of the building consists of masonry, EIFS/stucco finish, and wood trim. The roof is dimensional asphalt shingles. Generally speaking the exterior materials appear to have been maintained and visually appear to be in good shape.

Interior materials appeared to be in decent condition in the rooms reviewed at the fire station. The kitchen materials are nearing the end of their life expectancy. It was also observed that there is not enough room for all appliances in the kitchen and the residential style stove hood is not code compliant for cooking. A new and/or upgraded kitchen will need to be ADA compliant, provide more room for food preparation and cooking, and meet the proper code requirements for a cooking environment.

From a functional standpoint, the building is organized and laid out well. However, it is apparent that all areas of the building exceed their initial design capacities. This is true from staffing, equipment, and storage perspectives.

The existing Fire Station #2 requires additional space to handle the staffing needs, equipment needs, and operations that exist both currently and after the staffing increases that will occur in the near future (beginning of 2025).



From a staffing standpoint, the current building has many shortcomings that need to be addressed:

1. In January 2025, there will be 29 total staff in the fire department, with 8 firefighters assigned to a shift. There are currently 6 sleeping rooms in the building. There will be an immediate need for 2 additional sleeping rooms with an additional sleeping room needed for future staff growth.
2. There is currently not enough pantry space for kitchen and cooking supplies.
3. The existing kitchen is not large enough to cook meals for 8+ staff.
4. There are not enough lockers and shower rooms to accommodate the current nor the future staffing needs.
5. There is not enough space for eating meals.
6. There is not enough room in the Day Room to properly accommodate a firefighter shift.

From an equipment standpoint, the current building has shortcomings that need to be addressed:

1. Some of the firefighting equipment needs to be kept outside due to lack of space in the apparatus bay.
2. Storage and equipment areas overlap in many instances. For example, the base of the hose storage tower is used for miscellaneous storage and the items need to be moved when there are hoses to dry.
3. The current laundry room is also used for equipment and as a workshop. The overlap is not efficient as this does not allow any of these activities/uses to occur at the same time. Nor should equipment be kept in the same area as the laundry equipment as this is a potential safety hazard.

From a storage standpoint, the current building has a lack of storage space:

1. Many storage areas overlap with their intended and need use.
2. Some areas being used for storage do not meet the code requirements for storage.

Various photos taken during the review of the building showing rooms being used for multiple, overlapping purposes.



POLICE DEPARTMENT ARCHITECTURAL REPORT



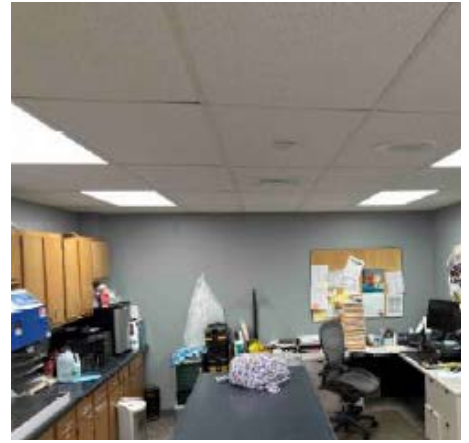
Police Department

The police department consists of three separate buildings located on one site that fronts Mequon Road, with the entry on Western Avenue. Some buildings were purpose built and others were remodeled (former Library now used for office, conference, and training space). It is understood that the primary building has been added onto over the years. The buildings are located at the current civic campus in the Village of Germantown.

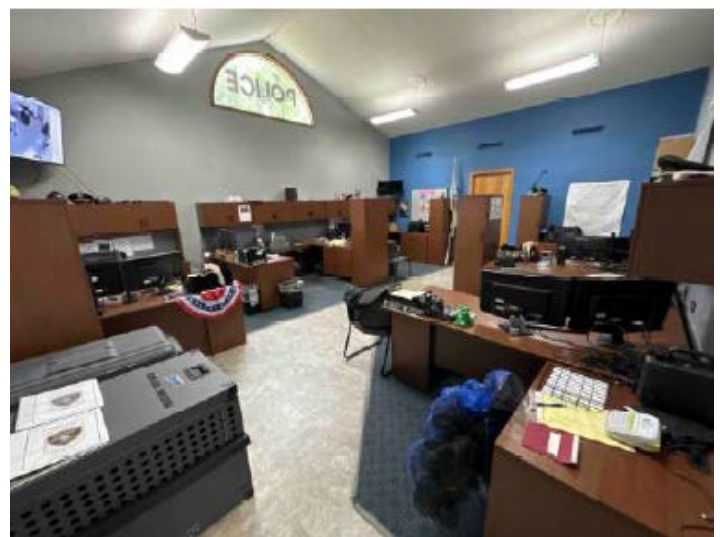
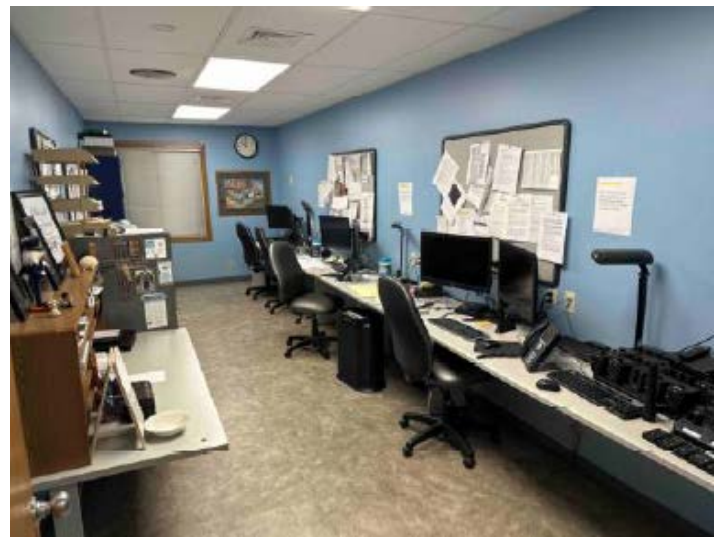
The site also contains two smaller outbuildings, a fueling station and towers that serve for local, county-wide and cellular communications.

Generally speaking, the current site is “maxed out” with no obvious area for any major expansion.

From a way finding standpoint, the main public entrance needs to be determined by signage, as visually, without the signage, it is unclear where the general public should enter.



The exterior of the two personnel related buildings consist of masonry, EIFS or stucco finish, and wood trim. Other building materials used are vinyl and metal sidings, which are used on the storage/garage buildings. The roofs are dimensional asphalt shingles. Generally speaking the exterior materials have been maintained and are in good shape. Interior materials appeared to be well maintained and are in decent condition throughout.



From a function standpoint, the building is poorly organized:

- Existing public lobby is too small
- Staff offices are not grouped together
- Common corridors do not exist
- Numerous spaces are undersized
- There is not enough indoor parking for police vehicles
- A proper training center does not exist
- An emergency operations center does not exist
- Work areas are shared
- There is no space for future staff
- General storage is lacking
- The locker room is not the appropriate size for female staff
- More showers should be available for all staff
- An indoor shooting range should be provided

The building clearly requires replacement in the near future to address the space needs challenges that are currently present.

CONCLUSION

As previously established, both the existing police department and fire station have become too small for current operations. This will be exacerbated at the start of 2025 as additional police and fire staff will be joining the departments as a result of the passed operational referendum. After reviewing the buildings and discussing functions and future staffing with the Village, it has become apparent that new buildings are needed for police and fire.

A space program was assembled for both new buildings and reviewed with leadership. From that information, it was derived that a new police station would be approximately 64,500-66,500 square feet. The proposed design includes indoor parking, a sallyport, ample storage and a shooting range on the lower level. The first floor would house all the staff workspace, training areas, locker rooms and public spaces.

The proposed fire station would be approximately 24,000-26,000 SF. Offices, training space, living quarters and the public lobby are designed on one half of the building, while the other half includes a five bay apparatus floor with storage for different functions and emergencies.

Refer to other documents developed by GRAEF, PRA and Moore Construction that identify potential building locations, site plans, floor plans, and probable overall budget cost information for the new fire and police stations.







PROBABLE PROJECT COST INFORMATION

EXISTING FIRE STATION #2 OPTION #3 ADDITION/ RENOVATION BUDGET SUMMARY

Description		Building Add/Ren	Site Improvements	TOTALS
Gross Area (SF)		6,951	6,951	6,951
Sitework		\$40,715	\$337,098	\$377,813
Building Demo		\$62,120	\$0	\$62,120
Concrete		\$114,063	-	\$114,063
Masonry		\$190,297	-	\$190,297
Metals		\$75,350	-	\$75,350
Carpentry		\$383,826	-	\$383,826
Doors & Hardware		\$78,000	-	\$78,000
Glass and Glazing		\$190,740	-	\$190,740
Moisture & Thermal Protection		\$215,851	-	\$215,851
Drywall		\$165,303	-	\$165,303
Acoustical Ceilings		\$38,586	-	\$38,586
Flooring		\$88,038	-	\$88,038
Painting		\$46,211	-	\$46,211
Specialties		\$87,534	-	\$87,534
Signage		\$2,500	-	\$2,500
Equipment		\$29,500	-	\$29,500
Fire Protection		\$36,304	-	\$36,304
Plumbing		\$183,182	-	\$183,182
HVAC		\$590,940	-	\$590,940
Electrical		\$516,185	-	\$516,185
Subtotal		\$3,135,244	\$337,098	\$3,472,341
General Conditions Phased	10.0%	\$313,524	\$33,710	\$347,234
Bedrock Blasting/Over Excavation/Lean Mix Contingency		\$10,000	10,000	\$20,000
Subtotal		\$3,458,768	\$380,807	\$3,839,576
Construction Management Fees				
Construction Management Fee	8.0%	\$276,701	\$30,465	\$307,166
Libability Insurance	0.85%	\$31,751	\$3,496	\$35,247
Performance Bond	1.00%	\$37,672	\$4,148	\$41,820
Contingency	10%	\$345,877	\$38,081	\$383,958
Total Costs		\$4,150,770	\$456,996	\$4,607,766
OTHER ITEMS NOT INCLUDED ABOVE				
Architectural, Civil,Structural, MEP, Landscape Design Fees		\$415,052	\$45,697	\$460,749
Furniture Design and Furnishings		\$100,000	By Owner	\$100,000
Fitness Equipment		\$30,000	\$0	\$30,000
Plan Exam Fees		\$5,000	By Owner	\$5,000
WE Energies Service Fees, Temp & Permanant		By Owner	By Owner	By Owner
Moving Cost		By Owner	By Owner	By Owner
Low Voltage Equipment		By Owner	By Owner	By Owner
AV Equipment		By Owner	By Owner	By Owner
Testing Services; Soils & Concrete Allowance		\$5,000	\$0	\$5,000
Building Permit		\$3,476	\$0	\$3,476
Final Cleaning Allowance		\$3,476	\$0	\$3,476
Soil Borings Allowance		\$0	\$0	\$0
Builders Risk Insurance		By Owner	By Owner	By Owner
Utility Consumption During Construction		By Owner	By Owner	By Owner
Total Project Costs		\$4,712,774	\$502,693	\$5,215,467
		\$/SF	\$	\$
		678.00	72.32	750.32

Exclusions

- City Assessment & Impact Fees
- WE Energies Charges
- Winter Construction Costs
- Utility Charges
- Exclude any work on the Survive Alive House
- Exclude Lockers for Turn out Gear

EXISTING FIRE STATION ADDITION/RENOVATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	4,790	SF	\$6.50	\$31,135
Building Stone	4,790	SF	\$2.00	\$9,580
			Subtotal	\$40,715
Building Demo				
Interior Demo Building	2,162	SF	\$10.00	\$21,620
Tie-Ins	1	Allow	\$25,000.00	\$25,000
New Interior Openings	2	EA	\$4,500.00	\$9,000
New Exterior Openings	1	EA	\$6,500.00	\$6,500
			Subtotal	\$62,120
Concrete				
Foundations				
Continuous Footings Perimeter	236	LF	\$50.00	\$11,800
Perimeter Column Pads Interior	6	EA	\$750.00	\$4,500
Pad Footings	6	EA	\$650.00	\$3,900
Stoop Footings	60	LF	\$35.00	\$2,100
Stoop Walls	240	SF	\$35.00	\$8,400
Stoop SOG	150	SF	\$20.00	\$3,000
Foundation Walls	944	SF	\$40.00	\$37,760
Foundation Insulation	944	SF	\$2.00	\$1,888
Interior Flatwork				
Slab on Grade - 5" Office	4,790	SF	\$8.50	\$40,715
			Subtotal	\$114,063
Masonry				
Load Bearing Block Walls	3,776	SF	\$28.00	\$105,728
Interior Block Walls				NA
Interior Brick Walls				NA
Brick Veneer 35%	1,322	SF	\$45.00	\$59,472
Exterior Wall Insulation	1,322	SF	\$4.50	\$5,947
Stone Sills	83	LF	\$50.00	\$4,150
Existing Masonry Repairs	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$190,297
Metals				
Misc. Structural Steel ; 2 Column Lines	4,790	SF	\$15.00	\$71,850
Roof Ladder	1	EA	\$3,500.00	\$3,500
			Subtotal	\$75,350
Carpentry				
Wood Truss Roof Framing	4,790	SF	\$50.00	\$239,500
Overlay Framing on Existing	1,500	SF	\$25.00	\$37,500
Exterior Wood Trims	944	LF	\$20.00	\$18,880
Interior Blocking	750	LF	\$20.00	\$15,000
Window Blocking	661	LF	\$20.00	\$13,216
Install Doors & Frames	25	EA	\$500.00	\$12,500
Door Hardware	25	EA	\$350.00	\$8,750
Base Cabinets	18	LF	\$375.00	\$6,750
Wall Cabinets	18	LF	\$375.00	\$6,750
Island Cabinet	11	LF	\$350.00	\$3,850
Pantry Cabinet	3	EA	\$1,000.00	\$3,000
Island Top	11	LF	\$200.00	\$2,200
Solid Surface Countertops	18	LF	\$200.00	\$3,600
Solid Surface Vanity Tops	16	LF	\$200.00	\$3,200
Window Sills	83	LF	\$50.00	\$4,130
Office Storage Shelving	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$383,826
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	2	EA	\$3,500.00	\$7,000
Interior Hollow Metal Doors, Frames & Hardware	1	EA	\$3,000.00	\$3,000
Hollow Metal Frames & Wood	22	EA	\$2,750.00	\$60,500
Doors & Hardware Special Hardware	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$78,000
Glass and Glazing				
Storefront Windows 30%	1,322	SF	\$75.00	\$99,120
Remove and Replace existing windows with fixed alum storefront windows	654	SF	\$100.00	\$65,400
Vestibule Entrance Doors	3	EA	\$4,500.00	\$13,500
Borrowed Lites	6	EA	\$1,500.00	\$9,000
Rest Room Mirrors	48	SF	\$15.00	\$720
Fitness Mirrors	200	SF	\$15.00	\$3,000
Automatic Operators				NA
			Subtotal	\$190,740
Moisture & Thermal Protection				
Building Insulation	4,790	SF	\$4.50	\$21,555
Spray Applied Air Barriers EIFS	3,776	SF	\$5.75	\$21,712
Base	1,133	SF	\$15.00	\$16,992
EIFS Trim	944	LF	\$20.00	\$18,880
Aluminum Soffit & Fascia	944	SF	\$35.00	\$33,040
Roof Hatch	1	EA	\$3,500.00	\$3,500
Asphalt Shingle Roofing	2,994	SF	\$5.25	\$15,717
Fully Adhered EPDM at Bathtub	2,395	SF	\$25.00	\$59,875
Reroof Existing				Not Included
High Low Wall Transition	1	Allow	\$15,000.00	\$15,000
Caulking & Selants	4,790	SF	\$2.00	\$9,580
			Subtotal	\$215,851
Drywall				
Furring & Drywall Interior Walls	1,376	SF	\$6.50	\$8,944
Furring & Drywall Exterior Wall	3,776	SF	\$6.50	\$24,544
Interior Metal Stud and Drywall	9,200	SF	\$10.50	\$96,600
Prerock Trusses	4,790	SF	\$4.50	\$21,555
Plumbing Wall	352	SF	\$15.00	\$5,280
Soffits	100	SF	\$50.00	\$5,000
Drywall Ceilings at Showers & Toilet Rooms	520	SF	\$6.50	\$3,380
			Subtotal	\$165,303

EXISTING FIRE STATION ADDITION/RENOVATION

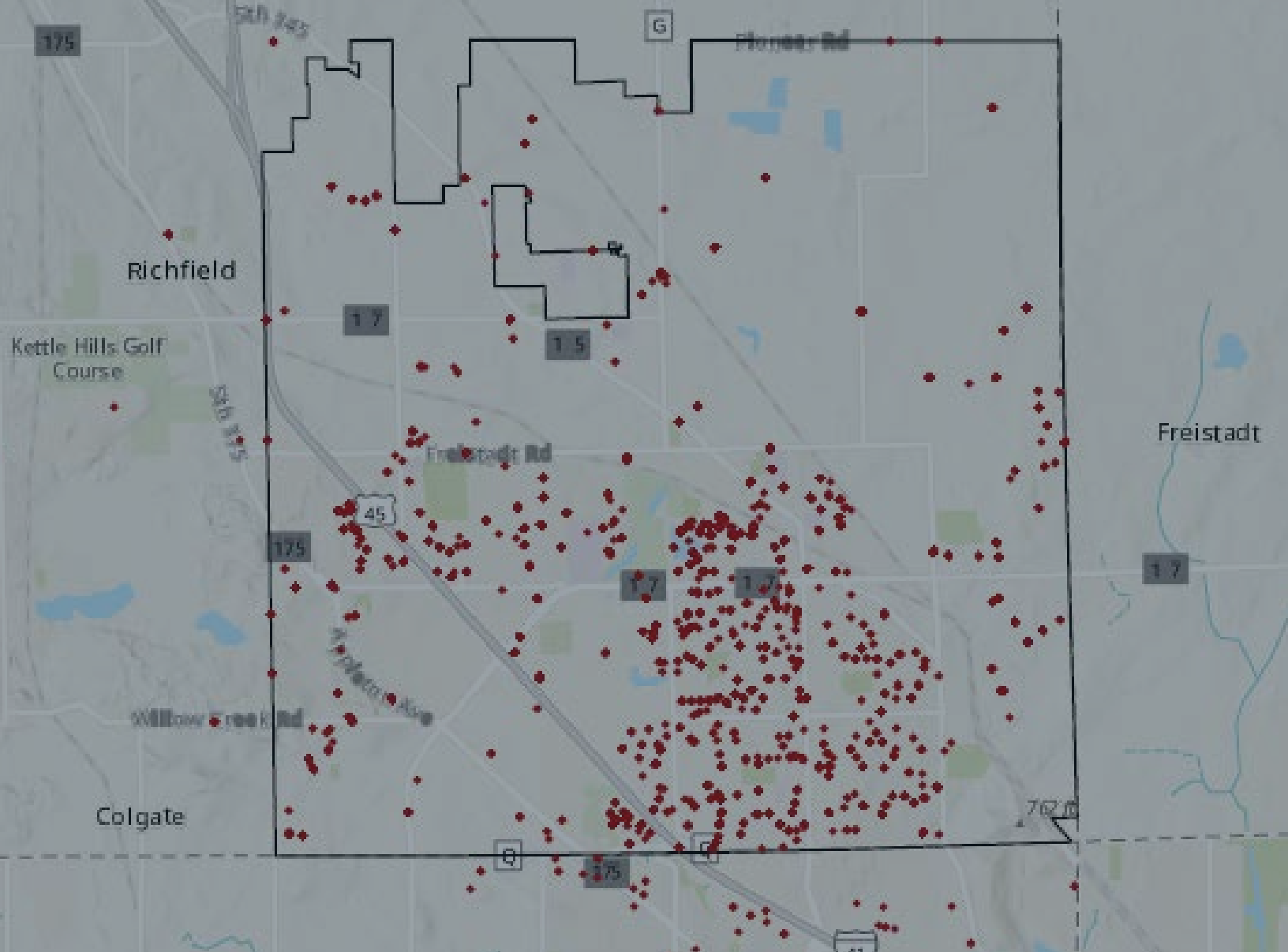
BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Acoustical Ceiling				
New Acoustical	4,270	SF	\$6.00	\$25,620
Ceilings Renovation	2,161	SF	\$6.00	\$12,966
area ceilings			Subtotal	\$38,586
Flooring				
Hard Tile Walls to 5'	1,000	SF	\$20.00	\$20,000
Hard Tile Floors	603	SF	\$20.00	\$12,060
Hard Tile Base	200	LF	\$18.00	\$3,600
LVT	5,664	SF	\$7.00	\$39,648
Carpet Tile Offices	234	SF	\$6.00	\$1,404
Fitness Rubber Flooring	450	SF	\$15.00	\$6,750
Vinyl Base	1,664	LF	\$2.75	\$4,576
			Subtotal	\$88,038
Painting				
Paint New Walls	23,552	SF	\$1.50	\$35,328
Paint Drywall Ceilings Paint	520	SF	\$1.50	\$780
Existing Walls	1,930	SF	\$1.25	\$2,413
Paint Frames	25	EA	\$95.00	\$2,375
Paint Metal Doors	3	EA	\$105.00	\$315
Misc Painting of tie-in areas	1	Allow	\$5,000.00	\$5,000
Wallcovering Allowance				NA
			Subtotal	\$46,211
Specialties				
Toilet Room Accessories	5	EA	\$750.00	\$3,750
FEC	2	EA	\$275.00	\$550
Bunk Lockers & Desk	9	EA	\$8,000.00	\$72,000
Window Treatments	1,322	SF	\$8.50	\$11,234
			Subtotal	\$87,534
Signage				
Interior Signage	1	Allow	\$2,500.00	\$2,500
Building Signage				Existing
			Subtotal	\$2,500
Equipment				
Kitchen Appliances	1	Allow	\$20,000.00	\$20,000
Laundry Equipment	1	Allow	\$5,000.00	\$5,000
Marker Boards	1	Allow	\$1,000.00	\$1,000
Projection Screens	1	EA	\$3,500.00	\$3,500
			Subtotal	\$29,500
Fire Protection				
Addition	4,790	SF	\$6.00	\$28,740
Renovations	2,161	SF	\$3.50	\$7,564
			Subtotal	\$36,304
Plumbing				
Renovation	2,161	SF	\$12.00	\$25,932
Area Toilets	5	EA	\$3,500.00	\$17,500
Showers	5	EA	\$7,500.00	\$37,500
Lavs	5	EA	\$3,500.00	\$17,500
Floor Drains	5	EA	\$2,500.00	\$12,500
Sinks	1		\$3,500.00	\$3,500
Laundry Drinking	1	Allow	\$3,000.00	\$3,000
Fountain Roof	1	EA	\$3,500.00	\$3,500
Drains Hose	2	EA	\$7,500.00	\$15,000
Bibbs Water	3	EA	\$750.00	\$2,250
Heaters Water	1	Allow	\$25,000.00	\$25,000
Softner Grease	1	Allow	\$10,000.00	\$10,000
Inceptor	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$183,182
HVAC				
Additions; RTU w/VAV's	4,790	SF	\$50.00	\$239,500
Renovations; Modify existing areas	2,161	SF	\$40.00	\$86,440
Kitchen Hood	1	Allow	\$15,000.00	\$15,000
Existing HVAC Upgrades	1	Allow	\$250,000.00	\$250,000
			Subtotal	\$590,940
Electrical				
Additions	4,790	SF	\$45.00	\$215,550
Renovations	2,161	SF	\$35.00	\$75,635
Existing HVAC Electrical Upgrades	1	Allow	\$25,000.00	\$25,000
Service Upgrade	1	Allow	\$75,000.00	\$75,000
Access Control Modifications	1	LS	\$25,000.00	\$25,000
Generator Upgrade	1	LS	\$100,000.00	\$100,000
			Subtotal	\$516,185

EXISTING FIRE STATION ADDITION/RENOVATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Erosion Control Measures	1	Allow	\$2,500.00	\$2,500
Strip Topsoil for reuse	4,790	SFD	\$0.50	\$2,395
Rough Grade Site	4,790	SF	\$1.00	\$4,790
Finish Grading	4,790	SF	\$0.75	\$3,593
Clean up site and respread topsoil	4,790	SF	\$0.50	\$2,395
Stone for site concrete	1	Allow	\$3,000.00	\$3,000
Site Improvements	1	Allow	\$125,000.00	\$125,000
Asphalt Paving				
Side walks				
Curb & Gutter				
5" Sidewalks	300	SF	\$9.75	\$2,925
Patio	1,000	SF	\$10.00	\$10,000
HC warning Fields	1	EA	\$500.00	\$500
Site Utilities: Possible new laterals	1	Allow	\$75,000.00	\$75,000
Site Lighting Poles	5	EA	\$5,000.00	\$25,000
Dumpster/Transformer/Generator Enclosure Allowance	1	Allow	\$50,000.00	\$50,000
Landscaping	1	Allow	\$30,000.00	\$30,000
			Subtotal	\$337,098



SITE EVALUATIONS FOR PROPOSED FIRE STATION, POLICE STATION AND SAFETY FACILITY

GERMANTOWN, WI

GRAEF PROJECT NUMBER: 2024-0820.04

PROJECT MANAGER: Mike Paulos, PE | mike.paulos@graef-usa.com

PROJECT ENGINEER: David S. Roberts, PE | david.roberts@graef-usa.com

EXECUTIVE SUMMARY

Fire and Police Station Location Study

The GRAEF team was tasked with doing a location study for the new facilities. The purpose of the location study is to locate the new fire station in a location that better serves the community for response times to calls. The study combined the existing fire location with a new location to determine the best location for the new station.

Three sites were studied for fire and two for police. Locational wise police stations are more of a convenience than a standard for response times. The police site centrally located makes the most sense for most purposes but if a co-location for fire and police would work, then some savings might be found in the design and construction. The two police locations will not work for a fire station from a locational perspective in the community.

Fire sites analyzed were:

- 1. W140N11492 Country Aire Drive
- 2. N104W13645 Donges Bay Road
- 3. W151N11112 Mequon Road

For fire location is key and is based on community call response. A fire department like Germantown’s follows ISO Standards for insurance and National Fire Protection Association standards. Those standards say that the department must meet 6-minute response times for 2 companies to 90% of the call volume.

The response time study determines that the best overall coverage for the community physically within 6 or 8 minutes would be the W140N11492 Country Aire Drive location. The other sites also arrive at 90% of the previous 5 years calls within the 6-minute response time. As the community develops more into the “open” areas of the community, it will be important to make that 90% as well. The W140N11492 Country Aire Drive location will best serves the community from that perspective, covering more of the physical area of the community.

Maps were prepared for each of the 5 locations for site, environmental and response times. Those are included in this document. Along with the maps is a matrix of response times versus call locations to validate the 90% value will be achieved with the locations.

Legend

- Call Location
- ▭ Municipal Boundary

CALL LOCATIONS

2018 TO 2023

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

GRAEF



0 0.75 1.5
Miles
1 in = 1.5 mi

FIRE STATION SITE #1

W140N11492 Country Aire Drive (SW corner, N of driveway) – Village of Germantown

This summary evaluates the suitability of the site for a new 21,600 sf fire station in Germantown. The site currently houses Friedenfeld Park, a 53-acre sports complex located between Mequon Road and Freistadt Road, featuring a baseball diamond, flag football field, soccer field, playground, and existing infrastructure such as parking and pathways. The area investigated for the proposed fire station would appear to displace an existing practice field as well as the flag football grandstands and associated buildings. The site is zoned as Institutional (I), which permits fire station development without requiring rezoning. The site offers existing access from Country Aire Drive, with potential connections to the current driveway and opportunities for expanding the parking lot. Utilities, including sanitary sewer, water, and power services, are available adjacent to the site. Environmental considerations include the presence of wetlands and wetland indicators across the site, with the site classified within Floodplain Zone X. There appear to be existing ponds on-site. Further investigation is necessary to assess their potential to address stormwater requirements. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. A Phase 1 is recommended to determine if there are additional environmental constraints. The site's topography varies from gentle to moderate slopes, facilitating natural drainage but requiring careful grading and erosion control. Located 2.9 miles from the nearest fire station, the site is under the jurisdiction of the Village of Germantown Parks and Recreation Department, DPW, and the DNR.

CONCLUSION: The site is well-suited for the proposed 21,500 square-foot fire station.

Legend

- | | |
|---|--|
|  Potential Site | Water Utilities |
|  Parcels |  Hydrant |
|  Building |  Main |
|  Pavement |  Lateral |
|  Stormwater Pond | Sanitary Utilities |
| Contours |  Sanitary Structure |
|  Index |  Main |
|  Intermediate |  Lateral |

Zoning District: I (Institutional)

21,600 SF
1-Story Garage
2-Story Firehouse
(90'x240')

W140N11492 Country Aire Drive
Village of Germantown
53.3 ac

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0 300
Feet
1 in = 300 ft

FIRE STATION - W140N11492 COUNTRY AIRE DRIVE

SITE MAP

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

FIGURE S1

GräEF

Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
-  100 Year Flood
-  500 Year Flood
-  Floodway
-  Parcels



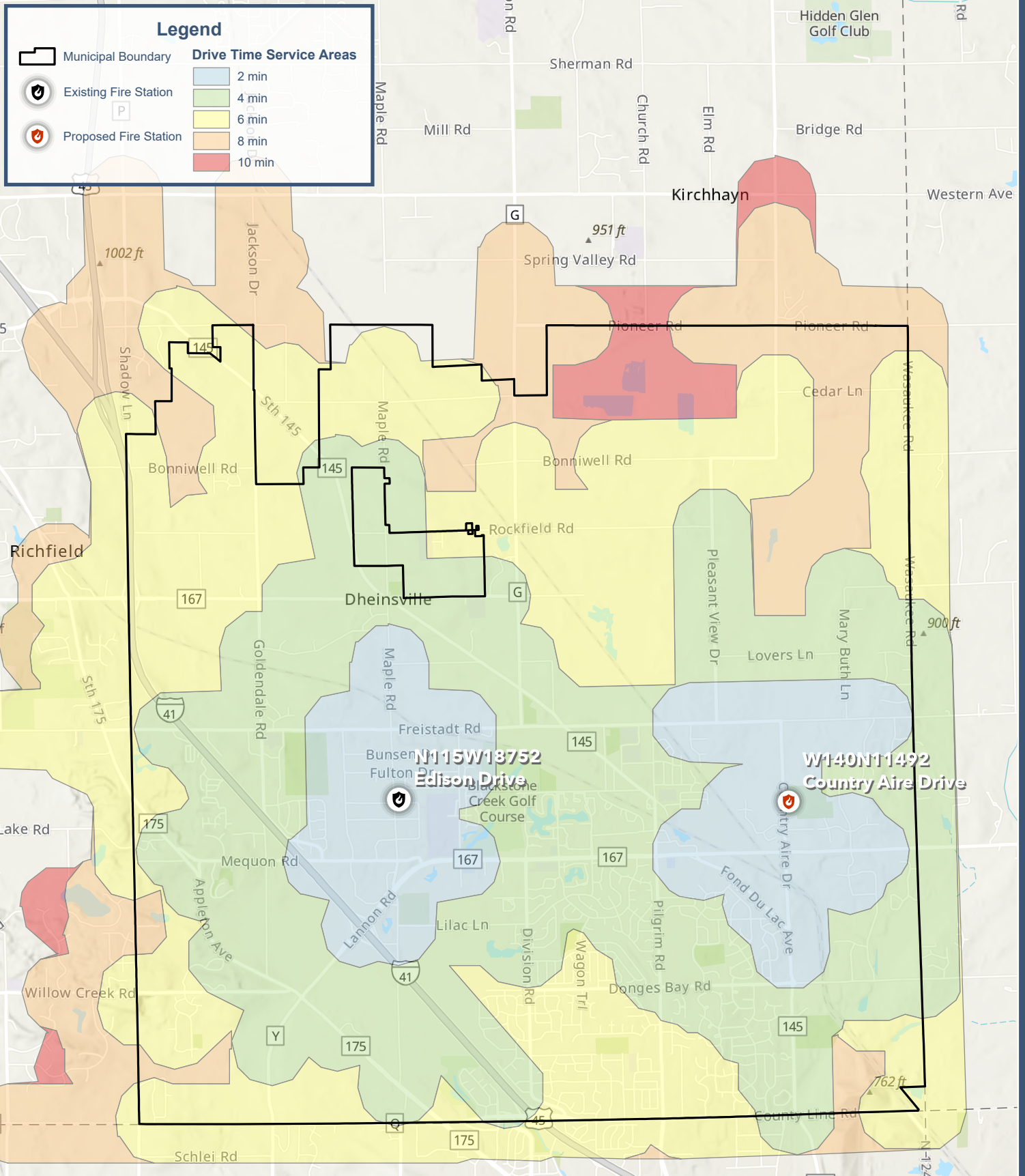
FIRE STATION - W140N11492 COUNTRY AIRE DRIVE

FIGURE ES1

ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

GRAEF

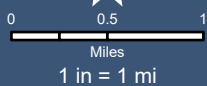


FIRE STATION - W140N11492 COUNTRY AIRE DRIVE

FIGURE DT1

DRIVE TIME SERVICE AREAS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



**Project Fact
Sheet:**

Project Name	Germantown – Fire Department
Project No.	2024-0820.04
Property Statistics	
Property Address	W140N11492 Country Aire Drive (SW corner, N of driveway) – Village of Germantown
AHJ's	Village of Germantown Parks and Recreation Department Village of Germantown Community Development Department Village of Germantown Public Works Department Wisconsin Department of Natural Resources (DNR)
Building Size	Locker rooms and shed
Site Context (surrounding land uses)	Single home housing and farmland
Surrounding Zoning	A-1,2 - Agricultural District RS-1,2,3 - Single-Family Residential
Utilities	
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	Yes, throughout site
Wetland Indicators	Yes, throughout site
Floodplain	Zone X
Site Access	Existing access on Country Aire Dr, potentially can tie into existing driveway and/or expand parking lot
Stormwater	Existing pond on NW portion of site AtA: Slow infiltration due to clay content, leading to potential ponding and runoff. Engineered drainage systems can mitigate runoff. DsA: Moderate infiltration; potential for surface runoff during heavy rainfall. MgA: Slow drainage in heavy rain due to loam texture, requiring runoff management. Mild slopes facilitate drainage, reducing ponding risk. MtA: Moderate infiltration, necessitating careful stormwater planning in development. Gentle slopes support natural drainage, aiding stormwater control. Mzb: <u>Poor drainage</u> due to clay content; high risk of surface runoff and ponding. Minimal slope reduces erosion risk; stormwater systems can mitigate runoff issues. OuB: Carbonate substratum <u>may affect water retention</u>. Natural slopes assist in drainage; erosion control measures can manage stormwater. OuB2: Carbonate layers may alter water flow. Moderate slopes help with drainage; erosion control can enhance stormwater management. OuC2: <u>High erosion and runoff risk</u>; steep slopes require significant stormwater management. Slopes facilitate drainage; terracing and control systems can manage water flow effectively. Ph: Flat terrain may lead to poor drainage and standing water. <u>Suitable for retention and detention</u>

	<u>basins to manage stormwater.</u> ShB: Moderate slopes can lead to runoff and erosion, requiring management strategies. Slopes support natural drainage, aiding stormwater movement and control.
Site Constraints	
Bedrock	AtA (SE): Typically deep bedrock, minimal excavation issues expected. Ideal for construction with little concern for hitting bedrock. DsA (Far E): Generally deep, allowing for flexible construction options. Rarely encounters bedrock, offering a stable foundation. MgA (W third): Typically deep, minimal risk of encountering bedrock. Suitable for most building projects. MtA (NE): Usually deep, providing ample depth for construction. Minimal bedrock constraints, supporting varied uses. Mzb (NE corner): Typically deep, though heavy clay might obscure underlying rock layers. Bedrock rarely affects construction, but clay content may complicate digging. OuB (SW & NE): Variable depth, potential for shallow carbonate-rich layers. Requires site-specific checks to assess foundation depth. OuB2 (S NE): Moderate depth, <u>higher likelihood of encountering</u> bedrock due to erosion. Detailed geotechnical surveys needed. OuC2 (Middle Bottom): Moderate depth with a <u>higher chance of bedrock exposure</u>. Erosion increases the likelihood of encountering bedrock, requiring careful evaluation. Ph (Middle of Site): Typically deep, offering flexibility for development without bedrock hindrance. Rarely impacted by bedrock issues. ShB (E half): Generally deep, providing suitable conditions for construction. Minimal constraints, but access may be influenced by terrain.
Grading Issues	AtA (0 to 2 percent slopes): Minimal erosion risk due to flat slope. <u>Needs proper grading for water runoff and compaction management.</u> DsA (1 to 3 percent slopes): Slight slopes aid drainage; minimal grading concerns. Adequate for construction with gentle runoff management. MgA (1 to 3 percent slopes): Mild slope provides natural drainage but requires minimal leveling. Suitable for development with moderate attention to grading. MtA (1 to 3 percent slopes): Gentle slope aids drainage, presenting minimal grading challenges. Suitable for most construction projects with minor slope adjustments. Mzb: <u>Very flat with clay content complicating grading.</u> May require careful drainage planning to prevent water accumulation. OuB (2 to 6 percent slopes): Moderate slope increases erosion risk; requires erosion control and proper runoff management. OuB2 (2 to 6 percent slopes, eroded): Moderate erosion risk due to slopes and previous erosion; requires erosion control and careful grading for stability. OuC2 (6 to 12 percent slopes, eroded): <u>High erosion risk with steep slopes;</u> needs significant erosion control, potential terracing, and drainage management. Ph (0 to 2 percent slopes): <u>Very flat terrain;</u> minimal grading needed but may require drainage solutions to manage water flow. ShB (2 to 6 percent slopes): Moderate slopes can lead to erosion; requires erosion control and effective runoff management.
Distance to Nearest Fire Station	3.8 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A

Development Regulations for Current Zoning Designation	
Zoning Designation	I-Institutional
Permitted Land Uses	a) Churches and synagogues. b) Hospitals, sanatorium, nursing homes and clinics. c) Libraries, museums and art galleries. d) Public or private schools, colleges and universities. e) <u>Public administrative offices, including fire and police stations.</u> f) Public utility offices
Rezoning required?	No
Setbacks	Front yard, minimum: Equal to average setback on each side of the use or districts Rear yard, minimum: 25 feet Side yard, minimum: Equal to side yard on adjacent use parcels or districts
Dimensional Standards	Building Standards: • Building height, maximum: 35 feet Coverage Standards: • Building coverage, maximum: 70 percent • Lot coverage, maximum: Building coverage limited to 70 percent Lot Standards: • Lot area, minimum: 7,200 sq. ft. • Lot width, minimum: 60 feet at setback line

FIRE STATION SITE #2

W151N11112 Mequon Road – Frederick Gierach

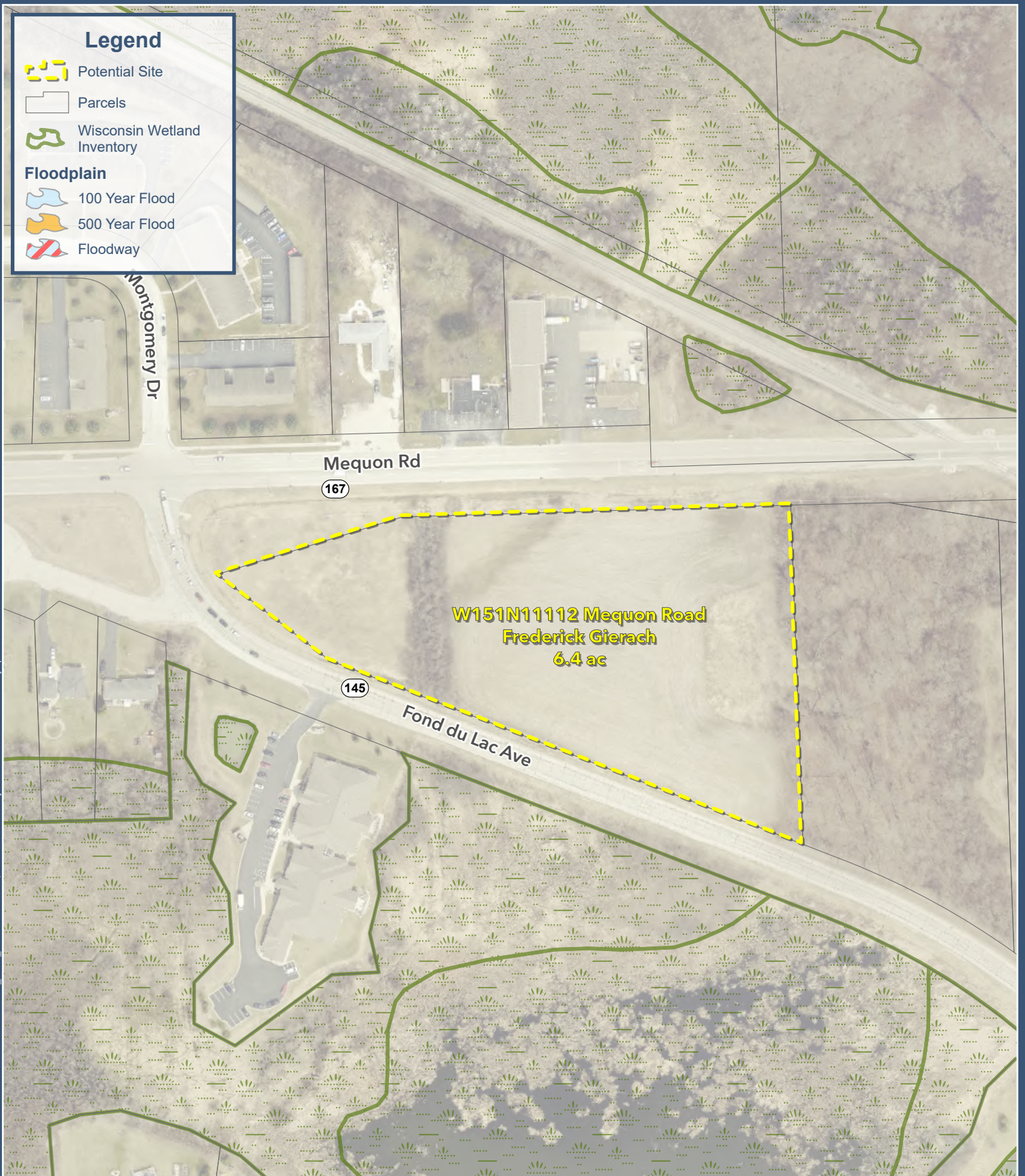
This summary evaluates the suitability of the site for a new 21,600 sf fire station in Germantown. The site is located among a mix of agricultural, residential, and commercial properties, offering access via Mequon Road and Fond du Lac Road with necessary WisDOT permits. Zoned B-1 Neighborhood Business, the site requires rezoning for a fire station. Utilities such as sanitary, water, and power are available adjacent to the site, as well as supporting infrastructure. Although the site has small undelineated wetlands, soil conditions support effective stormwater management. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. A Phase 1 is recommended to determine if there are additional environmental constraints. Located 2.9 miles from the nearest fire station, the site is under the jurisdiction of the Village of Germantown, WisDOT, and other local authorities.

CONCLUSION: The site is a viable option for the fire station, provided zoning and erosion challenges are addressed, as well as parking and additional infrastructure is built.



Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
 -  100 Year Flood
 -  500 Year Flood
 -  Floodway



FIRE STATION - W151N11112 MEQUON ROAD

ENVIRONMENTAL CONDITIONS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

FIGURE ES2

GRaEF

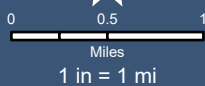
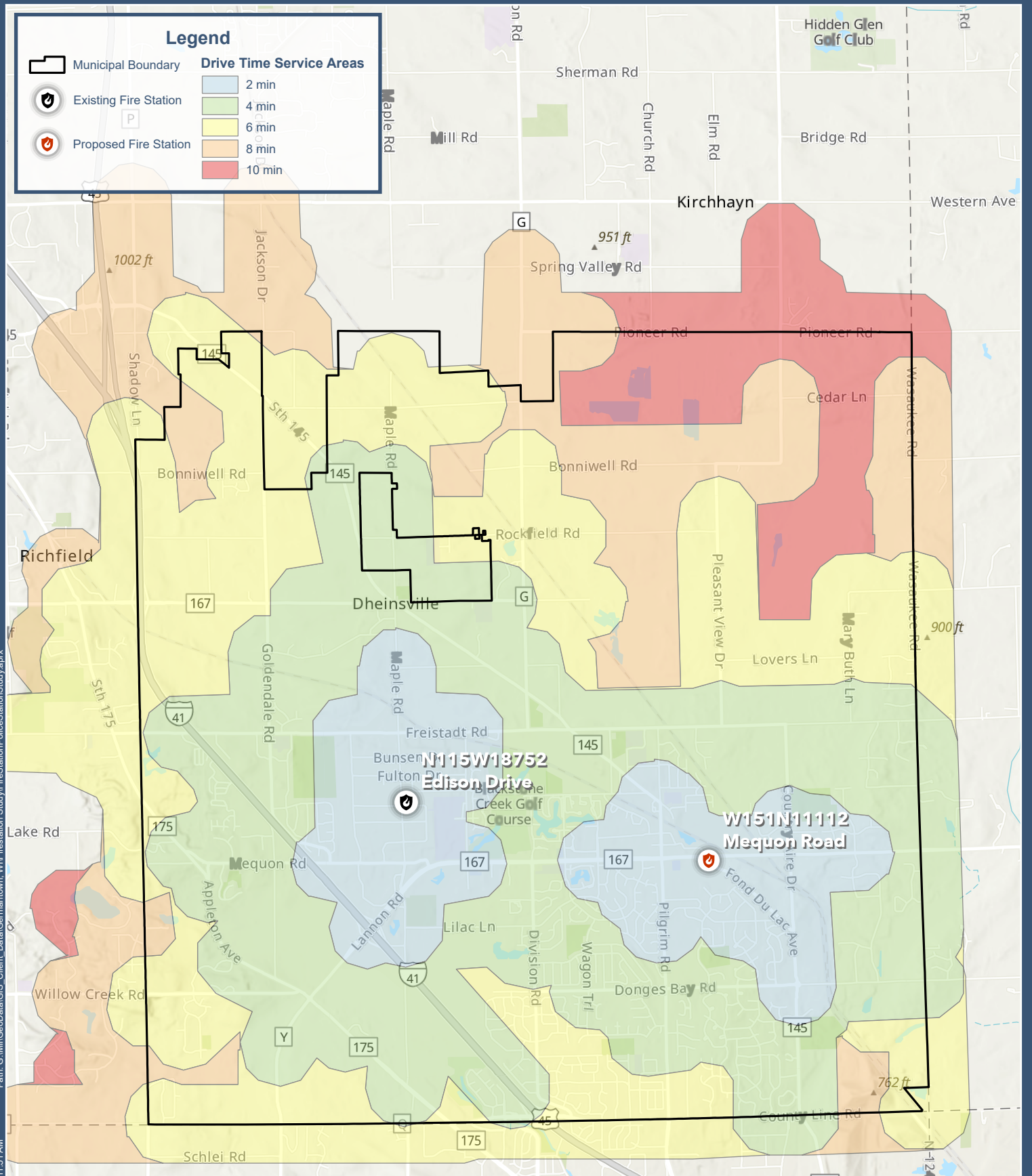
Municipal Boundary

Existing Fire Station

Proposed Fire Station

Drive Time Service Areas

- 2 min
- 4 min
- 6 min
- 8 min
- 10 min



FIRE STATION - W151N1112 MEQUON ROAD

DRIVE TIME SERVICE AREAS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE DT2

GRAEF

Project Fact Sheet:	
Project Name	Germantown – Fire Station Needs Assessment
Project No.	2024-0820.04
Property Statistics	
Property Address	W151N11112 Mequon Road – Frederick Gierach
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Wisconsin Department of Transportation (WisDOT)
Building Size	N/A – Vacant Lot
Site Context (surrounding land uses)	Mix of agricultural, residential, and commercial properties
Surrounding Zoning	B-3 General Business RM-3- Multiple Family Residential RS-4 Single-Family Residential A-2 – Agricultural District M-1 – Limited Industrial
Utilities	
Sanitary	Available
Water	Available
Power	Available
Environmental	
Wetlands	Yes - Wetlands too small to delineate
Wetland Indicators	Yes – Wetlands Identification and Confirmations (See Surface Water Data Viewer Map)
Floodplain	Zone X
Site Access	Existing Farm Entrance off Mequon Road (STH 167) Permit required from WisDOT Possible access off Fond du Lac Road (STH 145) Permit required from WisDOT
Stormwater	Needed – Wet Pond and storm sewer; Bio-Basin questionable due to soils
MMSD	Submittal required
Site Constraints	Swale/ditch surrounding corner of Property Approximately 5' of fall across the site
Bedrock	Bedrock Possible Soil Types: OuB2-Ozaukee silt loam, 2 to 6 percent slopes, eroded Mzb-Montgomery silty clay loam MzfA-Mundelein silt loam, 1 to 3 percent slopes
Grading Issues	Ozaukee silt loam: Requires erosion control due to its eroded state. Montgomery silty clay loam: Needs careful water management due to poor drainage
Distance to Nearest Fire Station	2.9 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A

Development Regulations for Current Zoning Designation	
Zoning Designation	B-1 Neighborhood Business
Permitted Land Uses	Commercial • Antique store • Art, dance or music studio • Bakery • Barber and beauty shop • Book store • Business office • Candy and confectionery store • Clock/watch shop • Clothing store • Commercial kennel • Computer sales and services • Convenience store • Delicatessen • Drug store • Financial or tax consultant • Florist • Furniture store • Garden supply • Gift store • Grocery store • Hardware store • Hobby store • Horticultural store • Liquor store • Meat fish or poultry store • Optical store • Photo and film store • Photo studio • Professional office • Real estate and insurance office • Restaurant • Second hand store • Self service laundry • Shoe repair store • Soda fountain • Sporting goods store • Variety Government and Community Services: • Health clinic • Noncommercial club • Park and playground Telecommunication and Utilities

	Accessory Uses
Rezoning required?	Yes – No Option for Conditional Use for Fire Department Facility
Setbacks	Front yard, minimum: 30 feet Rear yard, minimum: 30 feet for principal building; 25 feet for accessory building Side yard, minimum: 20 feet

FIRE STATION SITE #3

N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.

This summary evaluates the suitability of the site for a new 21,600 sf fire station in Germantown. Currently the site is vacant with the remnants of the old concrete processing facility, current storage areas present and two cell towers. Its strategic location offers easy access to major roads, facilitating efficient public service deployment. Zoned as M-1 Limited Industrial District, the site will require rezoning to accommodate a fire station. Utilities, including sanitary, water, and power, are available adjacent to the site. Further investigation is needed to determine the impact of the existing cell towers to the site layout. While the site lacks existing stormwater features, soil conditions appear to allow for effective management practices. While not within a designated wetland area, soil types like OuB2 and MtA suggest potential wetlands. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. Given that the site was a former concrete processing site a Phase I evaluation is recommended prior to purchase. Located 4.3 miles from the nearest fire station, the site falls under the jurisdiction of local and state departments, including the Village of Germantown and WisDOT.

CONCLUSION: The site is a viable option for the fire department, provided zoning challenges and erosion control strategies are addressed.

Legend



Potential Site



Parcels



Building



Pavement



Stormwater Pond

Contours



Index

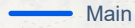


Intermediate

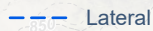
Water Utilities



Hydrant



Main



Lateral

Sanitary Utilities



Sanitary Structure



Main



Lateral

Zoning District: M-1 (Limited Industrial)

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac

21,600 SF
 1-Story Garage 2-Story
 Firehouse
 (90'x240')

FIRE STATION - N104W13645 DONGES BAY ROAD

SITE MAP

**VILLAGE OF GERMANTOWN
 WASHINGTON COUNTY, WISCONSIN**

FIGURE S3A

GräEF



0 200
 Feet
 1 in = 200 ft

Legend



Potential Site



Parcels



Wisconsin Wetland Inventory

Floodplain



100 Year Flood



500 Year Flood



Floodway

Donges Bay Rd

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac



0 200
Feet
1 in = 200 ft

FIRE STATION - N104W13645 DONGES BAY ROAD

ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE ES3

GRAEF

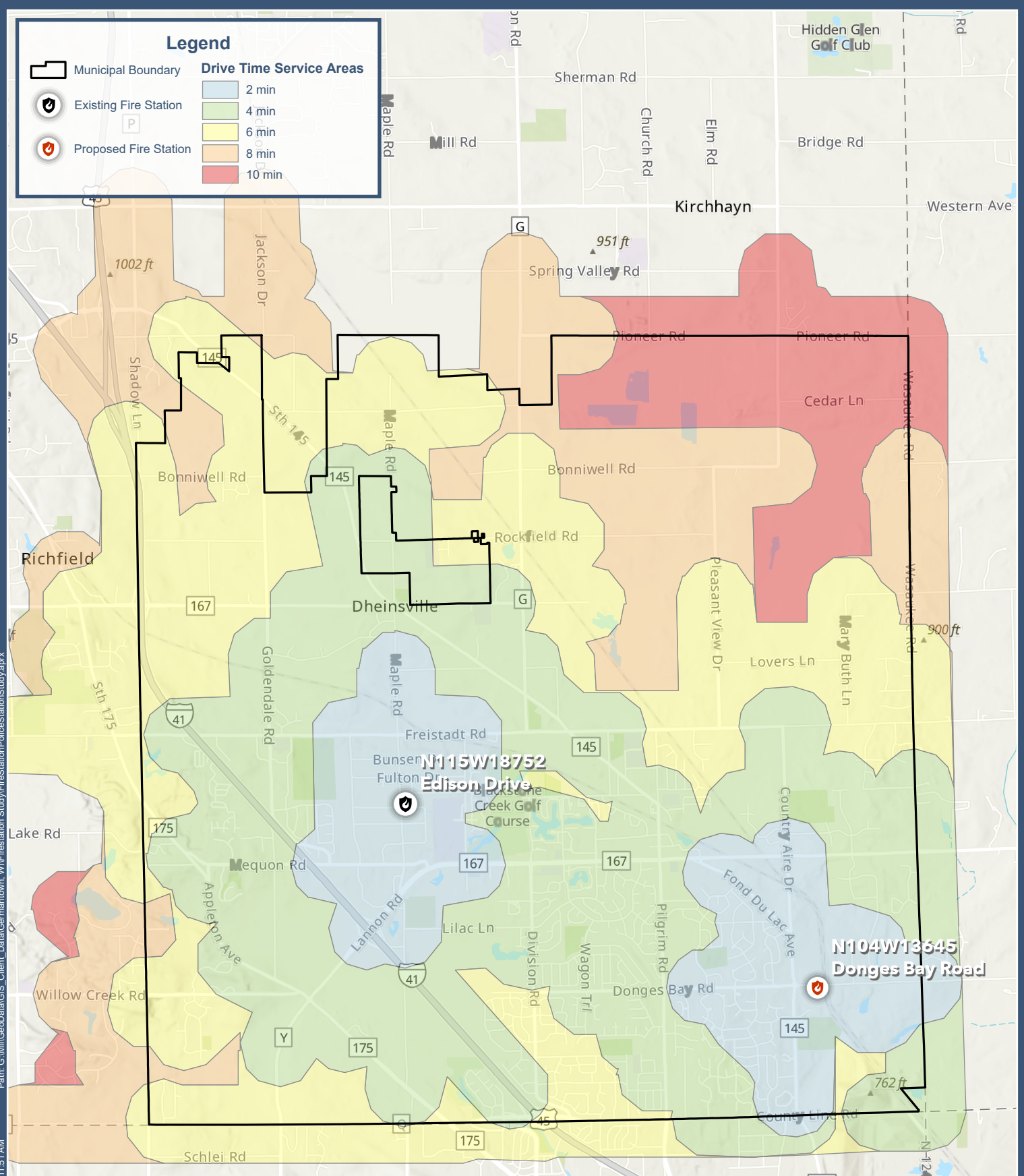
Municipal Boundary

Existing Fire Station

Proposed Fire Station

Drive Time Service Areas

- 2 min
- 4 min
- 6 min
- 8 min
- 10 min



0 0.5 1 Miles

1 in = 1 mi

FIRE STATION - N104W13645 DONGES BAY ROAD

DRIVE TIME SERVICE AREAS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE DT3

GRAEF

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**Project Fact
Sheet:**

Project Name	Germantown – Fire Department
Project No.	2024-0820.04
Property Statistics	
Property Address	N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Washington County Highway Department Wisconsin Department of Natural Resources (DNR) Wisconsin Department of Transportation (WisDOT)
Building Size	N/A - Site used for managing and storing public works equipment and vehicles necessary for municipal operations, including maintenance and road work.
Site Context (surrounding land uses)	Currently houses the Germantown Department of Public Works. The site supports the village's infrastructure projects and routine maintenance activities such as snow plowing, street repairs, and public utilities management. The site is strategically located with easy access to major roads, supporting efficient deployment of public works services across Germantown
Surrounding Zoning	Surrounding area is primarily zoned for residential use with nearby industrial zones, making it suitable for municipal operations while remaining close to residential areas. I - Institutional A-1 - Agricultural District M-1 - Limited Industrial RS-4 - Single-Family Residential
Utilities	Construction on Division Rd (maybe new laterals see PIM invite for more information)
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	No – but there is one located directly north and another directly south of the site boundaries
Wetland Indicators	Maybe – there are two soil types on the far west side of the site with wetland indicators OuB2 MtA
Floodplain	Zone X
Site Access	Existing access off Donges Bay Rd
Stormwater	No existing storm water features found MtA: Moderate infiltration rates, moderate drainage, but heavy rainfall can exceed the soil's absorption capacity, leading to temporary ponding. <u>Suitable for stormwater management practices like swales and rain gardens that can enhance infiltration and reduce runoff.</u> OuB2: <u>High erosion risk</u>; carbonate substratum affects water retention, erosion control can enhance water management. ThB2: High erosion potential; increased runoff during heavy rain. Natural slopes aid stormwater flow;

	erosion control can improve infiltration.
Site Constraints	
Bedrock	MtA (W): Usually deep, providing ample depth for construction. Minimal bedrock constraints, supporting varied uses. OuB2 (majority of site): Moderate depth, <u>higher likelihood of encountering</u> bedrock due to erosion. Detailed geotechnical surveys needed. ThB2(NW): Generally deep; eroded areas may need geotechnical evaluation.
Grading Issues	MtA (1 to 3 percent slopes): Gentle slope aids drainage, presenting minimal grading challenges. Suitable for most construction projects with minor slope adjustments. OuB2 (2 to 6 percent slopes, eroded): Moderate erosion risk due to slopes and previous erosion; requires erosion control and careful grading for stability. ThB2 (2 to 6 percent slopes): <u>High erosion risk; significant erosion control and grading required.</u>
Distance to Nearest Fire Station	4.3 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A
Development Regulations for Current Zoning Designation	
Zoning Designation	M-1 LIMITED INDUSTRIAL DISTRICT
Permitted Land Uses	I. PERMITTED PRINCIPAL USES. - o Building and yards for the storage and wholesale of goods and materials - o All uses involving the manufacture and fabrication of goods within the confines of a building - o All uses involving the provisions of a service which is either manufacturing-related or fabrication-related and not permitted in business districts confined within a building, and in which smoke, dust, flash, heat, noise or odor produced by such service uses is confined within the building. - o Commercial self-storage buildings where all storage is conducted within an enclosed building or individual units within a building. (Cr. Ord. #09-16) II. (2)PERMITTED ACCESSORY USES. - o Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process. - o Offices normally auxiliary to the principal use. - o Garages for the storage of vehicles used in conjunction with the operation of the warehouse or industrial use. - o Auxiliary power generators. - o Off-street parking and loading areas. - o One aboveground storage tank (maximum 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code. (Cr. Ord. #30-97)
Rezoning required?	Yes – does not meet conditional requirements. See 17.33 (3) code
Setbacks	Front yard, minimum: 30 feet Rear yard, minimum: 25 feet

	Side yard, minimum: 10 feet
Dimensional Standards	Building Standards: • Building height, maximum: 45 feet Coverage Standards: • Building coverage, maximum: 80 percent Lot Standards: • Lot area, minimum: 30,000 sq. ft. • Lot width, minimum: 120 feet at setback line

POLICE STATION SITE #1

N122W17177 Fond du Lac Avenue – Village of Germantown

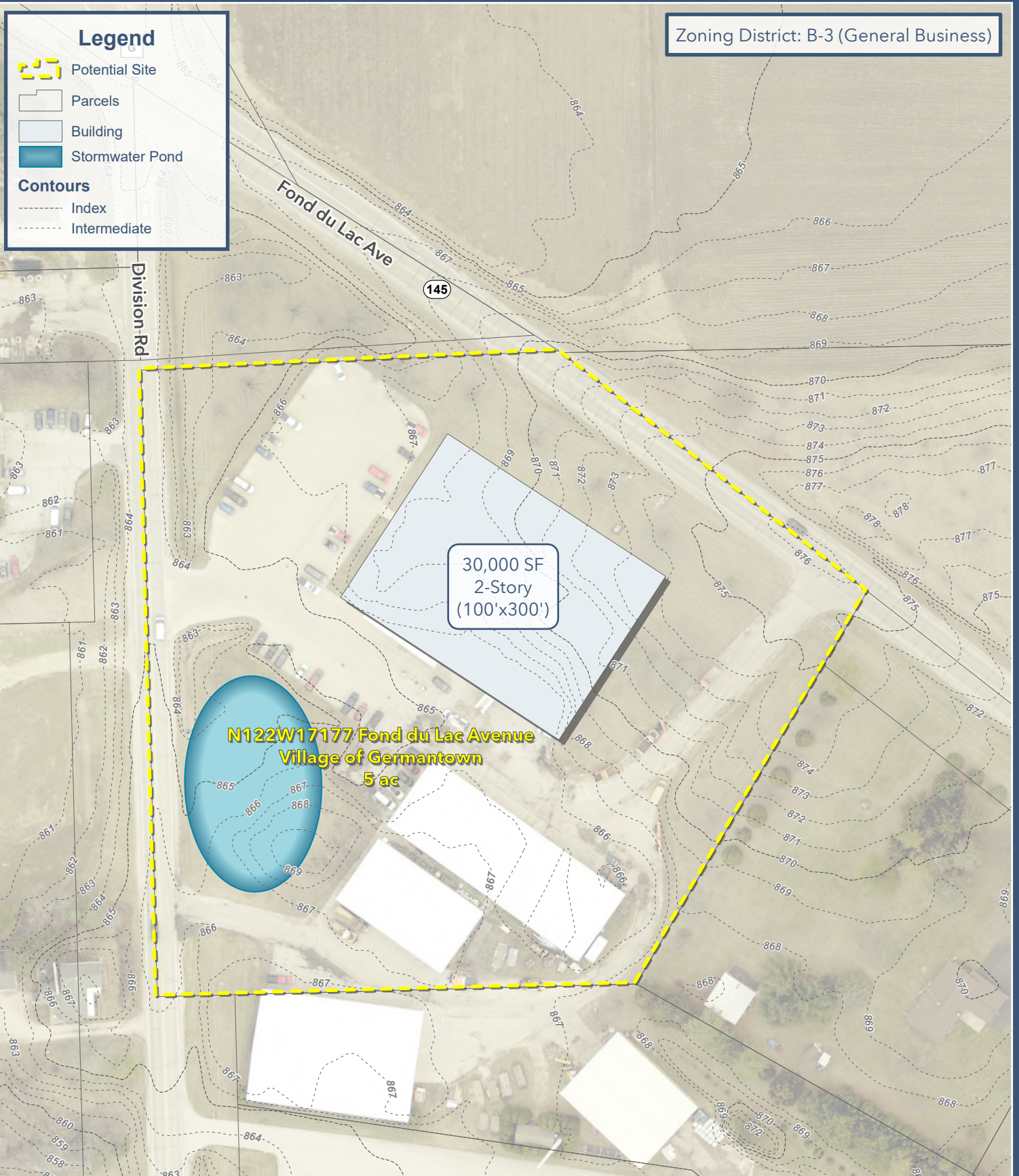
This summary evaluates the suitability of the site at for a new police department facility; 30,000sf (2 story) or 47,000sf (1-story) in Germantown. The site encompasses two buildings of approximately 11,000 square foot (that would need to be demolished and is surrounded by agricultural land and park areas. It is zoned as Institutional (I), allowing for police station development without the need for rezoning. Power is available adjacent to the site and water and sanitary sewer service will need to be extended approximately 2,250 LF. The site has existing access from Fond du Lac Road (STH 145) and Division Road (CTH G). The property is partially situated in Floodplain Zone X but does not contain wetlands or wetland indicators. Existing stormwater infrastructure includes piping, but a detention pond may be necessary to manage runoff with additional construction. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. A Phase 1 is recommended to determine if there are additional environmental constraints. The site features a 10-foot elevation change from Fon du Lac Road to Division Road. The site is under the jurisdiction of WisDOT, and Washington County Highway Department, and the Village of Germantown's: Community Development Department, PWD.

CONCLUSION: The site is well-suited for the proposed 30,000 sf (2 story) police department facility due to its central location within the village and strategic access to Fond du Lac Avenue, provided effective stormwater management and erosion control measures are implemented.

Legend

-  Potential Site
-  Parcels
-  Building
-  Stormwater Pond
- Contours**
 -  Index
 -  Intermediate

Zoning District: B-3 (General Business)



N122W17177 Fond du Lac Avenue
Village of Germantown
5 ac

30,000 SF
2-Story
(100'x300')



0 100
 Feet
 1 in = 100 ft

POLICE STATION - N122W17177 FOND DU LAC AVENUE

SITE MAP

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE S4A



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Legend



Potential Site



Parcels



Building



Stormwater Pond



Sanitary Sewer &
Water Main Extension

Water Utilities



Hydrant



Main



Lateral

Sanitary Utilities



Sanitary Structure



Main



Lateral

Zoning District: B-3 (General Business)

N122W17177 Fond du Lac Avenue
Village of Germantown
5 ac

Fond du Lac Ave

Lovers Ln

Century Ln

Division Rd

~2,250 LF

145

Freistadt Rd

F

16in
18in
18in
8in
18in



0 400
Feet
1 in = 400 ft

POLICE STATION - N122W17177 FOND DU LAC AVENUE

FIGURE S4B

SITE MAP

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

GRAEF

Legend

-  Potential Site
-  Parcels
-  Wisconsin Wetland Inventory
- Floodplain**
 -  100 Year Flood
 -  500 Year Flood
 -  Floodway

Fond du Lac Ave

145

Division Rd

N122W17177 Fond du Lac Avenue
Village of Germantown
5 ac



0 100
Feet
1 in = 100 ft

POLICE STATION - N122W17177 FOND DU LAC AVENUE

ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

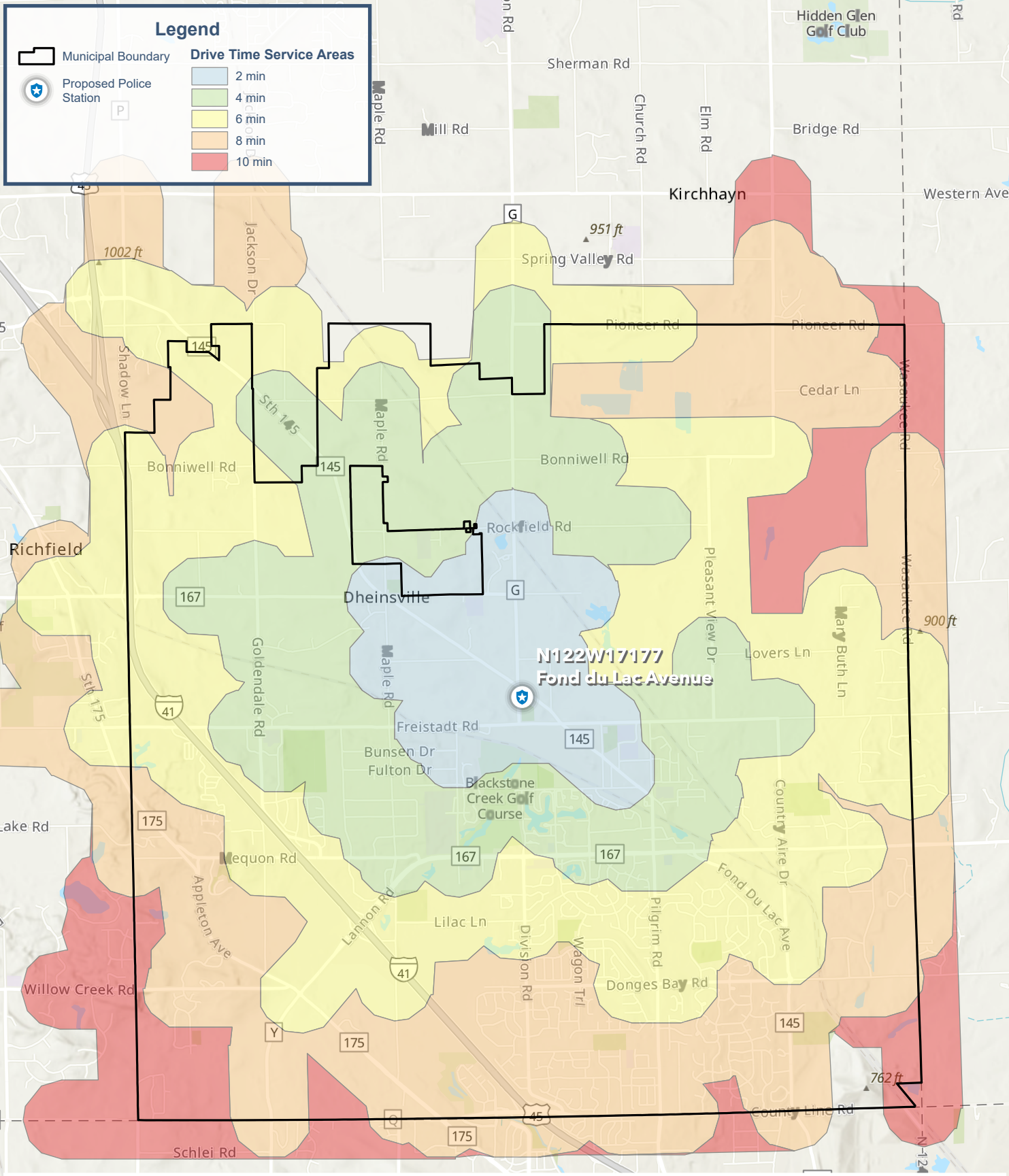
FIGURE ES4

GRAEF

Municipal Boundary
 Proposed Police Station

Drive Time Service Areas

- 2 min
- 4 min
- 6 min
- 8 min
- 10 min



POLICE STATION - N122W17177 FOND DU LAC AVENUE

DRIVE TIME SERVICE AREAS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE DT4

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**Project Fact
Sheet:**

Project Name	Germantown – Police Department
Project No.	2024-0820.04
Property Statistics	
Property Address	N122W17177 Fond du Lac Avenue – Village of Germantown
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Wisconsin Department of Transportation (WisDOT) Washington County Highway Department
Building Size	North Building : 10,500 SF Middle: 11,500 SF South Building: 5,700 SF
Site Context (surrounding land uses)	Agricultural and Park surroundings
Surrounding Zoning	I-Institutional A-2 – Agricultural RS-3 Single Family residential B-3 Neighborhood business
Utilities	
Sanitary	Available – Need to extend ~2,500 LF
Water	Available – Need to extend ~2,500 LF
Power	Available
Environmental	
Wetlands	No
Wetland Indicators	No
Floodplain	Zone X
Site Access	Existing access off FonDuLac Road (STH 145) Permit required from WisDOT Existing access off Division RD (CTH G) Permit required from Washington County Highway department
Stormwater	Has the pipes but might need detention pond with added construction
Site Constraints	~10' elevation change
Bedrock	ScA - St. Charles silt loam, 1 to 3 percent slopes: Typically deep bedrock, minimal excavation issues expected. KwB - Kidder loam, 2 to 6 percent slopes: Moderate bedrock depth, may require deeper foundations, site-specific checks recommended. KwC2 - Kidder loam, 6 to 12 percent slopes, eroded: Moderate bedrock depth, higher likelihood of encountering bedrock due to erosion, detailed geotechnical survey needed.
Grading Issues	ScA - Minimal erosion risk; needs proper grading for water runoff and compaction management. KwB - erosion risk; requires erosion control, good drainage planning, and proper runoff management. KwC2 - High erosion risk; <u>needs significant erosion control</u> , potential terracing, critical drainage management, and careful runoff planning.

Adopted Plans, Goals, and Policies	
Overlay Zones	
Development Regulations for Current Zoning Designation	
Zoning Designation	I-Institutional
Permitted Land Uses	a) Churches and synagogues. b) Hospitals, sanatorium, nursing homes and clinics. c) Libraries, museums and art galleries. d) Public or private schools, colleges and universities. e) <u>Public administrative offices, including fire and police stations.</u> f) Public utility offices
Rezoning required?	No
Setbacks	Front yard, minimum: Equal to average setback on each side of the use or districts Rear yard, minimum: 25 feet Side yard, minimum: Equal to side yard on adjacent use parcels or districts
Dimensional Standards	Building Standards: • Building height, maximum: 35 feet Coverage Standards: • Building coverage, maximum: 70 percent • Lot coverage, maximum: Building coverage limited to 70 percent Lot Standards: • Lot area, minimum: 7,200 sq. ft. • Lot width, minimum: 60 feet at setback line

POLICE STATION SITE #2

W188N10963 Maple Road – KT Real Estate Holdings LLC

This summary evaluates the suitability of the site at for a new police department facility; 30,000sf (2 story) or 47,000sf (1-story) in Germantown. The site contains two existing buildings, measuring 4,316 square feet and 2,658 square feet, respectively, and is surrounded by a gymnastics gym, autobody shop, and hotel. It is located within a B-5 Highway Business zoning area, which requires rezoning for a police department. The site is supported by available utilities, including sanitary, water, and power. It has existing access off Commerce Circle. While most of the site is in Floodplain Zone X, the southeast portion falls into Zone AE, indicating a higher flood risk. No wetlands or wetland indicators are present on the site. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. Given that the site is a functioning gas station a Phase I evaluation is recommended prior to purchase. The site falls under the jurisdiction of the Village of Germantown Community Development Department, DNR, and WisDOT.

CONCLUSION: Due to building size requirements and lack of slope, the site is not a viable option for either the single story or two-story police station.

Legend

- Potential Site
- Parcels
- Building
- Contours
 - Index
 - Intermediate

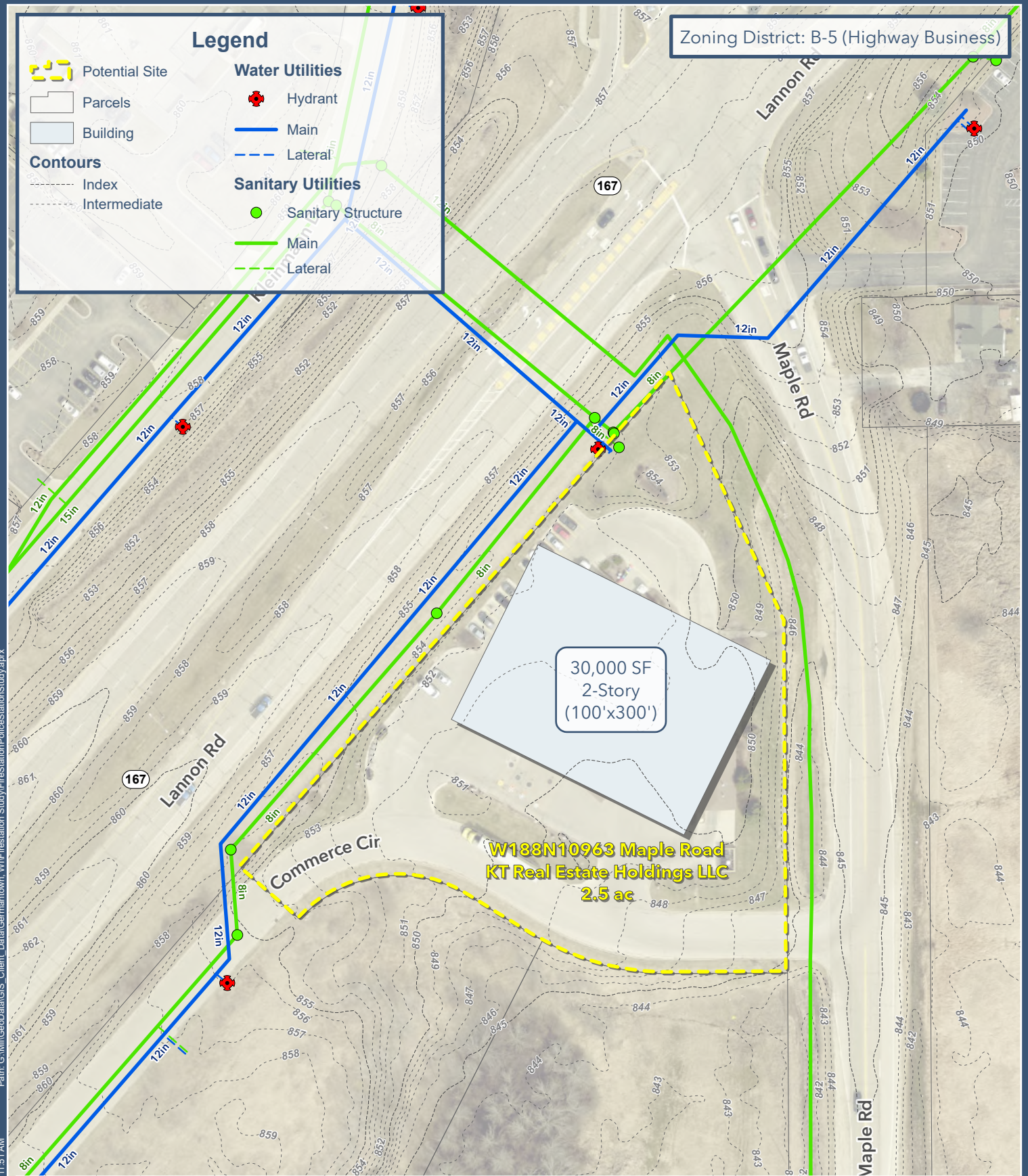
Water Utilities

- Hydrant
- Main
- Lateral

Sanitary Utilities

- Sanitary Structure
- Main
- Lateral

Zoning District: B-5 (Highway Business)



POLICE STATION - W188N10963 MAPLE ROAD

SITE MAP

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE S5

GRAEF

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Legend

 Potential Site

 Parcels

 Wisconsin Wetland Inventory

Floodplain

 100 Year Flood

 500 Year Flood

 Floodway





0 100
Feet
1 in = 100 ft

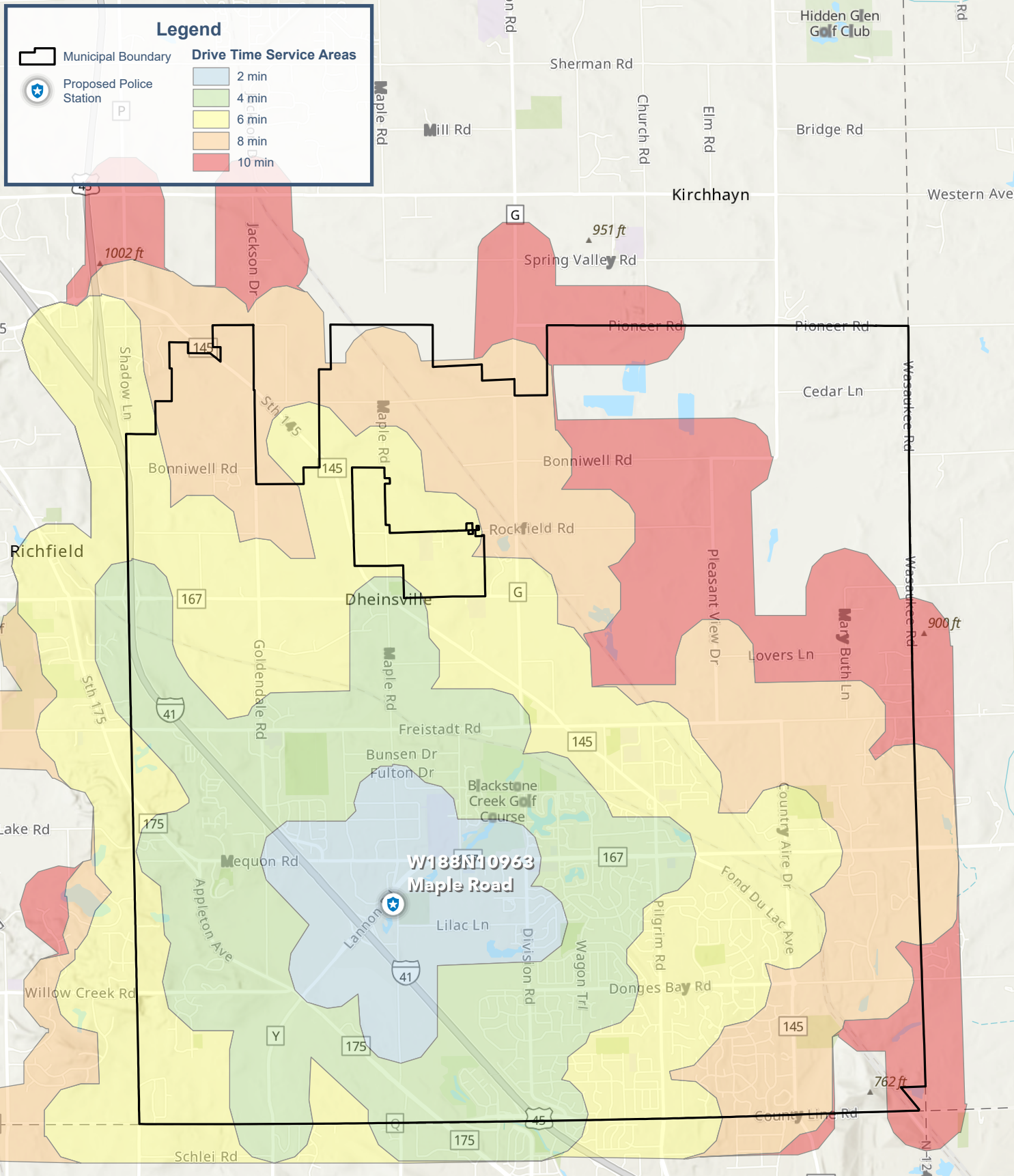
POLICE STATION - W188N10963 MAPLE ROAD

ENVIRONMENTAL CONDITIONS

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

FIGURE ES5





POLICE STATION - W188N10963 MAPLE ROAD

FIGURE DT5

DRIVE TIME SERVICE AREAS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

GRaEF



0 0.5 1
Miles
1 in = 1 mi

**Project Fact
Sheet:**

Project Name	Germantown – Police Department
Project No.	2024-0820.04
Property Statistics	
Property Address	W188N10963 Maple Road – KT Real Estate Holdings LLC
AHJ's	Village of Germantown Community Development Department Wisconsin Department of Natural Resources (DNR) Wisconsin Department of Transportation (WisDOT)
Building Size	N building: 4,316 sqft E Building: 2658 sqft
Site Context (surrounding land uses)	Gymnastics gym and autobody to the NW, Hotel to NE and SW SE is empty
Surrounding Zoning	B-5 Highway Business B-1 Neighborhood Business I Institutional RS-5 Single-Family Residential (hotel)
Utilities	
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	No
Wetland Indicators	No
Floodplain	Mostly Zone X, SE falls into Zone AE
Site Access	Existing access off commerce Cir
Stormwater	No existing storm water features found CrD2: High erosion risk due to steep slopes; rapid runoff can lead to soil degradation. DsA: Moderate infiltration; potential surface runoff with heavy rain. GP: <u>Poor water retention and rapid drainage due to loose gravel material.</u> Excellent drainage reduces waterlogging; suitable for managing stormwater overflow. Hu: <u>High water retention; prone to waterlogging and poor drainage.</u> Flat terrain helps minimize erosion; suitable for wetland and floodplain management. Mzb: Poor drainage due to high clay content; potential ponding and surface runoff. engineered drainage systems can improve runoff management.
Site Constraints	~10' topo site change
Bedrock	CrD2: Variable depth; steep terrain may increase the likelihood of encountering bedrock. DsA: Generally deep, providing flexibility for construction without significant bedrock issues. GP: Variable; excavation may expose bedrock or require removal of gravel deposits. Hu: Typically deep; peat layers obscure bedrock, requiring specialized assessment for construction. Mzb: Generally deep, though clay content can mask underlying rock layers.

Grading Issues	CrD2 (12 to 20 percent slopes): High erosion risk; requires significant erosion control and terracing. DsA (1 to 3 percent slopes): Minimal grading challenges; gentle slopes aid natural water runoff. GP: Variable terrain; requires extensive grading for stabilization and development. Hu (0 to 2 percent slopes): Poor load-bearing capacity; requires careful grading to prevent waterlogging and ensure stability. Mzb: Very flat with clay content complicating grading; needs drainage solutions to prevent ponding.
Adopted Plans, Goals, and Policies	
Overlay Zones	Highway Interchange Area District 100-year Floodplain
Development Regulations for Current Zoning Designation	
Zoning Designation	B-5 Highway Business
Permitted Land Uses	• PERMITTED PRINCIPAL USES. ○ Appliance sales and services. ○ Art, dance or music studios. ○ Banks, savings and loan associations and other financial institutions.\ ○ Business offices. ○ Cellular phone retail store. ○ Convenience food stores. ○ Delicatessens.(h)Dentist, physician or other similar professional health offices. ○ Hotels and motels. ○ Indoor health and recreation establishments. ○ Petroleum service stations. ○ Professional offices. ○ Restaurants. ○ Transit bus station • PERMITTED ACCESSORY USES ○ Off-street parking and loading areas. ○ Roof-mounted satellite transmitting and receiving fixtures. ○ Drive-through establishments and facilities provided that all such facilities meet the yard requirements set forth herein, any protective canopy shall be located not closer than 25 feet to the property line, and any parking stall or driveway, shall not be closer than 50 feet to a residential district lot line (per section 17.45(1)(b)). (Cr. Ord. #7-04) ○ Outdoor vending (see section 17.50). (Cr. Ord. #24-10)
Rezoning required?	Yes – does not meet conditional requirements. See 17.32 (3) code
Setbacks	Front yard, minimum: 40 feet Rear yard, minimum: 25 feet for principal building; 5 feet for accessory building Side yard, minimum: 10 feet for principal building; 5 feet for accessory building
Dimensional Standards	Building Standards: • Building height, maximum: 35 feet, maximum of 2 stories Coverage Standards: • Building coverage, maximum: 80 percent Lot Standards: • Lot area, minimum: 30,000 sq. ft. • Lot width, minimum: 120 feet at setback line

SAFETY FACILITY SITE #1

N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.

This summary evaluates the suitability of the site for a new 51,600 sf safety facility in Germantown. Currently the site is vacant with the remnants of the old concrete processing facility, current storage areas present and two cell towers. Its strategic location offers easy access to major roads, facilitating efficient public service deployment. Zoned as M-1 Limited Industrial District, the site will require rezoning to accommodate a fire station. Utilities, including sanitary, water, and power, are available adjacent to the site. Further investigation is needed to determine the impact of the existing cell towers to the site layout. While the site lacks existing stormwater features, soil conditions appear to allow for effective management practices. While not within a designated wetland area, soil types like OuB2 and MtA suggest potential wetlands. Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints. Given that the site was a former concrete processing site a Phase I evaluation is recommended prior to purchase. Located 4.3 miles from the nearest fire station, the site falls under the jurisdiction of local and state departments, including the Village of Germantown and WisDOT.

CONCLUSION: The site is a viable option for the safety facility, provided zoning challenges and erosion control strategies are addressed.

Legend



Potential Site



Parcels



Building



Pavement



Stormwater Pond

Contours



Index



Intermediate

Water Utilities



Hydrant



Main



Lateral

Sanitary Utilities



Sanitary Structure



Main



Lateral

Zoning District: M-1 (Limited Industrial)

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac

51,600 SF
 1-Story Garage 2-Story
 Firehouse 2-Story
 Police Station
 (FD-90'x240'/PD-150'x300')

PUBLIC SAFETY BUILDING - N104W13645 DONGES BAY ROAD FIGURE S3B

SITE MAP

**VILLAGE OF GERMANTOWN
 WASHINGTON COUNTY, WISCONSIN**

GRaEF



0 200
 Feet
 1 in = 200 ft

Legend



Potential Site



Parcels



Wisconsin Wetland Inventory

Floodplain



100 Year Flood



500 Year Flood



Floodway

Donges Bay Rd

N104W13645 Donges Bay Road
Benz Oil Holdings Inc.
12.4 ac



0 200
Feet
1 in = 200 ft

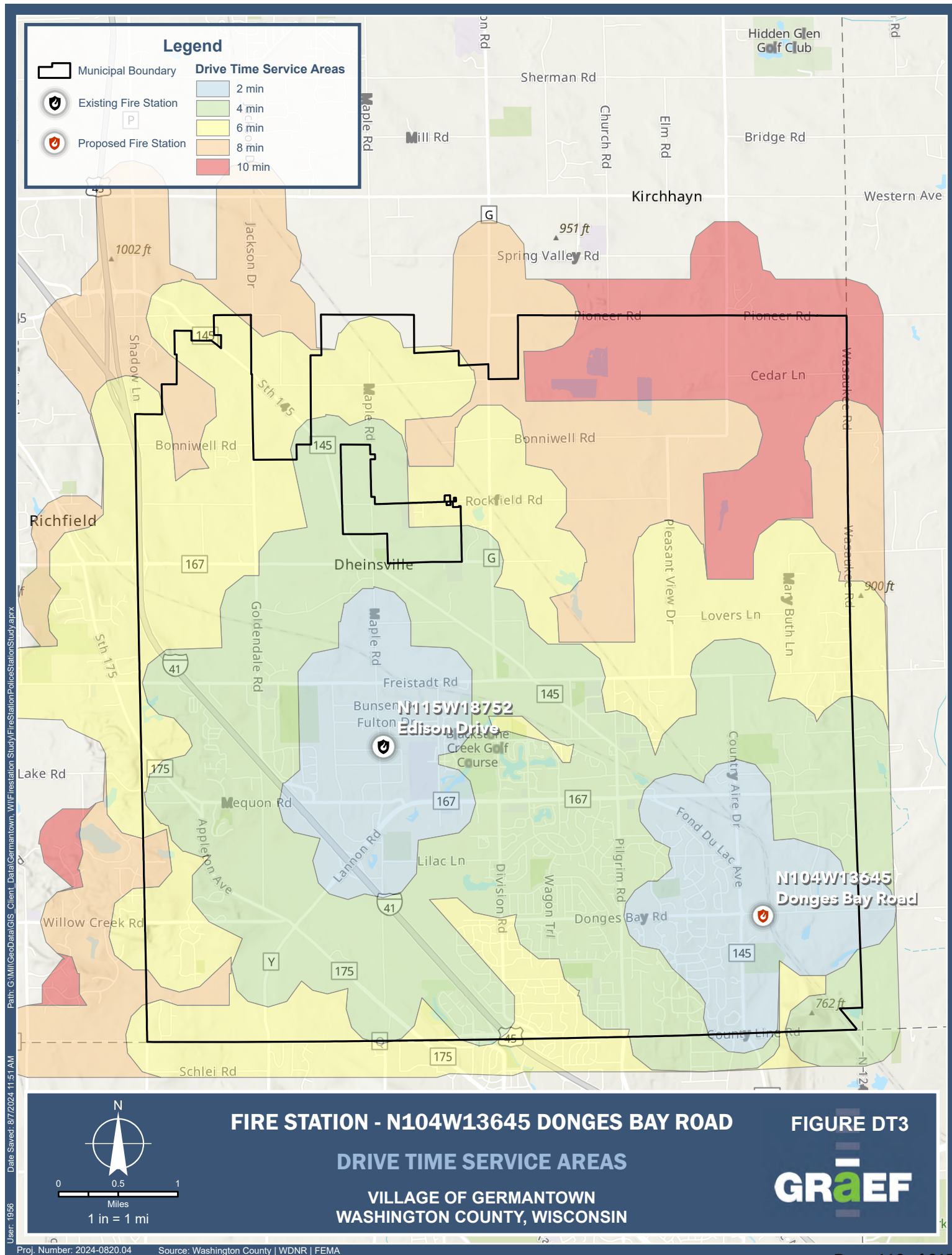
FIRE STATION - N104W13645 DONGES BAY ROAD

ENVIRONMENTAL CONDITIONS

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE ES3

GRAEF



**Project Fact
Sheet:**

Project Name	Germantown – Safety Facility
Project No.	2024-0820.04
Property Statistics	
Property Address	N104W13645 Donges Bay Road – Benz Oil Holdings, Inc.
AHJ's	Village of Germantown Community Development Department Village of Germantown Public Works Department Washington County Highway Department Wisconsin Department of Natural Resources (DNR) Wisconsin Department of Transportation (WisDOT)
Building Size	N/A - Site used for managing and storing public works equipment and vehicles necessary for municipal operations, including maintenance and road work.
Site Context (surrounding land uses)	Currently houses the Germantown Department of Public Works. The site supports the village's infrastructure projects and routine maintenance activities such as snow plowing, street repairs, and public utilities management. The site is strategically located with easy access to major roads, supporting efficient deployment of public works services across Germantown
Surrounding Zoning	Surrounding area is primarily zoned for residential use with nearby industrial zones, making it suitable for municipal operations while remaining close to residential areas. I - Institutional A-1 - Agricultural District M-1 - Limited Industrial RS-4 - Single-Family Residential
Utilities	Construction on Division Rd (maybe new laterals see PIM invite for more information)
Sanitary	Available adjacent to site
Water	Available adjacent to site
Power	Available adjacent to site
Environmental	
Wetlands	No – but there is one located directly north and another directly south of the site boundaries
Wetland Indicators	Maybe – there are two soil types on the far west side of the site with wetland indicators OuB2 MtA
Floodplain	Zone X
Site Access	Existing access off Donges Bay Rd
Stormwater	No existing storm water features found MtA: Moderate infiltration rates, moderate drainage, but heavy rainfall can exceed the soil's absorption capacity, leading to temporary ponding. <u>Suitable for stormwater management practices</u> like swales and rain gardens that can enhance infiltration and reduce runoff. OuB2: <u>High erosion risk</u>; carbonate substratum affects water retention, erosion control can enhance water management. ThB2: High erosion potential; increased runoff during heavy rain. Natural slopes aid stormwater flow;

	erosion control can improve infiltration.
Site Constraints	
Bedrock	MtA (W): Usually deep, providing ample depth for construction. Minimal bedrock constraints, supporting varied uses. OuB2 (majority of site): Moderate depth, <u>higher likelihood of encountering</u> bedrock due to erosion. Detailed geotechnical surveys needed. ThB2(NW): Generally deep; eroded areas may need geotechnical evaluation.
Grading Issues	MtA (1 to 3 percent slopes): Gentle slope aids drainage, presenting minimal grading challenges. Suitable for most construction projects with minor slope adjustments. OuB2 (2 to 6 percent slopes, eroded): Moderate erosion risk due to slopes and previous erosion; requires erosion control and careful grading for stability. ThB2 (2 to 6 percent slopes): <u>High erosion risk; significant erosion control and grading required.</u>
Distance to Nearest Fire Station	4.3 miles
Adopted Plans, Goals, and Policies	
Overlay Zones	N/A
Development Regulations for Current Zoning Designation	
Zoning Designation	M-1 LIMITED INDUSTRIAL DISTRICT
Permitted Land Uses	I. PERMITTED PRINCIPAL USES. - o Building and yards for the storage and wholesale of goods and materials - o All uses involving the manufacture and fabrication of goods within the confines of a building - o All uses involving the provisions of a service which is either manufacturing-related or fabrication-related and not permitted in business districts confined within a building, and in which smoke, dust, flash, heat, noise or odor produced by such service uses is confined within the building. - o Commercial self-storage buildings where all storage is conducted within an enclosed building or individual units within a building. (Cr. Ord. #09-16) II. (2)PERMITTED ACCESSORY USES. - o Enclosed as well as screened areas for the storage of materials other than explosive or flammable materials or substances used in the manufacturing or fabrication process. - o Offices normally auxiliary to the principal use. - o Garages for the storage of vehicles used in conjunction with the operation of the warehouse or industrial use. - o Auxiliary power generators. - o Off-street parking and loading areas. - o One aboveground storage tank (maximum 5,000 gallon capacity) for storage of flammable materials, subject to compliance with section 11.071 of this Code. (Cr. Ord. #30-97)
Rezoning required?	Yes – does not meet conditional requirements. See 17.33 (3) code
Setbacks	Front yard, minimum: 30 feet Rear yard, minimum: 25 feet

	Side yard, minimum: 10 feet
Dimensional Standards	Building Standards: • Building height, maximum: 45 feet Coverage Standards: • Building coverage, maximum: 80 percent Lot Standards: • Lot area, minimum: 30,000 sq. ft. • Lot width, minimum: 120 feet at setback line



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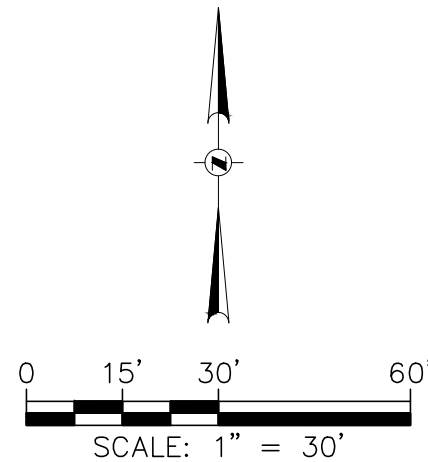
NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER



275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

Consultant 1

Consultant 2

Consultant 3

Consultant 4

PROJECT TITLE:

GERMANTOWN FIRE STATION

W140N11492 COUNTY AIRE DRIVE

ISSUE:

NO.	DATE	REVISIONS	BY
-----	------	-----------	----

PROJECT STATUS

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0820.04

DATE: 09/20/2024

DRAWN BY: RCR

CHECKED BY: DSR

APPROVED BY: DSR

SCALE: AS NOTED

SHEET TITLE:

CONCEPT LAYOUT, GRADING & UTILITIES

SHEET NUMBER:

C100

**GERMANTOWN FIRE STATION PUBLIC SAFETY BUILDING
SPACE PROGRAM**

PRA Project No. 240084-01

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	165	1	165	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby & Drinking Fountain Alcove	474	1	474	
1.104	Public Waiting	165	1	165	Ten chairs
	Net Square Feet			1,284	
	Departmental Grossing Factor 15%			193	
	Total Unit Departmental Square Feet			1,477	

Fire Department					
Space	Facility Component	Space	Number of	Total NSF	Comments
10.100	Reception	313	1	313	
10.101	Chief Office	220	1	220	
10.102	Battalion Chief Office	150	2	300	
10.103	Lieutenant Office	121	4	484	
10.104	Open Office Area	150	2	300	
10.105	Admin office	150	1	150	
10.106	Conference Room	323	1	323	
10.107	Training Room	1750	1	1750	
10.108	Staff Toilet Room - Single Occupant	80	1	80	
10.109	Day Room	550	1	550	
10.110	Kitchen and Dining	800	1	800	3 pantries and 3 fridges, plus main fridge
10.111	Bunk Rooms	115	9	1,035	
10.112	ADA Bunk Rooms	115	1	115	
10.113	Men's Toilet Room - Single Occupant	100	1	100	
10.114	Women's Toilet Room - Single Occupant	100	1	100	
10.115	Unisex Shower Rooms	100	3	300	
10.116	Unisex Shower Room - Fully Accessible	120	1	120	
10.117	Fitness Room	600	1	600	
10.118	Turnout Gear Storage	560	1	560	40 Lockers
10.119	Equipment Room	213	1	213	
10.120	Hose Storage	245	1	245	70sf for Hose, 160sf for Stair
10.121	Storage (General)	121	1	121	near kitchen and laundry
10.122	Laundry	150	1	150	near bunk rooms
10.123	EMS Supplies	210	1	210	
10.124	Storage (General - Apparatus Bay)	150	1	150	
10.125	Tool Room/Work Bench	128	1	128	
10.126	Apparatus Bay	7375	1	7375	
10.127	Office Storage	50	1	50	office supplies
10.128	Janitor Closet	52	1	52	
10.129	File Room (Admin)	100	1	100	
10.130	Gear Laundry	225	1	225	
10.131	Training Stair	300	1	300	
10.132	Report Writing	305	1	305	
10.133	Toilet & Shower (Apparatus Bay)	90	2	180	
10.134	Breakout (Training Room)	110	1	110	Table w/ 4 chairs
10.135	Breakout (Training Room)	140	1	140	Table w/ 6 chairs
10.136	Storage (Training Room)	140	1	140	
	Net Square Feet			18,394	
	Departmental Grossing Factor 10%			1,839	
	Total Unit Departmental Square Feet			20,233	

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,285	1	1,285	include water room
12.101	IT Room	184	1	184	
	Net Square Feet			1,469	
	Departmental Grossing Factor - N/A			N/A	
	Total Unit Departmental Square Feet			1,469	

Summary of Facility Space Program					
Facility Component		Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet	
1.000	Lobby/ & Public Areas	1,284	15%	1,477	
10.000	Fire Department	18,394	15%	21,153	
12.000	Mechanical/Electrical	1,469	NA	1,469	
Total for All Components		21,147		24,099	
Building Gross Square Feet with Grossing Factor of 10%				26,509	

10%

The above table summarizes the space requirements for the main police facility.

- * **Net Square Feet:** Square feet of usable space (inside wall to inside wall) for each component of the police facility.
- * **Departmental Grossing Factor:** A factor added to each component to account for circulation between spaces within each component (varies between components)
- * **Departmental Gross Square Feet:** Total square feet for usable areas and circulation within each component.
- * **Building Gross Square Feet:** A factor of 10% added to the Departmental Gross Square Feet to account for major building system wall thickness and main building circulation.



- FS Color Legend
- Apparatus Bay
 - Circulation
 - Living/Amenities
 - Offices
 - Public Spaces
 - Service/Utility

FIRST FLOOR PLAN
1/16" = 1'-0"

PROPOSED SQUARE FOOTAGE: 25,085

09/27/2024

COUNTRY AIRE DRIVE SITE FIRE STATION

BUDGET SUMMARY

Description		Building	Site Improvement	TOTALS
Gross Area (SF)		25,225	25,225	25,225
Sitework		\$140,466	\$1,156,871	\$1,297,337
Concrete		\$401,920	-	\$401,920
Masonry		\$1,286,650	-	\$1,286,650
Metals		\$867,885	-	\$867,885
Carpentry		\$668,540	-	\$668,540
Doors & Hardware		\$422,000	-	\$422,000
Glass and Glazing		\$167,405	-	\$167,405
Moisture & Thermal Protection		\$915,784	-	\$915,784
Drywall		\$256,403	-	\$256,403
Acoustical Ceilings		\$72,467	-	\$72,467
Flooring		\$281,938	-	\$281,938
Painting		\$133,220	-	\$133,220
Specialties		\$73,279	-	\$73,279
Signage		\$80,000	-	\$80,000
Equipment		\$38,500	-	\$38,500
Fire Protection		\$105,350	-	\$105,350
Plumbing		\$655,508	-	\$655,508
HVAC		\$1,100,317	-	\$1,100,317
Electrical		\$1,264,194	-	\$1,264,194
Added 1,814 SF post takeoffs Bldg @\$484/SF Site \$70/SF		\$877,976	\$126,980	\$1,004,956
2027 Construction Escalation 8%		\$784,784	\$102,708	\$887,492
Subtotal		\$10,594,585	\$1,386,559	\$11,981,144
General Conditions 8.0%		\$847,567	\$110,925	\$958,492
Bedrock Blasting/Over Excavation/Lean Mix Contingency		\$0	150,000	\$150,000
Subtotal		\$11,442,151	\$1,647,484	\$13,089,635
Construction Management Fees				
Construction Management Fee 5.0%		\$572,108	\$82,374	\$654,482
Libability Insurance 0.85%		\$102,121	\$14,704	\$116,825
Performance Bond 1.00%		\$121,164	\$17,446	\$138,609
Contingency 10%		\$1,144,215	\$164,748	\$1,308,964
Total Costs		\$13,381,759	\$1,926,756	\$15,308,515
OTHER ITEMS NOT INCLUDED ABOVE				
Architectural, Civil,Structural, MEP, Landscape Design Fees		\$1,373,058	\$197,698	\$1,570,756
Furniture Design and Furnishings		\$100,000	\$0	\$100,000
Plan Exam Fees		\$10,000	By Owner	\$10,000
Phase One and Two Services Environmental Services		By Owner	By Owner	By Owner
WE Energies Service Fees, Temp & Permanant		By Owner	By Owner	By Owner
Moving Cost		By Owner	By Owner	By Owner
Low Voltage Equipment		\$30,000	\$0	\$30,000
AV Equipment		\$30,000	\$0	\$30,000
Testing Services; Soils & Concrete Allowance		\$15,000	\$5,000	\$20,000
Building Permit		\$12,613	\$0	\$12,613
Final Cleaning Allowance		\$12,613	\$0	\$12,613
Soil Borings Allowance		\$5,000	\$2,500	\$7,500
Relocate Bleachers Allowance				Not Included
Reroute Walking Path Allowance				Not Included
Builders Risk Insurance		By Owner	By Owner	By Owner
Utility Consumption During Construction		By Owner	By Owner	By Owner
Total Project Costs		\$14,970,042	\$2,131,954	\$17,101,996
	\$/SF	\$ 593.46	\$ 84.52	\$ 677.98

- Exclusions**
- City Assessment & Impact Fees
 - WE Energies Charges
 - Winter Construction Costs
 - Utility Charges
 - Fire Pump
 - Turnout Gear,hose,eq Supply,EMS Storage Shelving

VILLAGE OF GERMANTOWN FIRE STATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	23,411	SF	\$4.50	\$105,350
Building Stone	23,411	SF	\$1.50	\$35,117
			Subtotal	\$140,466
Concrete				
Foundations				
Continuous Footings Perimeter	777	LF	\$45.00	\$34,965
Continuous Footings Interior	476	LF	\$45.00	\$21,420
Perimeter Column Pads	20	EA	\$750.00	\$15,000
Interior Pad Footings	14	EA	\$650.00	\$9,100
Stoop Footings	80	LF	\$35.00	\$2,800
Stoop Walls	320	SF	\$35.00	\$11,200
Stoop SOG	150	SF	\$20.00	\$3,000
Foundation Walls	3,108	SF	\$35.00	\$108,780
Foundation Insulation	3,108	SF	\$2.00	\$6,216
Interior Flatwork				
Slab on Grade - 4" Office	10,702	SF	\$6.50	\$69,563
Slab on Grade - 6" Apparatus Bay	12,709	SF	\$7.50	\$95,318
Install Bollards	20	EA	\$450.00	\$9,000
Concrete Fill Stairs	1	Allow	\$7,500.00	\$7,500
Ashford Formula Concrete Hardner. One Coat. No joint Sealants included	1,529	SF	\$2.00	\$3,058
Winter Construction Cost	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$401,920
Masonry				
Load Bearing Block Walls	16,518	SF	\$28.00	\$462,504
Interior Block Walls	9,996	SF	\$26.00	\$259,896
Brick Veneer 35%	10,726	SF	\$45.00	\$482,659
Exterior Wall Insulation	14,187	SF	\$4.50	\$63,842
Stone Sills	355	LF	\$50.00	\$17,750
			Subtotal	\$1,286,650
Metals				
Structural Steel Framing; Interior Columns, Beams, Joist & Decking	23,411	SF	\$35.00	\$819,385
Hose Apparratus Bay Steel	1	Allow	\$30,000.00	\$30,000
Roof Ladder	1	EA	\$3,500.00	\$3,500
Bollards	20	EA	\$150.00	\$3,000
Pipe Bollard Covers	20	EA	\$100.00	\$2,000
Metal Pan Stairs	1	EA	\$10,000.00	\$10,000
			Subtotal	\$867,885
Carpentry				
Mansard Over Framing	776	LF	\$500.00	\$388,000
Roof Blocking	1,774	LF	\$25.00	\$44,350
Interior Blocking	417	LF	\$20.00	\$8,340
Window Blocking	1,000	LF	\$20.00	\$20,000
Install Doors & Frames	64	EA	\$500.00	\$32,000
Door Hardware	64	EA	\$350.00	\$22,400
Reception Desk	1	Allow	\$30,000.00	\$30,000
Base Cabinets	88	LF	\$375.00	\$33,000
Wall Cabinets	88	LF	\$375.00	\$33,000
Pantry Cabinet	3	EA	\$1,000.00	\$3,000
Solid Surface Countertops	88	LF	\$200.00	\$17,600
Solid Surface Vanity Tops	28	LF	\$200.00	\$5,600
Window Sills	125	LF	\$50.00	\$6,250
Office Storage Shelving	1	Allow	\$10,000.00	\$10,000
Bunk Room Casework	6	EA	\$2,500.00	\$15,000
			Subtotal	\$668,540
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	2	EA	\$3,500.00	\$7,000
Interior Hollow Metal Doors, Frames & Hardware	18	EA	\$3,000.00	\$54,000
Hollow Metal Frames & Wood Doors & Hardware	44	EA	\$2,750.00	\$121,000
Special Hardware	1	Allow	\$15,000.00	\$15,000
Overhead Doors				
Overhead Doors: 13 x 14 Motor Operated	10	EA	\$22,500.00	\$225,000
			Subtotal	\$422,000
Glass and Glazing				
Storefront Windows 30%	1,598	SF	\$80.00	\$127,800
Entrance Doors	4	EA	\$4,500.00	\$18,000
Borrowed Lites	4	SF	\$1,500.00	\$6,000
Rest Room Mirrors	207	SF	\$15.00	\$3,105
Fitness Mirrors	300	SF	\$15.00	\$4,500
Automatic Operators	2	EA	\$4,000.00	\$8,000
			Subtotal	\$167,405
Moisture & Thermal Protection				
Building Insulation				w/DW
Spray Applied Air Barriers	14,853	SF	\$5.75	\$85,405
Composite Metal Wall Soffits on Canopies.	1,065	SF	\$65.00	\$69,225
Composite Metal Wall Panels 35%	1,864	SF	\$65.00	\$121,144
Roof Hatch	1	EA	\$3,500.00	\$3,500
Fully Adherred 60 Mil EPDM Roofing & Sheet Metal	23,411	SF	\$18.00	\$421,398
Metal Standing Seam Roofing	1	Allow	\$125,000.00	\$125,000
High Low Wall Transition	666	SF	\$65.00	\$43,290
Caulking & Selants	23,411	SF	\$2.00	\$46,822
Foundation Waterproofing				NA
			Subtotal	\$915,784
Drywall				
Cold Formed Exterior Walls w/Densglass				NA
Furring Drywall Exterior Walls	5,325	SF	\$6.50	\$34,613
Interior Metal Stud and Drywall	19,425	SF	\$10.50	\$203,963
High Low Wall Furring & Insulation	666	SF	\$8.00	\$5,328
Soffits	200	SF	\$50.00	\$10,000
Drywall Ceilings	1	Allow	\$2,500.00	\$2,500
			Subtotal	\$256,403
Acoustical Ceiling				
Acoustical Ceilings	9,660	SF	\$6.00	\$57,960
Restroom Ceilings	1,274	SF	\$5.50	\$7,007
Decorative Lobby Ceiling	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$72,467
Flooring				
Hard Tile Walls to 5'	2,300	SF	\$20.00	\$46,000
Hard Tile Floors	1,274	SF	\$20.00	\$25,480
Hard Tile Base	460	LF	\$18.00	\$8,280
LVT	9,446	SF	\$7.00	\$66,122
Carpet Tile				NA
Vinyl Base	2,590	LF	\$2.75	\$7,123
Epoxy Flooring	9,597	SF	\$12.00	\$115,164
Epoxy Base	952	LF	\$11.00	\$10,472
Polished Concrete				NA
Sealed Concrete	1,319	SF	\$2.50	\$3,298
			Subtotal	\$281,938

VILLAGE OF GERMANTOWN FIRE STATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Painting				
Paint Walls	75,360	SF	\$1.25	\$94,200
Paint Frames	64	EA	\$95.00	\$6,080
Paint Metal Doors	20	EA	\$105.00	\$2,100
Paint Exposed Structure Ceiling & Columns	11,336	SF	\$2.50	\$28,340
Paint Stairs	1	LS	\$2,500.00	\$2,500
Wallcovering Allowance				NA
			Subtotal	\$133,220
Specialties				
Toilet Room Accessories	14	EA	\$750.00	\$10,500
Solid Surface Toilet Partitions	8	EA	\$2,750.00	\$22,000
Wire Mesh Partitions				NA
Operable Partitions				NA
FEC	8	EA	\$275.00	\$2,200
Lockers	10	EA	\$2,000.00	\$20,000
Window Treatments	1,598	SF	\$8.50	\$13,579
Apparatus Bay Markings	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$73,279
Signage				
Interior Signage	1	EA	\$20,000.00	\$20,000
Building Signage	1	Allow	\$60,000.00	\$60,000
			Subtotal	\$80,000
Equipment				
Kitchen Appliances	1	Allow	\$10,000.00	\$10,000
Laundry Equipment	1	Allow	\$20,000.00	\$20,000
Marker Boards	1	Allow	\$1,000.00	\$1,000
Projection Screens	1	EA	\$2,500.00	\$2,500
Vehicle Wash Equipment	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$38,500
Fire Protection				
Fire Sprinkler System	23,411	SF	\$4.50	\$105,350
Fire Pump				NA
			Subtotal	\$105,350
Plumbing	23,411	SF	\$28.00	\$655,508
Roof drains				
Kitchen	-			
Restrooms				
Apparatus Bay Plumbing				
Laundry				
Showers				
Hose Reels				
Reverse Osmosis				
Trench Drains in Apparatus Bay				
Air Compressor				
Hose Bibbs				
Water Softner				
Power Wash				
Grease Inceptor				
			Subtotal	\$655,508
HVAC	23,411	SF	\$47.00	\$1,100,317
4 RTU's with Distribution				
14 VAV's				
AC Throughout				
Exhaust at Appartatus Bay				
Infared Heaters at AB.				
Vented Commercial Hood				
			Subtotal	\$1,100,317
Electrical	23,411	SF	\$54.00	\$1,264,194
Building Electrical				
Mechanical Connections				
Fire Alarm				
Security System & CCTV				
Access Control				
Generator				
			Subtotal	\$1,264,194

VILLAGE OF GERMANTOWN FIRE STATION

SITE IMPROVEMENT DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Erosion Control Measures	1	Allow	\$6,500.00	\$6,500
Strip Topsoil for reuse	1	Allow	\$13,000.00	\$13,000
Rough Grade Site	1	Allow	\$100,000.00	\$100,000
Finish Grading	1	Allow	\$28,000.00	\$28,000
Clean up site and respread topsoil	1	Allow	\$20,000.00	\$20,000
Stone for site concrete	1	Allow	\$2,200.00	\$2,200
Paving				
Light Duty Asphalt Pavement Including Stone	175	SY	\$75.00	\$13,150
Heavy Duty Concrete Pavement	24,915	SF	\$8.50	\$211,778
Concrete Paving Stone Base	24,915	SF	\$2.00	\$49,830
Markings & Signage	1	Allow	\$3,500.00	\$3,500
Site Concrete Curb & Gutter				
18" Curb & Gutter	657	LF	\$35.00	\$22,995
Site Concrete walks and slabs				
5" Sidewalks	2,225	SF	\$9.75	\$21,694
HC warning Fields	1	EA	\$500.00	\$500
Concrete stoops	150	SF	\$25.00	\$3,750
Mobilization and Layout	1	LS	\$8,700.00	\$8,700
Site Utilities & Storm Water Management				
Extend Water to Park Concessions	800	LF	\$110.00	\$88,000
Additional Water Connection	1	EA	\$7,500.00	\$7,500
Extend Sanitary to Park Concessions	610	LF	\$125.00	\$76,250
Domestic Water				
8" main Lateral	55	LF	\$125.00	\$6,875
8" Valve & Accessies	1	EA	\$3,000.00	\$3,000
Hydrant	1	EA	\$9,500.00	\$9,500
Building Entry	1	LS	\$6,500.00	\$6,500
Connect to Existing	1	LS	\$7,500.00	\$7,500
Water Main Extension	695	LF	\$150.00	\$104,250
Sanitary Sewer				
Sewer Main	96	LF	\$200.00	\$19,200
Manhole	1	EA	\$7,000.00	\$7,000
Riser	1	LS	\$1,000.00	\$1,000
Building Entry	1	LS	\$3,500.00	\$3,500
Connect to existing	1	LS	\$5,500.00	\$5,500
Storm Sewer				
Storm sewer main 15-18"	877	LF	\$100.00	\$87,700
Catch Basin/Manhole	5	EA	\$5,500.00	\$27,500
Outlet Structure	3	EA	\$6,000.00	\$18,000
Connect to Existing	1	LF	\$2,500.00	\$2,500
Site Lighting Poles	3	EA	\$5,000.00	\$15,000
Monument Sign Allowance	1	Allow	\$25,000.00	\$25,000
Dumpster Enclosure Allowance	1	Allow	\$30,000.00	\$30,000
Fencing				NA
Fencing Gate Operators				NA
Retention Pond Construction				Existing
Landscaping	1	Allow	\$100,000.00	\$100,000
Subtotal				\$1,156,871

DETAILED SITE EVALUATION FOR PROPOSED FIRE STATION

N104W13645 DONGES BAY ROAD

GERMANTOWN, WI

SITE PLAN, SPACE PROGRAM, CONCEPTUAL FLOOR PLAN & PROBABLE PROJECT COST INFORMATION

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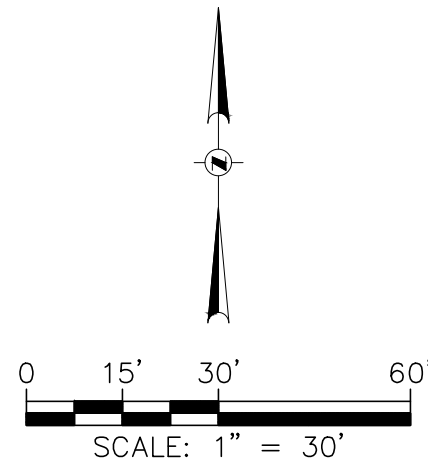


NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CURB AND GUTTER



275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CONSULTANTS:

Consultant 1

Consultant 2

Consultant 3

Consultant 4

PROJECT TITLE:

GERMANTOWN FIRE STATION

W104N13645 DONGES BAY ROAD

ISSUE:

NO. DATE REVISIONS BY

PROJECT STATUS

PROJECT INFORMATION:

PROJECT NUMBER: 2024-0820.04

DATE: 09/20/2024

DRAWN BY: RCR

CHECKED BY: DSR

APPROVED BY: DSR

SCALE: AS NOTED

SHEET TITLE:

CONCEPT LAYOUT, GRADING & UTILITIES

SHEET NUMBER:

C100

**GERMANTOWN FIRE STATION PUBLIC SAFETY BUILDING
SPACE PROGRAM
PRA Project No. 240084-01**

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	165	1	165	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby & Drinking Fountain Alcove	474	1	474	
1.104	Public Waiting	165	1	165	Ten chairs
	Net Square Feet			1,284	
	Departmental Grossing Factor 15%			193	
	Total Unit Departmental Square Feet			1,477	

Fire Department					
Space	Facility Component	Space	Number of	Total NSF	Comments
10.100	Reception	313	1	313	
10.101	Chief Office	220	1	220	
10.102	Battalion Chief Office	150	2	300	
10.103	Lieutenant Office	121	4	484	
10.104	Open Office Area	150	2	300	
10.105	Admin office	150	1	150	
10.106	Conference Room	323	1	323	
10.107	Training Room	1750	1	1750	
10.108	Staff Toilet Room - Single Occupant	80	1	80	
10.109	Day Room	550	1	550	
10.110	Kitchen and Dining	800	1	800	3 pantries and 3 fridges, plus main fridge
10.111	Bunk Rooms	115	9	1,035	
10.112	ADA Bunk Rooms	115	1	115	
10.113	Men's Toilet Room - Single Occupant	100	1	100	
10.114	Women's Toilet Room - Single Occupant	100	1	100	
10.115	Unisex Shower Rooms	100	3	300	
10.116	Unisex Shower Room - Fully Accessible	120	1	120	
10.117	Fitness Room	600	1	600	
10.118	Turnout Gear Storage	560	1	560	40 Lockers
10.119	Equipment Room	213	1	213	
10.120	Hose Storage	245	1	245	70sf for Hose, 160sf for Stair
10.121	Storage (General)	121	1	121	near kitchen and laundry
10.122	Laundry	150	1	150	near bunk rooms
10.123	EMS Supplies	210	1	210	
10.124	Storage (General - Apparatus Bay)	150	1	150	
10.125	Tool Room/Work Bench	128	1	128	
10.126	Apparatus Bay	7375	1	7375	
10.127	Office Storage	50	1	50	office supplies
10.128	Janitor Closet	52	1	52	
10.129	File Room (Admin)	100	1	100	
10.130	Gear Laundry	225	1	225	
10.131	Training Stair	300	1	300	
10.132	Report Writing	305	1	305	
10.133	Toilet & Shower (Apparatus Bay)	90	2	180	
10.134	Breakout (Training Room)	110	1	110	Table w/ 4 chairs
10.135	Breakout (Training Room)	140	1	140	Table w/ 6 chairs
10.136	Storage (Training Room)	140	1	140	
	Net Square Feet			18,394	
	Departmental Grossing Factor 10%			1,839	
	Total Unit Departmental Square Feet			20,233	

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,285	1	1,285	include water room
12.101	IT Room	184	1	184	
	Net Square Feet			1,469	
	Departmental Grossing Factor - N/A			N/A	
	Total Unit Departmental Square Feet			1,469	

Summary of Facility Space Program				
Facility Component		Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet
1.000	Lobby/ & Public Areas	1,284	15%	1,477
10.000	Fire Department	18,394	15%	21,153
12.000	Mechanical/Electrical	1,469	NA	1,469
Total for All Components		21,147		24,099
Building Gross Square Feet with Grossing Factor of 10%				26,509

10%

The above table summarizes the space requirements for the main police facility.

- * **Net Square Feet:** Square feet of usable space (inside wall to inside wall) for each component of the police facility.
- * **Departmental Grossing Factor:** A factor added to each component to account for circulation between spaces within each component (varies between components)
- * **Departmental Gross Square Feet:** Total square feet for usable areas and circulation within each component.
- * **Building Gross Square Feet:** A factor of 10% added to the Departmental Gross Square Feet to account for major building system wall thickness and main building circulation.

VILLAGE OF GERMANTOWN FIRE STATION

BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	23,411	SF	\$4.50	\$105,350
Building Stone	23,411	SF	\$1.50	\$35,117
			Subtotal	\$140,466
Concrete				
Foundations				
Continuous Footings Perimeter	777	LF	\$45.00	\$34,965
Continuous Footings Interior	476	LF	\$45.00	\$21,420
Perimeter Column Pads	20	EA	\$750.00	\$15,000
Interior Pad Footings	14	EA	\$650.00	\$9,100
Stoop Footings	80	LF	\$35.00	\$2,800
Stoop Walls	320	SF	\$35.00	\$11,200
Stoop SOG	150	SF	\$20.00	\$3,000
Foundation Walls	3,108	SF	\$35.00	\$108,780
Foundation Insulation	3,108	SF	\$2.00	\$6,216
Interior Flatwork				
Slab on Grade - 4" Office	10,702	SF	\$6.50	\$69,563
Slab on Grade - 6" Apparatus Bay	12,709	SF	\$7.50	\$95,318
Install Bollards	20	EA	\$450.00	\$9,000
Concrete Fill Stairs	1	Allow	\$7,500.00	\$7,500
Ashford Formula Concrete Hardner. One Coat. No joint Sealants included	1,529	SF	\$2.00	\$3,058
Winter Construction Cost	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$401,920
Masonry				
Load Bearing Block Walls	16,518	SF	\$28.00	\$462,504
Interior Block Walls	9,996	SF	\$26.00	\$259,896
Brick Veneer 35%	10,726	SF	\$45.00	\$482,659
Exterior Wall Insulation	14,187	SF	\$4.50	\$63,842
Stone Sills	355	LF	\$50.00	\$17,750
			Subtotal	\$1,286,650
Metals				
Structural Steel Framing; Interior Columns, Beams, Joist & Decking	23,411	SF	\$35.00	\$819,385
Hose Apparratus Bay Steel	1	Allow	\$30,000.00	\$30,000
Roof Ladder	1	EA	\$3,500.00	\$3,500
Bollards	20	EA	\$150.00	\$3,000
Pipe Bollard Covers	20	EA	\$100.00	\$2,000
Metal Pan Stairs	1	EA	\$10,000.00	\$10,000
			Subtotal	\$867,885
Carpentry				
Mansard Over Framing	776	LF	\$500.00	\$388,000
Roof Blocking	1,774	LF	\$25.00	\$44,350
Interior Blocking	417	LF	\$20.00	\$8,340
Window Blocking	1,000	LF	\$20.00	\$20,000
Install Doors & Frames	64	EA	\$500.00	\$32,000
Door Hardware	64	EA	\$350.00	\$22,400
Reception Desk	1	Allow	\$30,000.00	\$30,000
Base Cabinets	88	LF	\$375.00	\$33,000
Wall Cabinets	88	LF	\$375.00	\$33,000
Pantry Cabinet	3	EA	\$1,000.00	\$3,000
Solid Surface Countertops	88	LF	\$200.00	\$17,600
Solid Surface Vanity Tops	28	LF	\$200.00	\$5,600
Window Sills	125	LF	\$50.00	\$6,250
Office Storage Shelving	1	Allow	\$10,000.00	\$10,000
Bunk Room Casework	6	EA	\$2,500.00	\$15,000
			Subtotal	\$668,540
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Special Hardware	1	Allow	\$15,000.00	\$15,000
Overhead Doors				
Overhead Doors: 13 x 14 Motor Operated	10	EA	\$22,500.00	\$225,000
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Building Insulation				w/DW
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Caulking & Selants	23,411	SF	\$2.00	\$46,822
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			Subtotal	\$915,784
Drywall				
Cold Formed Exterior Walls w/Densglass				NA
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Soffits	200	SF	\$50.00	\$10,000
Drywall Ceilings	1	Allow	\$2,500.00	\$2,500
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Decorative Lobby Ceiling	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$72,467
Flooring				
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Epoxy Flooring	9,597	SF	\$12.00	\$115,164
Epoxy Base	952	LF	\$11.00	\$10,472
Polished Concrete				NA
Sealed Concrete	1,319	SF	\$2.50	\$3,298
			Subtotal	\$281,938

VILLAGE OF GERMANTOWN FIRE STATION

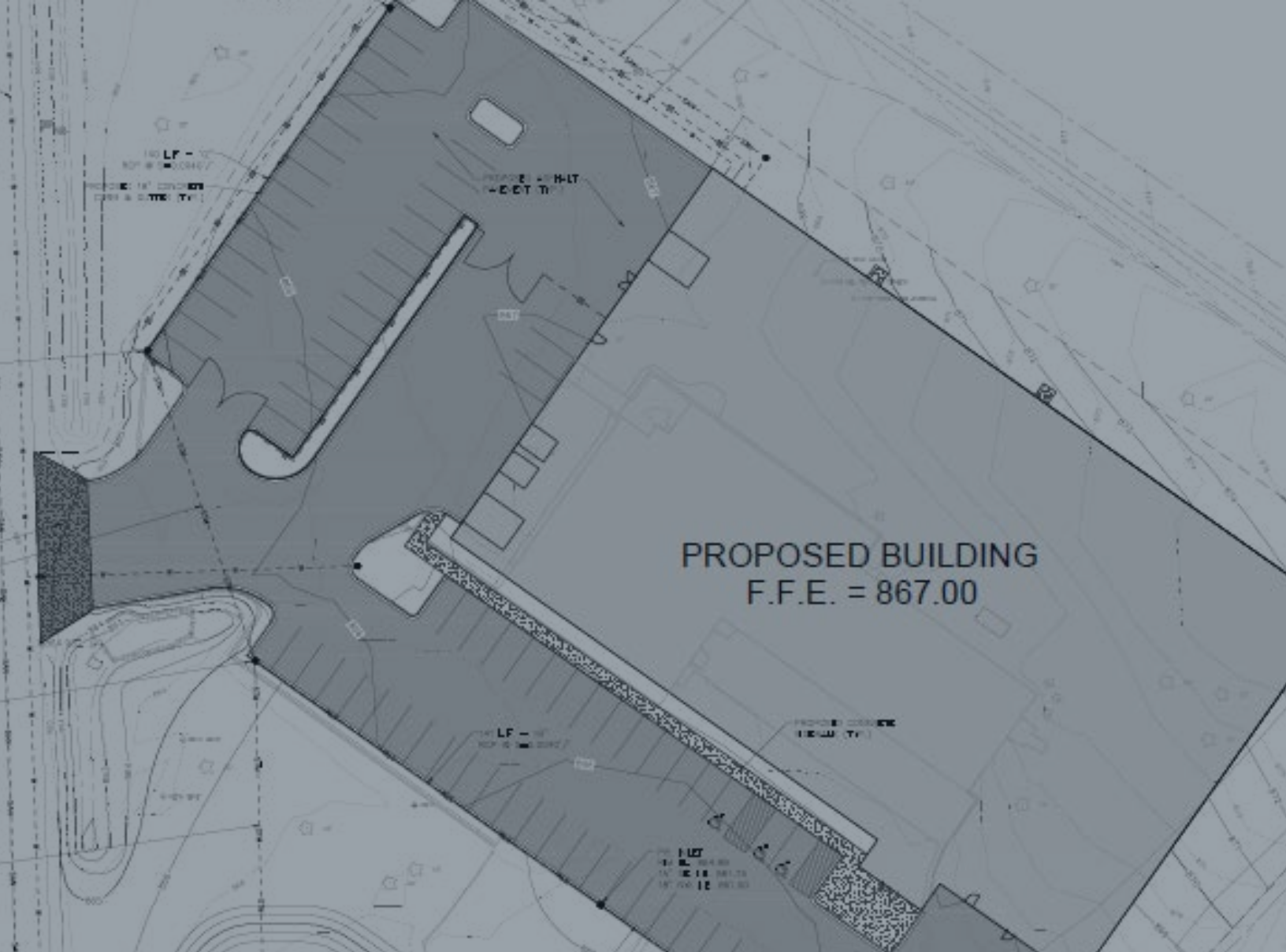
BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Painting				
Paint Walls	75,360	SF	\$1.25	\$94,200
Paint Frames	64	EA	\$95.00	\$6,080
Paint Metal Doors	20	EA	\$105.00	\$2,100
Paint Exposed Structure Ceiling & Columns	11,336	SF	\$2.50	\$28,340
Paint Stairs	1	LS	\$2,500.00	\$2,500
Wallcovering Allowance				NA
			Subtotal	\$133,220
Specialties				
Toilet Room Accessories	14	EA	\$750.00	\$10,500
Solid Surface Toilet Partitions	8	EA	\$2,750.00	\$22,000
Wire Mesh Partitions				NA
Operable Partitions				NA
FEC	8	EA	\$275.00	\$2,200
Lockers	10	EA	\$2,000.00	\$20,000
Window Treatments	1,598	SF	\$8.50	\$13,579
Apparatus Bay Markings	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$73,279
Signage				
Interior Signage	1	EA	\$20,000.00	\$20,000
Building Signage	1	Allow	\$60,000.00	\$60,000
			Subtotal	\$80,000
Equipment				
Kitchen Appliances	1	Allow	\$10,000.00	\$10,000
Laundry Equipment	1	Allow	\$20,000.00	\$20,000
Marker Boards	1	Allow	\$1,000.00	\$1,000
Projection Screens	1	EA	\$2,500.00	\$2,500
Vehicle Wash Equipment	1	Allow	\$5,000.00	\$5,000
			Subtotal	\$38,500
Fire Protection				
Fire Sprinkler System	23,411	SF	\$4.50	\$105,350
Fire Pump				NA
			Subtotal	\$105,350
Plumbing	23,411	SF	\$28.00	\$655,508
Roof drains				
Kitchen	-			
Restrooms				
Apparatus Bay Plumbing				
Laundry				
Showers				
Hose Reels				
Reverse Osmosis				
Trench Drains in Apparatus Bay				
Air Compressor				
Hose Bibbs				
Water Softner				
Power Wash				
Grease Inceptor				
			Subtotal	\$655,508
HVAC	23,411	SF	\$47.00	\$1,100,317
4 RTU's with Distribution				
14 VAV's				
AC Throughout				
Exhaust at Appartatus Bay				
Infared Heaters at AB.				
Vented Commercial Hood				
			Subtotal	\$1,100,317
Electrical	23,411	SF	\$54.00	\$1,264,194
Building Electrical				
Mechanical Connections				
Fire Alarm				
Security System & CCTV				
Access Control				
Generator				
			Subtotal	\$1,264,194

VILLAGE OF GERMANTOWN FIRE STATION

SITE IMPROVEMENT DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Erosion Control Measures	1	Allow	\$7,000.00	\$7,000
Strip Topsoil for reuse	1	Allow	\$18,000.00	\$18,000
Rough Grade Site Haul in 25,000 CY	1	Allow	\$550,000.00	\$550,000
Finish Grading	1	Allow	\$42,000.00	\$42,000
Clean up site and respread topsoil	1	Allow	\$32,500.00	\$32,500
Stone for site concrete sidewalks	1	Allow	\$2,200.00	\$2,200
Create New Pond	1	Allow	\$75,000.00	\$75,000
Rework Roadway to Cell Towers	1	Allow	\$20,000.00	\$20,000
Paving				
Light Duty Asphalt Pavement Including Stone	717	SY	\$45.00	\$32,285
Heavy Duty Concrete Pavement	32,769	SF	\$8.50	\$278,537
Concrete Paving Stone Base	32,769	SF	\$2.00	\$65,538
Markings & Signage	1	Allow	\$3,500.00	\$3,500
Site Concrete Curb & Gutter				
18" Curb & Gutter	1,168	LF	\$35.00	\$40,880
Site Concrete walks and slabs				
5" Sidewalks	1,056	SF	\$9.75	\$10,296
Concrete stoops	150	SF	\$25.00	\$3,750
Mobilization & Layout	1	LS	\$8,000.00	\$8,000
Site Utilities & Storm Water Management				
<u>Domestic Water</u>				
8" main Lateral	112	LF	\$125.00	\$14,000
8" Valve & Accessies	1	EA	\$3,000.00	\$3,000
Hydrant	1	EA	\$9,500.00	\$9,500
Building Entry	1	LS	\$8,500.00	\$8,500
Connect to Existing	1	LS	\$7,500.00	\$7,500
Water Main Extension				NA
<u>Sanitary Sewer</u>				
Sewer Main	150	LF	\$200.00	\$30,000
Manhole	1	EA	\$7,000.00	\$7,000
Riser	1	LS	\$1,000.00	\$1,000
Building Entry	1	LS	\$3,500.00	\$3,500
Connect to existing	1	LS	\$15,000.00	\$15,000
<u>Storm Sewer</u>				
Storm sewer main 15-18"	787	LF	\$100.00	\$78,700
Catch Basin/Manhole	3	EA	\$5,500.00	\$16,500
Outlet Structure	3	EA	\$6,000.00	\$18,000
Connect to Existing	1	LF	\$2,500.00	\$2,500
Site Lighting Poles	6	EA	\$5,000.00	\$30,000
Monument Sign Allowance	1	Allow	\$25,000.00	\$25,000
Dumpster Enclosure Allowance	1	Allow	\$30,000.00	\$30,000
Fencing				NA
Fencing Gate Operators				NA
Retention Pond Construction				Existing
Landscaping	1	Allow	\$100,000.00	\$100,000
Subtotal				\$1,589,186



DETAILED SITE EVALUATION FOR PROPOSED POLICE STATION

N122W17177 FOND DU LAC AVENUE

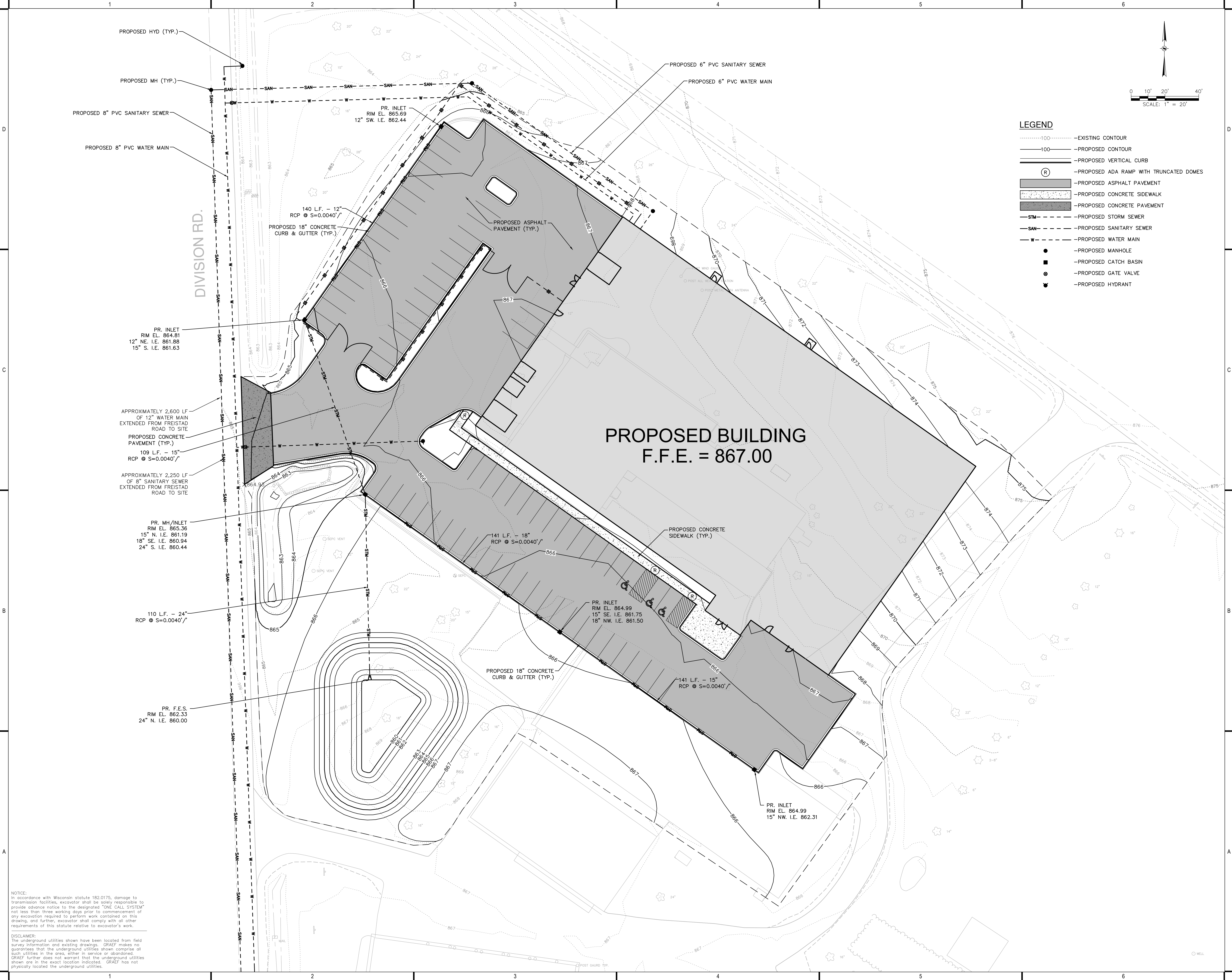
GERMANTOWN, WI

SITE PLAN, SPACE PROGRAM, CONCEPTUAL FLOOR PLAN &
PROBABLE PROJECT COST INFORMATION

X:\ML\2023\20230820-02\Design\Civil\Misc\G-Town\SD Site Plan
9/19/2024 1:40 PM

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

CLIENT:

PROJECT TITLE:
GERMANTOWN POLICE STATION

N122W17177 FOND DU LAC AVE
GERMANTOWN, WI 53022

ISSUE:
NO. DATE REVISIONS BY

PROJECT INFORMATION:
PROJECT NUMBER: 2024-0820.04
DATE: 09/20/2024
DRAWN BY: TRY
CHECKED BY: DSR
APPROVED BY: DSR
SCALE: AS NOTED

SHEET TITLE:
CONCEPT LAYOUT, GRADING & UTILITIES

SHEET NUMBER:

C100

**GERMANTOWN POLICE STATION
SPACE PROGRAM
PRA Project No. 240084-01**

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	150	2	300	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby	525	2	1,050	
1.104	Public Waiting	213	1	213	Ten chairs
1.105	Safe Room	100	1	100	
1.106	Elevator	81	2	162	
	Net Square Feet			2,305	
	Departmental Grossing Factor 15%			346	
	Total Unit Departmental Square Feet			2,651	

Reception and Records					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
2.100	Reception	148	1	148	
2.101	Clerical Work Area	122	1	122	
2.102	Office Supply Closet	50	1	50	
2.103	Records Storage	200	1	200	
2.104	Secure Files	200	1	200	
2.105	Chaplain Office	180	1	180	
2.106	Honor Guard	150	1	150	Office and Storage
2.107	Storage	50	1	50	
2.108	Staff Toilet - Men's	240	1	240	
2.109	Staff Toilet - Women's	240	1	240	
	Net Square Feet			1,580	
	Departmental Grossing Factor 15%			237	
	Total Unit Departmental Square Feet			1,817	

Detective Bureau					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
3.100	Detective's Open Office/Work Room	150	3	450	3 current, 1 Future
3.101	Interview Rooms (hard)	200	2	400	Desk and 3 chairs
3.102	Interview Room/Conf. (soft)	150	1	150	
3.103	Interview Viewing	100	1	100	Between Hard Interview
3.104	Files/Storage	150	1	150	
3.105	Probation & Parole Office	136	1	136	
3.106	Public Meeting Room	176	1	176	
	Net Square Feet			1,562	
	Departmental Grossing Factor 15%			234	
	Total Unit Departmental Square Feet			1,796	

Administrative Suite					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
4.100	Reception/Work Area	150	1	150	
4.101	Administrative Secretary	100	1	100	
4.102	Conference Room	300	1	300	
4.103	Police Chief's Office with Closet	325	1	325	
4.104	Captain Office with Closet	250	2	500	1 Current, 1 Future
4.105	Open Office Area - 7 Clerks	103	7	721	6 Current, 1 Future
4.106	School Resource Officers	200	1	200	2 Person Shared Office
4.107	Crime Prevention Office	150	1	150	
4.108	Storage	72	1	72	
	Net Square Feet			2,518	
	Departmental Grossing Factor 15%			378	
	Total Unit Departmental Square Feet			2,896	

Support Services					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
5.100	Men's Locker Room	18	50	900	
5.101	Men's Toilet & Shower	100	2	200	
5.102	Women's Locker Room	18	25	450	
5.103	Women's Toilet & Shower	100	2	200	
5.104	Mother's Room	70	2	140	
5.105	Sleeping Room	110	2	220	
5.106	Fitness Room	1880	1	1,880	
5.107	Lunch/Break Room	321	1	350	6-7 people/kitchenette/vending
5.108	Janitor's Closet	81	1	81	
5.109	Uniform Storage	25	2	50	
5.110	General Storage	146	1	146	
	Net Square Feet			4,617	
	Departmental Grossing Factor 15%			693	
	Total Unit Departmental Square Feet			5,310	

Patrol Bureau					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
6.100	Roll Call	600	1	600	Seating for 12
6.101	Training Room	1630	1	1,630	
6.102	MILO Training Room	717	1	717	
6.103	Lieutenant's Office	180	4	720	Desk with 2 Chairs
6.104	Copy/Work Room	150	1	150	
6.105	Sergeant's Offices	156	6	936	
6.106	Report Writing Room/Area	400	2	800	6 Workstations
6.107	DAT	650	1	650	
6.108	Conference Room	300	1	300	
6.109	Communication Equipment Room	170	1	170	
6.110	EOC Breakout Rooms	88	2	176	Multiple sizes
6.111	EOC Toilet	62	1	62	
	Net Square Feet			6,911	
	Departmental Grossing Factor 15%			1,037	
	Total Unit Departmental Square Feet			7,948	

Tactics and Firearms Training					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
7.100	Armory	212	1	212	
7.101	Toilet	86	1	86	
7.102	Range	315	5	2,600	1500 SF to allow for Vehicle
7.103	Mechanical Room	143	1	143	
7.104	Control Room	212	1	212	
7.105	Gun Cleaning	314	1	314	
7.108	Trap Area	505	1	505	
	Net Square Feet			4,072	
	Departmental Grossing Factor 15%			611	
	Total Unit Departmental Square Feet			4,683	

Evidence Department - Processing/Storage					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
8.100	Evidence Intake/Testing/Temporary Storage	200	1	200	Pass Through Lockers - 1 workstation
8.101	Evidence Storage - Long Term	695	1	695	Approximately 500 SF now
8.102	Weapons Storage	100	1	100	
8.103	Narcotics Storage	100	1	100	
8.104	Valuables Storage	250	1	250	Separate, secured room
8.105	Refrigerated Storage	50	1	50	1 Refrigerator
	Net Square Feet			1,395	
	Departmental Grossing Factor 15%			209	
	Total Unit Departmental Square Feet			1,604	

Booking / Holding					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
9.100	Human Sallyport	63	1	63	
9.101	Janitor's Closet	54	1	54	
9.102	Staff Toilet - Unisex	60	1	60	Jail Standard
9.103	Booking/Detention	642	1	642	3 Stations - Fixed Seating
9.104	Intoximeter Room	180	1	180	
9.105	Vehicle Sallyport	2544	1	2,544	2 Vehicles
	Net Square Feet			3,543	
	Departmental Grossing Factor 15%			531	
	Total Unit Departmental Square Feet			4,074	

Fleet Garage					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
11.1	Vehicle Garage	550	40	22000	40 stalls plus one for trailers and circulation
11.101	Bike Storage	200	1	200	4 Bikes
11.102	Bulk Storage	284	2	568	ATV, Trailer, Message Board
11.103	Vestibule	135	1	135	
11.104	Vehicle Impounding / Testing Area	1300	1	1,300	5'-8' around vehicle requirement
11.105	K9 Kennel	40	3	120	
11.106	K9 Kennel Storage	104	1	104	
11.107	K9 Wash Area	75	1	75	
11.108	Storage	518	4	2,072	
11.108	Cases and Kits	290	1	290	
	Net Square Feet			26,864	
	Departmental Grossing Factor 10%			4,030	
	Total Unit Departmental Square Feet			29,550	

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,540	1	1,540	And Water Room
12.101	IT Room	111	1	111	
	Net Square Feet			1,651	
	Departmental Grossing Factor - N/A			N/A	
	Total Unit Departmental Square Feet			1,651	

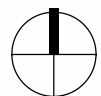
Summary of Facility Space Program				
	Facility Component	Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet
1.000	Lobby and Public Area	2,305	15%	2,651
2.000	Reception and Records	1,580	15%	1,817
3.000	Detective Bureau	1,562	15%	1,796
4.000	Administration Suite	2,518	15%	2,896
5.000	Support Services	4,617	15%	5,310
6.000	Patrol Bureau	6,911	15%	7,948
7.000	Tactics and Firearms Training	4,072	15%	4,683
8.000	Evidence Department - Processing/Storage	1,395	15%	1,604
9.000	Booking/Holding	3,543	15%	4,074
11.000	Fleet Garage	26,864	10%	29,550
12.000	Mechanical/Electrical	1,651	NA	1,651
Total for All Components		57,018		63,980

The above table summarizes the space requirements for the main police facility.

- * **Net Square Feet:** Square feet of usable space (inside wall to inside wall) for each component of the police facility.
- * **Departmental Grossing Factor:** A factor added to each component to account for circulation between spaces within each component (varies between components)
- * **Departmental Gross Square Feet:** Total square feet for usable areas and circulation within each component.
- * **Building Gross Square Feet:** A factor of 10% added to the Departmental Gross Square Feet to account for major building system wall thickness and main building circulation.



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LOWER LEVEL PLAN

3/64" = 1'-0"

PROPOSED SQUARE FOOTAGE: 38,952

09/20/2024

LOWER LEVEL CONCEPTUAL PLAN



VILLAGE OF GERMANTOWN POLICE

DEPARTMENT BUDGET SUMMARY

Description		Building	Site Improvements	TOTALS
Gross Area (SF)		65,304	65,304	65,304
Sitework		\$145,290	\$1,140,824	\$1,286,114
Concrete		\$1,221,191	-	\$1,221,191
Precast Concrete		\$1,046,088	-	\$1,046,088
Masonry		\$1,373,823	-	\$1,373,823
Metals		\$1,179,340	-	\$1,179,340
Carpentry		\$711,513	-	\$711,513
Doors & Hardware		\$532,000	-	\$532,000
Glass and Glazing		\$337,988	-	\$337,988
Moisture & Thermal Protection		\$1,791,107	-	\$1,791,107
Drywall		\$705,619	-	\$705,619
Acoustical Ceilings		\$182,035	-	\$182,035
Flooring		\$484,017	-	\$484,017
Painting		\$254,083	-	\$254,083
Specialties		\$210,590	-	\$210,590
Signage		\$85,000	-	\$85,000
Equipment		\$237,250	-	\$237,250
Fire Protection		\$261,216	-	\$261,216
Plumbing		\$848,952	-	\$848,952
HVAC		\$2,546,856	-	\$2,546,856
Electrical		\$2,938,680	-	\$2,938,680
2026 Construction Escalation 5%		\$854,632	\$57,041	\$911,673
Subtotal		\$17,947,269	\$1,197,865	\$19,145,134
General Conditions 8.0%		\$1,435,782	\$95,829	\$1,531,611
Bed Rock Blasting/Over Excavation/Lean Mix Contingency		\$0	250,000	\$250,000
Subtotal		\$19,383,050	\$1,543,694	\$20,926,745
Construction Management Fees				
Construction Management Fee 5.0%		\$969,153	\$77,185	\$1,046,337
Libability Insurance 0.85%		\$172,994	\$13,777	\$186,771
Performance Bond 1.00%		\$307,878	\$24,520	\$221,599
Contingency 10%		\$1,938,305	\$154,369	\$2,092,674
Total Costs		\$22,771,380	\$1,813,546	\$24,474,126
OTHER ITEMS NOT INCLUDED ABOVE				
Architectural, Civil,Structural, MEP, Landscape Design Fees		\$2,325,966	\$185,243	\$2,511,209
Furniture Design and Furnishings		\$150,000	\$0	\$150,000
Plan Exam Fees		\$10,000	By Owner	\$10,000
Phase One and Two Services		By Owner	By Owner	By Owner
WE Energies Service Fees, Temp & Permanant		By Owner	By Owner	By Owner
Radio Transmitter & Tower		By Owner	By Owner	By Owner
Moving Cost		By Owner	By Owner	By Owner
Racking Systems		By Owner	By Owner	By Owner
Low Voltage Equipment		\$75,000	\$0	\$75,000
AV Equipment		\$30,000	\$0	\$30,000
Range Equipment		By Owner	By Owner	By Owner
Testing Services; Soils & Concrete Allowance		\$20,000	\$5,000	\$25,000
Building Permit		\$26,122	By Owner	\$26,122
Final Cleaning		\$32,652	By Owner	\$32,652
Soil Borings		\$10,000	By Owner	\$10,000
Builders Risk Insurance		By Owner	By Owner	By Owner
Add Security to Existing Remaining Buildings at DPW Site		\$30,000	\$0	\$30,000
Remove Fuel Island at existing site		\$100,000		\$100,000
Decommissioning Existing Site		\$250,000	\$0	\$250,000
Utility Consumption During Construction		By Owner	By Owner	By Owner
Sewer & Water Extension to front of Site (Graef Estimate)		\$0	\$2,295,450	\$2,295,450
Total Project Costs		\$25,831,119	\$4,299,239	\$30,019,559
		\$/SF \$ 396	\$ 66	\$ 460

Exclusions

- WE Energies Charges
- Winter Construction Costs

VILLAGE OF GERMANTOWN POLICE

DEPARTMENT BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Excavation and backfill	38,744	SF	\$2.50	\$96,860
Building Stone	38,744	SF	\$1.25	\$48,430
			Subtotal	\$145,290
Concrete				
Foundations				
Continuous Footings Perimeter	835	LF	\$45.00	\$37,575
Continuous Footings Interior	1,625	LF	\$45.00	\$73,125
Perimeter Column Pads				NA
Interior Pad Footings	28	EA	\$650.00	\$18,200
Stoop Footings	55	LF	\$35.00	\$1,925
Stoop Walls	220	SF	\$35.00	\$7,700
Stoop SOG	125	SF	\$20.00	\$2,500
Foundation Walls	13,360	SF	\$35.00	\$467,600
Drain Tile	1,670	LF	\$15.00	\$25,050
Interior Flatwork				
Slab on Grade - 6"	38,744	SF	\$7.50	\$290,580
4" Concrete Topping	38,744	SF	\$4.50	\$174,348
Pan Stair Topping	3	EA	\$7,500.00	\$22,500
Bollards Interior	28	EA	\$450.00	\$12,600
Ashford Formula Concrete Hardner. One Coat. No joint Sealants included	38,744	SF	\$2.00	\$77,488
Winter Construction Cost	1	Allow	\$10,000.00	\$10,000
			Subtotal	\$1,221,191
Pre-cast Concrete				
Precast Columns and 12" Plank	38,744	SF	\$27.00	\$1,046,088
			Subtotal	\$1,046,088
Masonry				
Interior Block Walls Lower Level	26,000	SF	\$26.00	\$676,000
Elevator Shaft Walls	3,045	SF	\$28.00	\$85,260
Stair Shaft Block above precast Level	901	SF	\$28.00	\$25,228
Brick Veneer 35% Above first floor	3,869	SF	\$40.00	\$154,770
Brick at Exposed Lower Level	9,248	SF	\$40.00	\$369,920
Cavity Wall Insulation	11,055	SF	\$4.50	\$49,748
Stone Sills	258	LF	\$50.00	\$12,898
			Subtotal	\$1,373,823
Metals				
Structural Steel Framing; Columns, Beams, Joist & Decking	26,560	SF	\$39.00	\$1,035,840
Elevator Beam	2	EA	\$1,500.00	\$3,000
Monument Stair	1	EA	\$100,000.00	\$100,000
Convenience Stairs	2	EA	\$10,000.00	\$20,000
Metal Railings	1	Allow	\$10,000.00	\$10,000
Roof Ladder	1	EA	\$3,500.00	\$3,500
Pipe Bollard Covers	28	EA	\$100.00	\$2,800
Bollards	28	EA	\$150.00	\$4,200
			Subtotal	\$1,179,340
Carpentry				
Roof Blocking	2,314	LF	\$25.00	\$57,850
Interior Blocking	1,200	LF	\$20.00	\$24,000
Window Blocking	1,658	LF	\$20.00	\$33,165
Mansard Framing	737	LF	\$500.00	\$368,500
Install Hollow Metal Doors & Frames Lower Level	46	EA	\$500.00	\$23,000
Door Hardware	46	EA	\$350.00	\$16,100
Upper Level Install Door & Frame	82	EA	\$350.00	\$28,700
Upper Level Install Door Hardware	82	EA	\$250.00	\$20,500
Security Hardware	1	Allow	\$5,000.00	\$5,000
Reception Desk	1	Allow	\$30,000.00	\$30,000
Break Room Base Cabinets	15	LF	\$375.00	\$5,625
Break Room Wall Cabinets	15	LF	\$375.00	\$5,625
Break Room Solid Surface Countertops	15	LF	\$200.00	\$3,000
Solid Surface Vanity Tops	64	LF	\$200.00	\$12,800
Mothers Room Casework	2	EA	\$2,000.00	\$4,000
Training Room Base Cabinets & Tops	30	LF	\$600.00	\$18,000
Conference Room Base Cabinets & Top	20	LF	\$600.00	\$12,000
Closet S&P	3	EA	\$250.00	\$750
Storage Shelving	1	Allow	\$15,000.00	\$15,000
Window Sills	369	LF	\$35.00	\$12,898
Wood Accent Wall Feature	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$711,513
Doors & Windows				
Exterior Hollow Metal Doors, Frames & Hardware	5	EA	\$3,500.00	\$17,500
Interior Hollow Metal Doors, Frames & Hardware	46	EA	\$3,000.00	\$138,000
Hollow Metal Frames & Wood Doors & Hardware	-	EA	\$2,750.00	\$0
Upper Level Single Hollow Metal Frame, wood door & Hardware	62	EA	\$2,750.00	\$170,500
Upper Level Double Hollow Metal Frame, wood door & Hardware	10	EA	\$5,000.00	\$50,000
Additional Access Security Hardware	1	Allow	\$20,000.00	\$20,000
Overhead Doors				
Overhead Doors; 8 x 9 Motor Operated	1	EA	\$10,500.00	\$10,500
Overhead Doors: 9 x 10 Motor Operated	4	EA	\$14,500.00	\$58,000
Overhead Doors: 12 x 16 Motor Operated	3	EA	\$22,500.00	\$67,500
High Speed Overhead Doors				NA
			Subtotal	\$532,000
Glass and Glazing				
Storefront Windows 30%	3,317	SF	\$75.00	\$248,738
Lower Level Entrance Doors	4	EA	\$4,500.00	\$18,000
Lower Level Main Entrance Storefront	200	SF	\$75.00	\$15,000
Upper Level Exit Doors	2	EA	\$4,500.00	\$9,000
Borrowed Lites	300	SF	\$50.00	\$15,000
Mirrors	250	SF	\$15.00	\$3,750
Fitness Mirrors	300	SF	\$15.00	\$4,500
Ballistic Resistance Construction at Lobby	1	Allow	\$15,000.00	\$15,000
Automatic Operators	2	EA	\$4,500.00	\$9,000
			Subtotal	\$337,988
Moisture & Thermal Protection				
3" Continuous Rigid Insulation outboard of studs	11,055	SF	\$4.50	\$49,748
Building Interior Insulation				w/DW
Spray Applied Air Barriers	20,303	SF	\$5.75	\$116,742
Composite Metal Wall Panels 35%	3,869	SF	\$65.00	\$251,501
Soffit at LL overhang	1,735	SF	\$65.00	\$112,775
Soffit Panels at Mansard Overhang	2,948	SF	\$65.00	\$191,620
Roof Hatch	1	EA	\$3,500.00	\$3,500
Fully Adherred 60Mil EPDM Roofing & Sheet Metal	26,560	SF	\$18.00	\$478,080
Ballasted Roof above lower Level	1,735	SF	\$15.00	\$26,025
Green Roof (Sod)	9,515	SF	\$38.00	\$361,570
Roofing with Pavers	1,102	SF	\$42.00	\$46,284
Metal Standing Seam Roofing at Mansard	5,896	SF	\$15.00	\$88,440
Caulking & Selants	65,304	SF	\$0.25	\$16,326
Foundation Waterproofing	8,736	SF	\$4.75	\$41,496
Elevator Pit Waterproofing	2	EA	\$3,500.00	\$7,000
			Subtotal	\$1,791,107

VILLAGE OF GERMANTOWN POLICE

DEPARTMENT BUILDING DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Drywall				
Cold Formed Exterior Walls w/Densglass	11,792	SF	\$18.00	\$212,256
Drywall Exterior Walls	11,055	SF	\$4.50	\$49,748
Interior Metal Stud Walls and Drywall	38,580	SF	\$10.50	\$405,090
Soffits	1	Allow	\$5,000.00	\$5,000
Exterior soffit framing at LL	1,735	SF	\$15.00	\$26,025
Drywall Ceilings	1	Allow	\$7,500.00	\$7,500
			Subtotal	\$705,619
Acoustical Ceiling				
Acoustical Ceilings	23,749	SF	\$6.00	\$142,494
Restroom Ceilings	2,811	SF	\$5.50	\$15,461
Acoustical Ceiling Lower Level Lobby & Corridors	1,651	SF	\$5.50	\$9,081
Decorative Lobby Ceiling	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$182,035
Flooring				
Hard Tile Walls	3,552	SF	\$20.00	\$71,040
Hard Tile Floors	2,956	SF	\$20.00	\$59,120
Hard Tile Base	640	LF	\$18.00	\$11,520
Hard Tile Shower Walls	768	SF	\$20.00	\$15,360
Hard Tile Shower Floors	128	SF	\$20.00	\$2,560
LVT/CPT	21,725	SF	\$6.00	\$130,350
Fitness Room Rubber Tile	1,879	SF	\$15.00	\$28,185
Walk Off Carpet Lower Level	230	SF	\$6.00	\$1,380
Vinyl Base	5,239	LF	\$2.75	\$14,407
Terrazzo Floor Lower Level Lobbies	1,421	SF	\$35.00	\$49,735
Terrazzo Base	100	SF	\$35.00	\$3,500
Epoxy Flooring		LF		NA
Epoxy Base				NA
Polished Concrete				NA
Sealed Concrete	38,744	SF	\$2.50	\$96,860
			Subtotal	\$484,017
Painting				
Paint Underside of Precast	38,744	SF	\$1.75	\$67,802
Paint Perimeter of Garage Walls	13,360	SF	\$1.25	\$16,700
Paint Lower Level Masonry Walls	52,000	SF	\$1.10	\$57,200
Paint Walls First Floor Walls	58,810	SF	\$1.10	\$64,691
Paint Frames	108	EA	\$95.00	\$10,260
Paint Metal Doors	46	EA	\$105.00	\$4,830
Paint Metal Stairs	3	EA	\$5,500.00	\$16,500
Painting Parking Markings	44	EA	\$25.00	\$1,100
Wallcovering Allowance	1	Allow	\$15,000.00	\$15,000
			Subtotal	\$254,083
Specialties				
Toilet Room Accessories	17	EA	\$750.00	\$12,750
Solid Surface Toilet Partitions	15	EA	\$2,750.00	\$41,250
Wire Mesh Partitions at Secured Storage				NA
Operable Partitions				NA
Wall Protection Milo	500	SF	\$8.00	\$4,000
FEC	16	EA	\$275.00	\$4,400
Lockers	80	EA	\$1,500.00	\$120,000
Window Treatments Roller Shades Manual	3,317	SF	\$8.50	\$28,190
			Subtotal	\$210,590
Signage				
Interior Signage	1	EA	\$25,000.00	\$25,000
Building Signage	1	Allow	\$60,000.00	\$60,000
			Subtotal	\$85,000
Equipment				
Elevator	2	EA	\$110,000.00	\$220,000
Appliances	1	Allow	\$10,000.00	\$10,000
Marker Boards	3	EA	\$750.00	\$2,250
Projection Screens	1	EA	\$5,000.00	\$5,000
Range Equipment				Not Included
MILO Equipment				Not Included
			Subtotal	\$237,250
Fire Protection				
Fire Sprinkler System	65,304	SF	\$4.00	\$261,216
Fire Pump				Not Included
			Subtotal	\$261,216
Plumbing				
Roof drains	65,304	SF	\$13.00	\$848,952
Trench drains in parking garage				
Security fixtures in the booking detention suite				
Restrooms				
Emergency shower				
Break room				
Locker rooms				
sump pumps for elevators				
			Subtotal	\$848,952
HVAC				
Air Handling unit in mechanical room with hydronic VAV box distribution	65,304	SF	\$39.00	\$2,546,856
Heating hot water boiler system in mechanical room				
Air cooled chiller mounted on grade or roof				
Security grilles for booking detention suite				
			Subtotal	\$2,546,856
Electrical				
Building Electrical	65,304	SF	\$45.00	\$2,938,680
Mechanical Connections				
Fire Alarm				
Security System & CCTV				
Access Control				
Generator				
			Subtotal	\$2,938,680

VILLAGE OF GERMANTOWN POLICE

DEPARTMENT SITE IMPROVEMENT DETAIL

DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
Sitework				
Building Demo				by DPW
Erosion Control Measures	1	Allow	\$4,600.00	\$4,600
Strip Topsoil for reuse	1	Allow	\$2,800.00	\$2,800
Rough Grade Site Haul off approx 9,000 Yds	1	Allow	\$205,000.00	\$205,000
Finish Grading	1	Allow	\$20,100.00	\$20,100
Stone for site concrete	1	Allow	\$3,100.00	\$3,100
Stone for Asphalt				w/Asp. Paving
24" clay liner for pond	1	Allow	\$11,300.00	\$11,300
Clean up site and respread topsoil	1	Allow	\$17,600.00	\$17,600
Paving				
Standard Asphalt Paving & Stone Base	3,657	SY	\$40.00	\$146,298
Heavy Duty Asphalt Paving	684	SY	\$45.00	\$30,800
Markings & Signage	1	Allow	\$10,000.00	\$10,000
Site Concrete Curb & Gutter				
Stone for site concrete	2,759	SF	\$1.50	\$4,139
18" Curb & Gutter	1,096	LF	\$30.00	\$32,880
Concrete Approach	944	SF	\$11.00	\$10,384
Site Concrete walks and slabs				
5" Sidewalks	1,665	SF	\$9.75	\$16,234
HC warning field	3	EA	\$500.00	\$1,500
Concrete stoops	150	SF	\$25.00	\$3,750
Mobilization & Layout	1	LS	\$10,200.00	\$10,200
Site Utilities & Storm Water Management				
<u>Domestic Water</u>				
8" main	478	LF	\$130.00	\$62,140
8" Valve & Accessies	1	EA	\$3,000.00	\$3,000
Hydrant	2	EA	\$9,500.00	\$19,000
Building Entry	1	LS	\$6,500.00	\$6,500
Connect to Existing	1	LS	\$7,500.00	\$7,500
<u>Sanitary Sewer</u>				
Sewer Main	307	LF	\$200.00	\$61,400
Manhole	3	EA	\$7,000.00	\$21,000
Riser	1	LF	\$1,000.00	\$1,000
Building Entry	1	LS	\$3,500.00	\$3,500
Connect to existing	1	LS	\$5,500.00	\$5,500
<u>Storm Sewer</u>				
Storm sewer main	644	LF	\$100.00	\$64,400
Catch Basin/Manhole	5	EA	\$5,500.00	\$27,500
Outlet Structure	1	LF	\$6,000.00	\$6,000
Connect to Existing	1	LF	\$2,500.00	\$2,500
Site Lighting Poles	5	EA	\$5,000.00	\$25,000
Monument Sign Allowance	1	Allow	\$30,000.00	\$30,000
Dumpster Enclosure Allowance	1	Allow	\$25,000.00	\$25,000
Fencing	492	LF	\$100.00	\$49,200
Fencing Gate Operators	2	EA	\$20,000.00	\$40,000
Retention Pond Construction	1	Allow	\$50,000.00	\$50,000
Landscaping	1	Allow	\$100,000.00	\$100,000
			Subtotal	\$1,140,824

VILLAGE OF GERMANTOWN PUBLIC SAFETY BUILDING NEEDS ASSESSMENT

OCTOBER 21, 2024

PREPARED FOR:

Village of



Germantown



PLUNKETT RAYSICH
ARCHITECTS, LLP



YOUR PROJECT TEAM



Mike Paulos PE
Project Manager I Principal



Jason Puestow AIA, NCARB, CSI, CCCA
Lead Architect I Partner



Mike Moore
President



SPACE NEEDS ANALYSIS

LOBBY AND PUBLIC AREAS - PD

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	150	2	300	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby	525	2	1,050	
1.104	Public Waiting	213	1	213	Ten chairs
1.105	Safe Room	100	1	100	
1.106	Elevator	81	2	162	
	Net Square Feet			2,305	
	Departmental Grossing Factor 15%			346	
	Total Unit Departmental Square Feet			2,651	

RECEPTION AND RECORDS - PD

Reception and Records					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
2.100	Reception	148	1	148	
2.101	Clerical Work Area	122	1	122	
2.102	Office Supply Closet	50	1	50	
2.103	Records Storage	200	1	200	
2.104	Secure Files	200	1	200	
2.105	Chaplain Office	180	1	180	
2.106	Honor Guard	150	1	150	Office and Storage
2.107	Storage	50	1	50	
2.108	Staff Toilet - Men's	240	1	240	
2.109	Staff Toilet - Women's	240	1	240	
	Net Square Feet			1,580	
	Departmental Grossing Factor 15%			237	
	Total Unit Departmental Square Feet			1,817	

DETECTIVE BUREAU - PD

Detective Bureau					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
3.100	Detective's Open Office/Work Room	150	3	450	3 current, 1 Future
3.101	Interview Rooms (hard)	200	2	400	Desk and 3 chairs
3.102	Interview Room/Conf. (soft)	150	1	150	
3.103	Interview Viewing	100	1	100	Between Hard Interview
3.104	Files/Storage	150	1	150	
3.105	Probation & Parole Office	136	1	136	
3.106	Public Meeting Room	176	1	176	
	Net Square Feet			1,562	
	Departmental Grossing Factor 15%			234	
	Total Unit Departmental Square Feet			1,796	

ADMINISTRATIVE SUITE - PD

Administrative Suite					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
4.100	Reception/Work Area	150	1	150	
4.101	Administrative Secretary	100	1	100	
4.102	Conference Room	300	1	300	
4.103	Police Chief's Office with Closet	325	1	325	
4.104	Captain Office with Closet	250	2	500	1 Current, 1 Future
4.105	Open Office Area - 7 Clerks	103	7	721	6 Current, 1 Future
4.106	School Resource Officers	200	1	200	2 Person Shared Office
4.107	Crime Prevention Office	150	1	150	
4.108	Storage	72	1	72	
	Net Square Feet			2,518	
	Departmental Grossing Factor 15%			378	
	Total Unit Departmental Square Feet			2,896	

SUPPORT SERVICES - PD

Support Services					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
5.100	Men's Locker Room	18	50	900	
5.101	Men's Toilet & Shower	100	2	200	
5.102	Women's Locker Room	18	25	450	
5.103	Women's Toilet & Shower	100	2	200	
5.104	Mother's Room	70	2	140	
5.105	Sleeping Room	110	2	220	
5.106	Fitness Room	1880	1	1,880	
5.107	Lunch/Break Room	321	1	350	6-7 people/kitchenette/vending
5.108	Janitor's Closet	81	1	81	
5.109	Uniform Storage	25	2	50	
5.110	General Storage	146	1	146	
	Net Square Feet			4,617	
	Departmental Grossing Factor 15%			693	
	Total Unit Departmental Square Feet			5,310	

PATROL BUREAU - PD

Patrol Bureau					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
6.100	Roll Call	600	1	600	Seating for 12
6.101	Training Room	1630	1	1,630	
6.102	MILO Training Room	717	1	717	
6.103	Lieutenant's Office	180	4	720	Desk with 2 Chairs
6.104	Copy/Work Room	150	1	150	
6.105	Sergeant's Offices	156	6	936	
6.106	Report Writing Room/Area	400	2	800	6 Workstations
6.107	DAT	650	1	650	
6.108	Conference Room	300	1	300	
6.109	Communication Equipment Room	170	1	170	
6.110	EOC Breakout Rooms	88	2	176	Multiple sizes
6.111	EOC Toilet	62	1	62	
	Net Square Feet			6,911	
	Departmental Grossing Factor 15%			1,037	
	Total Unit Departmental Square Feet			7,948	

TACTICS AND FIREARMS TRAINING - PD

Tactics and Firearms Training					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
7.100	Armory	212	1	212	
7.101	Toilet	86	1	86	
7.102	Range	315	5	2,600	1500 SF to allow for Vehicle
7.103	Mechanical Room	143	1	143	
7.104	Control Room	212	1	212	
7.105	Gun Cleaning	314	1	314	
7.108	Trap Area	505	1	505	
	Net Square Feet			4,072	
	Departmental Grossing Factor 15%			611	
	Total Unit Departmental Square Feet			4,683	

EVIDENCE DEPARTMENT - PROCESSING/STORAGE - PD

Evidence Department - Processing/Storage					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
8.100	Evidence Intake/Testing/Temporary Storage	200	1	200	Pass Through Lockers - 1 Workstation
8.101	Evidence Storage - Long Term	695	1	695	Approximately 500 SF now
8.102	Weapons Storage	100	1	100	
8.103	Narcotics Storage	100	1	100	
8.104	Valuables Storage	250	1	250	Separate, secured room
8.105	Refrigerated Storage	50	1	50	1 Refrigerator
	Net Square Feet			1,395	
	Departmental Grossing Factor 15%			209	
	Total Unit Departmental Square Feet			1,604	

BOOKING / HOLDING - PD

Booking / Holding					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
9.100	Human Sallyport	63	1	63	
9.101	Janitor's Closet	54	1	54	
9.102	Staff Toilet - Unisex	60	1	60	Jail Standard
9.103	Booking/Detention	642	1	642	3 Stations - Fixed Seating
9.104	Intoximeter Room	180	1	180	
9.105	Vehicle Sallyport	2544	1	2,544	2 Vehicles
	Net Square Feet			3,543	
	Departmental Grossing Factor 15%			531	
	Total Unit Departmental Square Feet			4,074	

FLEET GARAGE - PD

Fleet Garage					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
11.1	Vehicle Garage	550	40	22000	40 stalls plus one for trailers and circulation
11.101	Bike Storage	200	1	200	4 Bikes
11.102	Bulk Storage	284	2	568	ATV, Trailer, Message Board
11.103	Vestibule	135	1	135	
11.104	Vehicle Impounding / Testing Area	1300	1	1,300	5'-8' around vehicle requirement
11.105	K9 Kennel	40	3	120	
11.106	K9 Kennel Storage	104	1	104	
11.107	K9 Wash Area	75	1	75	
11.108	Storage	518	4	2,072	
11.108	Cases and Kits	290	1	290	
	Net Square Feet			26,864	
	Departmental Grossing Factor 10%			4,030	
	Total Unit Departmental Square Feet			29,550	

MECHANICAL / ELECTRICAL - PD

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,540	1	1,540	And Water Room
12.101	IT Room	111	1	111	
	Net Square Feet			1,651	
	Departmental Grossing Factor - N/A			N/A	
	Total Unit Departmental Square Feet			1,651	

SUMMARY OF FACILITY SPACE PROGRAM - PD

Summary of Facility Space Program					
Facility Component		Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet	
1.000	Lobby and Public Area	2,305	15%	2,651	
2.000	Reception and Records	1,580	15%	1,817	
3.000	Detective Bureau	1,562	15%	1,796	
4.000	Administration Suite	2,518	15%	2,896	
5.000	Support Services	4,617	15%	5,310	
6.000	Patrol Bureau	6,911	15%	7,948	
7.000	Tactics and Firearms Training	4,072	15%	4,683	
8.000	Evidence Department - Processing/Storage	1,395	15%	1,604	
9.000	Booking/Holding	3,543	15%	4,074	
11.000	Fleet Garage	26,864	10%	29,550	
12.000	Mechanical/Electrical	1,651	NA	1,651	
Total for All Components		57,018		63,980	

LOBBY AND PUBLIC AREAS - FIRE

Lobby and Public Areas					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
1.100	Entry Vestibule	165	1	165	
1.101	Public Toilet - Men's	240	1	240	
1.102	Public Toilet - Women's	240	1	240	
1.103	Public Lobby & Drinking Fountain Alcove	474	1	474	
1.104	Public Waiting	165	1	165	Ten chairs
	Net Square Feet			1,284	
	Departmental Grossing Factor 15%			193	
	Total Unit Departmental Square Feet			1,477	

FACILITY COMPONENT- FIRE

Fire Department					
Space	Facility Component	Space	Number of	Total NSF	Comments
10.100	Reception	313	1	313	
10.101	Chief Office	220	1	220	
10.102	Battalion Chief Office	150	2	300	
10.103	Lieutenant Office	121	4	484	
10.104	Open Office Area	150	2	300	
10.105	Admin office	150	1	150	
10.106	Conference Room	323	1	323	
10.107	Training Room	1750	1	1750	
10.108	Staff Toilet Room - Single Occupant	80	1	80	
10.109	Day Room	550	1	550	
10.110	Kitchen and Dining	800	1	800	3 pantries and 3 fridges, plus main fridge
10.111	Bunk Rooms	115	9	1,035	
10.112	ADA Bunk Rooms	115	1	115	
10.113	Men's Toilet Room - Single Occupant	100	1	100	
10.114	Women's Toilet Room - Single Occupant	100	1	100	
10.115	Unisex Shower Rooms	100	3	300	
10.116	Unisex Shower Room - Fully Accessible	120	1	120	
10.117	Fitness Room	600	1	600	
10.118	Turnout Gear Storage	560	1	560	40 Lockers
10.119	Equipment Room	213	1	213	
10.120	Hose Storage	245	1	245	70sf for Hose, 160sf for Stair
10.121	Storage (General)	121	1	121	near kitchen and laundry
10.122	Laundry	150	1	150	near bunk rooms
10.123	EMS Supplies	210	1	210	
10.124	Storage (General - Apparatus Bay)	150	1	150	
10.125	Tool Room/Work Bench	128	1	128	
10.126	Apparatus Bay	7375	1	7375	
10.127	Office Storage	50	1	50	office supplies
10.128	Janitor Closet	52	1	52	
10.129	File Room (Admin)	100	1	100	
10.130	Gear Laundry	225	1	225	
10.131	Training Stair	300	1	300	
10.132	Report Writing	305	1	305	
10.133	Toilet & Shower (Apparatus Bay)	90	2	180	
10.134	Breakout (Training Room)	110	1	110	Table w/ 4 chairs
10.135	Breakout (Training Room)	140	1	140	Table w/ 6 chairs
10.136	Storage (Training Room)	140	1	140	
	Net Square Feet			18,394	
	Departmental Grossing Factor 10%			1,839	
	Total Unit Departmental Square Feet			20,233	9/18/2024

MECHANICAL / ELECTRICAL - FIRE

Mechanical / Electrical					
Space Number	Facility Component	Space Standard	Number of Spaces	Total NSF	Comments
12.100	Mechanical / Electrical	1,285	1	1,285	Include water room
12.101	IT Room	184	1	184	
	Net Square Feet			1,469	
	Departmental Grossing Factor - N/A			N/A	
	Total Unit Departmental Square Feet			1,469	

SUMMARY OF FACILITY SPACE PROGRAM - FIRE

Summary of Facility Space Program					
Facility Component		Net Square Feet	Dept. Grossing Factor	Dept. Gross Square Feet	
1.000	Lobby/ & Public Areas	1,284	15%	1,477	
10.000	Fire Department	18,394	15%	21,153	
12.000	Mechanical/Electrical	1,469	NA	1,469	
Total for All Components		21,147		24,099	
Building Gross Square Feet with Grossing Factor of 10%				26,509	

SUITABILITY OF CURRENT BUILDINGS

SUITABILITY OF current buildings

Both the existing police department and fire station have become too small for current operations.

This will be exacerbated at the start of 2025 as additional police and fire staff will be joining the departments as a result of the passed operational referendum.

- Reviewed existing buildings and future staffing needs with the Village.
- Determined that new police and fire buildings are necessary.
- Developed space programs for both buildings and reviewed with leadership.
- New police station estimated at 64,500-66,500 square feet.
- Design includes indoor parking, sallyport, ample storage, and shooting range on the lower level.
- First floor includes staff workspace, training areas, locker rooms, and public spaces.
- New fire station estimated at 24,000-26,000 square feet.
- Design includes offices, training space, living quarters, public lobby on one side.
- The other side includes a five-bay apparatus floor with storage for various functions.



POLICE STATION



POLICE STATION



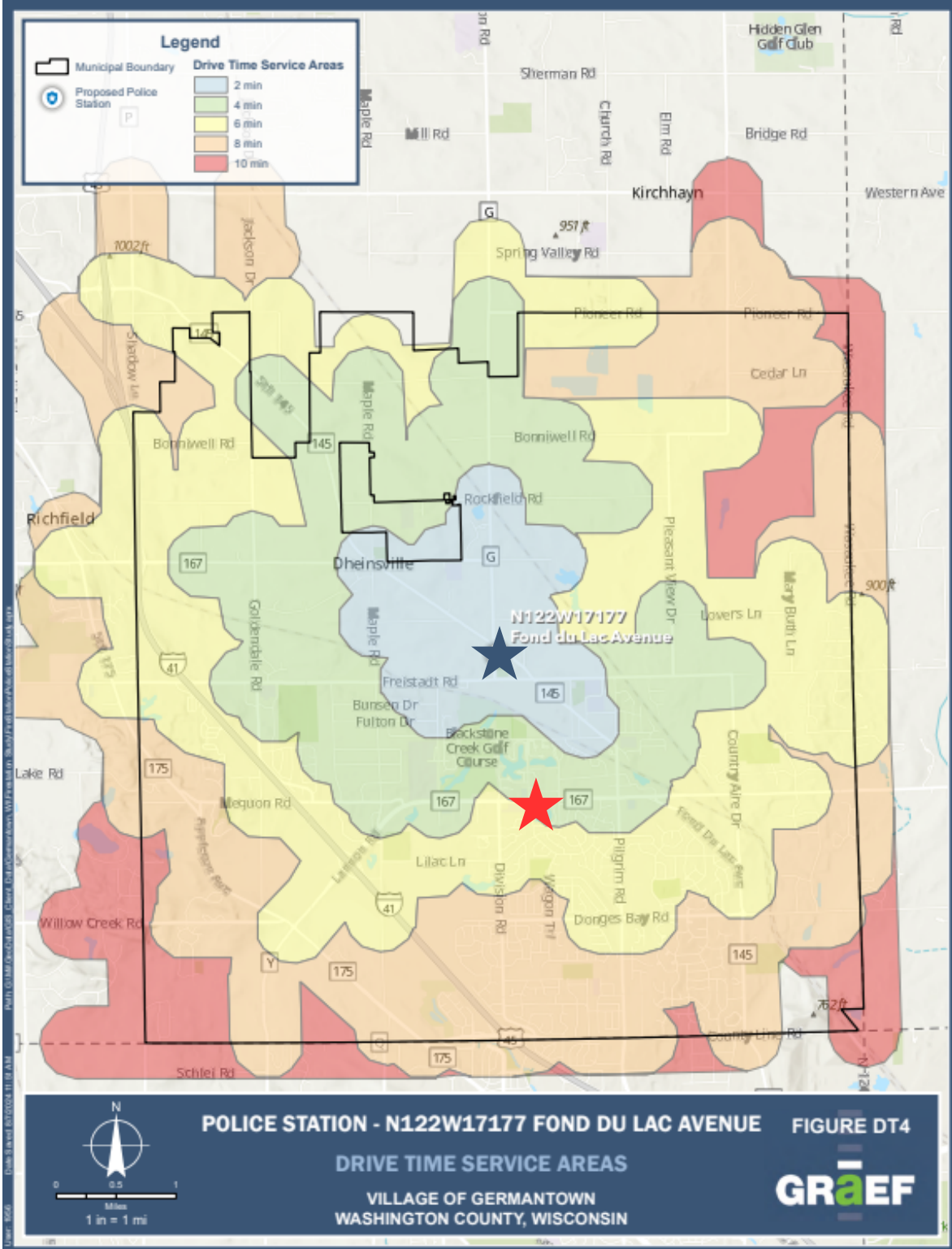
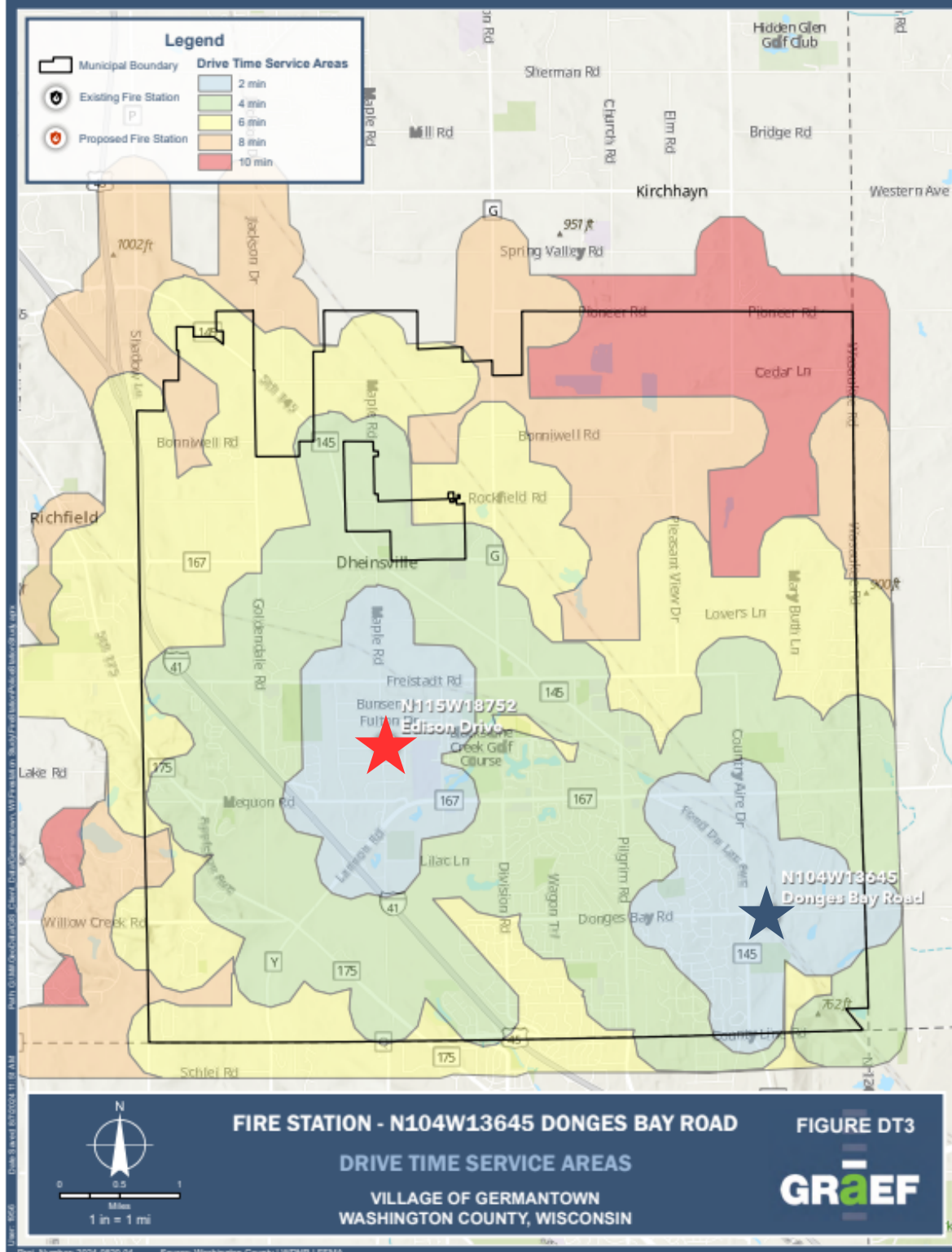
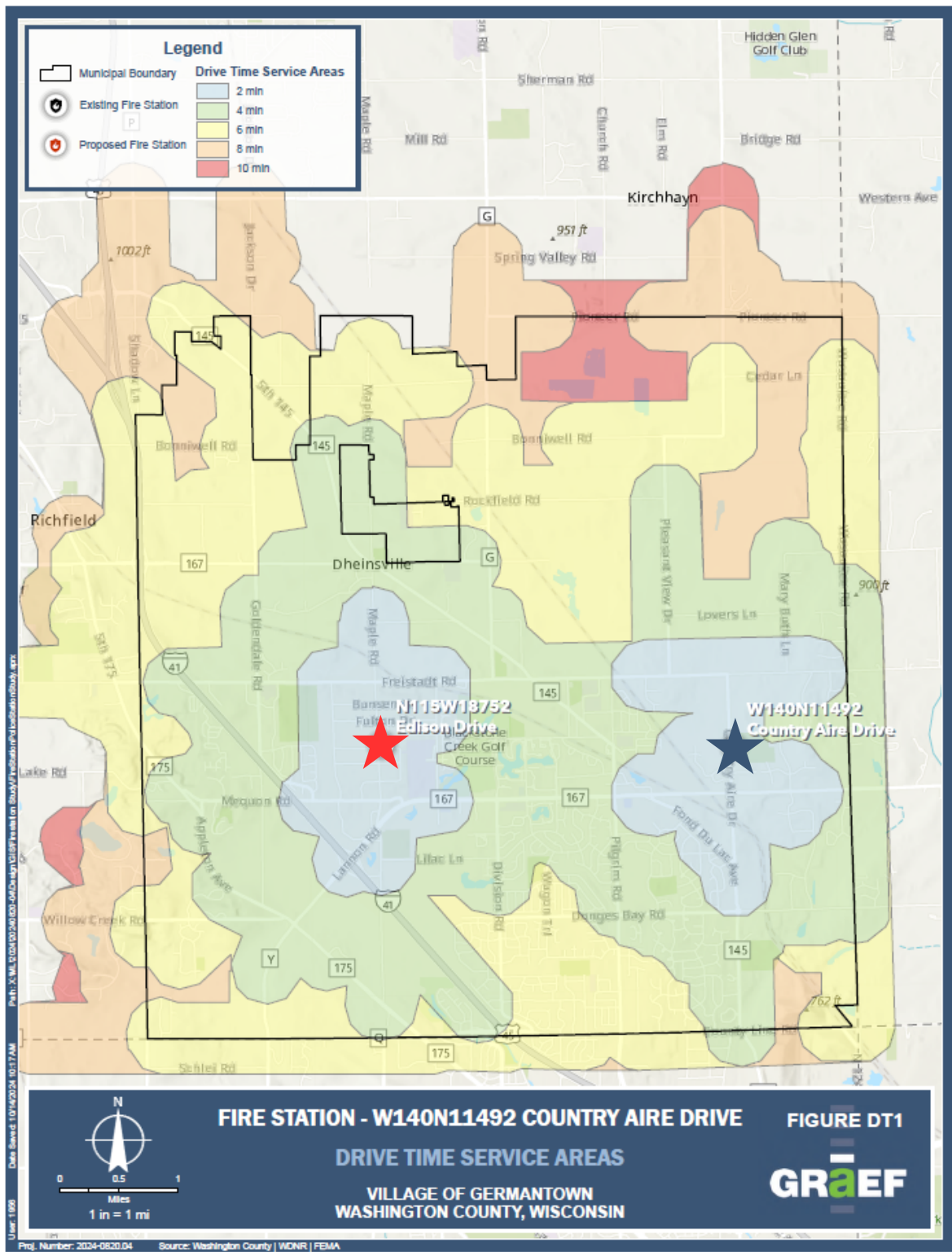
FIRE STATION



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NEED FOR NEW SPACE

RESPONSE TIME

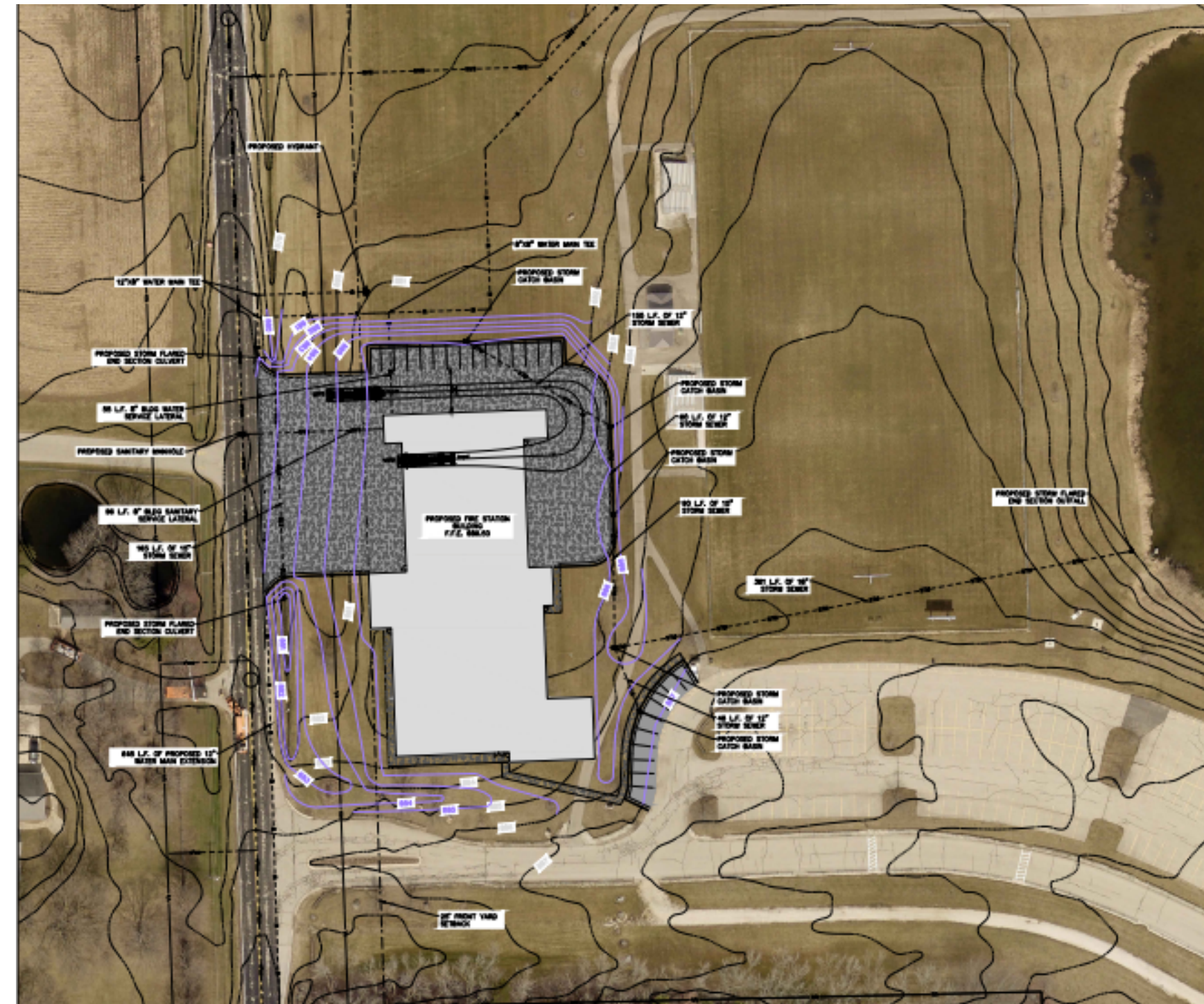


SITE ANALYSIS RESULTS

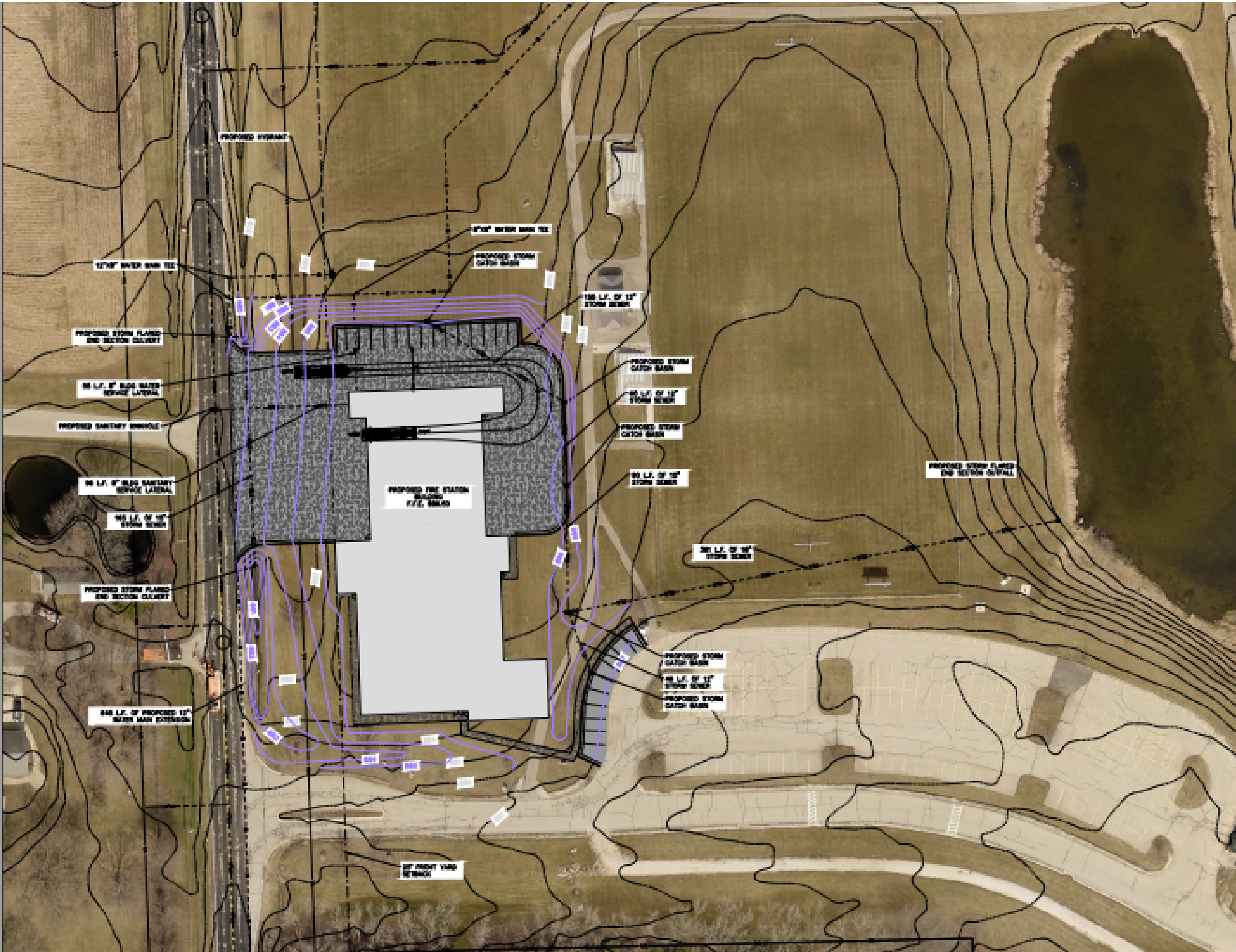
POLICE AND FIRE DEPARTMENTS

W140N11492 COUNTRY AIRE DRIVE (SW CORNER, N OF DRIVEWAY)

- New 21,600 sf fire station.
- The site currently houses Friedenfeld Park, a 53-acre sports complex located between Mequon Road and Freistadt Road, featuring a baseball diamond, flag football field, soccer field, playground, and existing infrastructure such as parking and pathways.
- Owned by the Village of Germantown.
- Zoning: Institutional (I), which permits fire station development without requiring rezoning.
- Existing access from Country Aire Drive, with potential connections to the current driveway and opportunities for expanding the parking lot.
- Utilities, including sanitary sewer, water, and power services, are available adjacent to the site.
- Presence of wetlands and wetland indicators across the site, with the site classified within Floodplain Zone X.
- Existing ponds on-site have potential to address stormwater requirements.
- Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints.
- A Phase 1 is recommended to determine if there are additional environmental constraints.
- Site topography varies from gentle to moderate slopes, facilitating natural drainage but requiring careful grading and erosion control.
- Located 2.9 miles from the nearest fire station.
- AHJ's: Village of Germantown Parks and Recreation Department, DPW, and the DNR



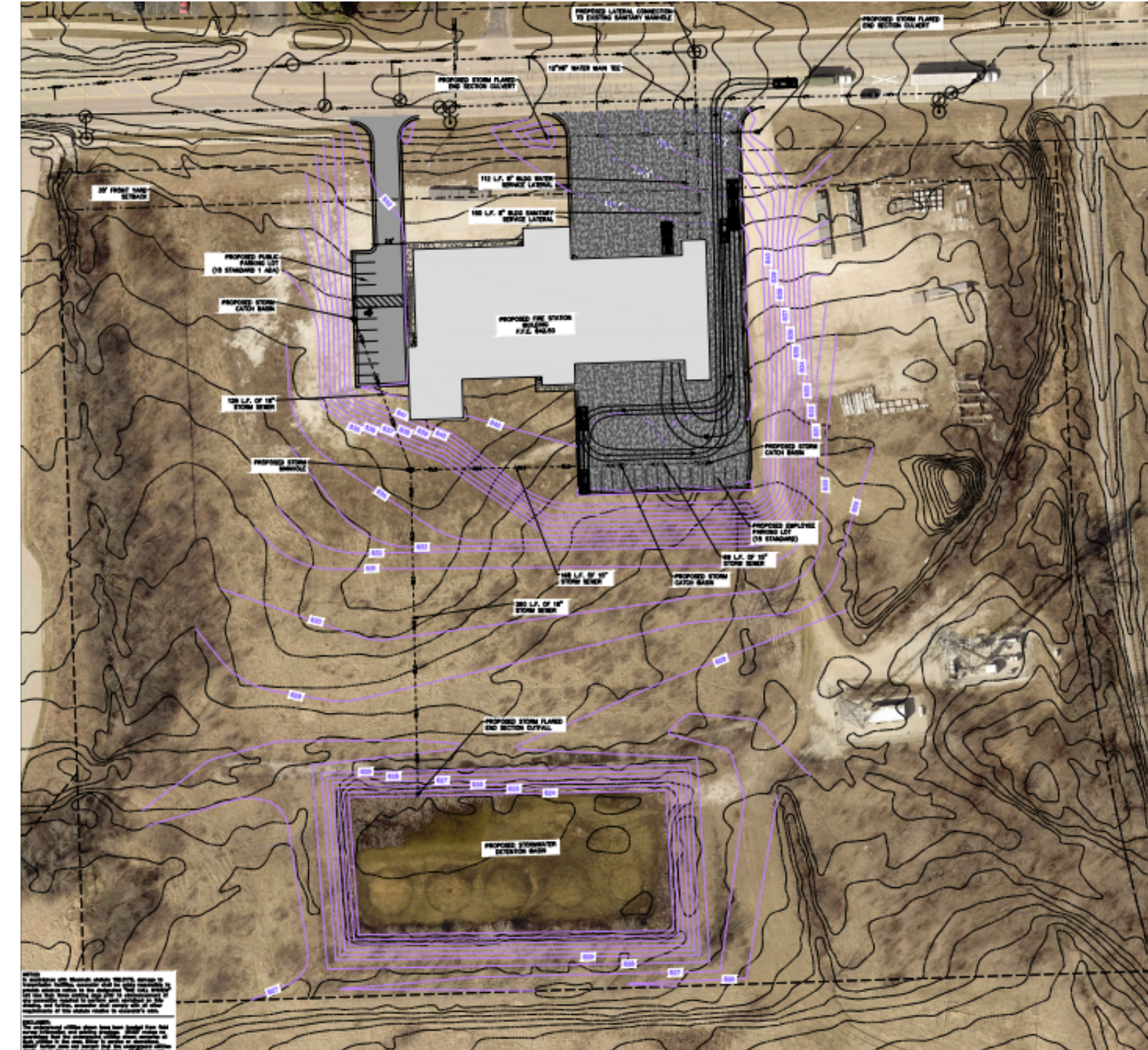
The site is well-suited for the proposed 21,500 sf Fire station.

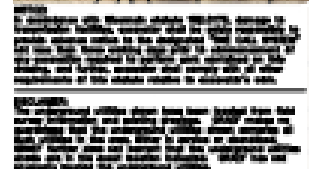


N104W13645 DONGES BAY ROAD

- New 21,600 sf fire station.
- Currently the site is vacant with the remnants of the old concrete processing facility, current storage areas present and two cell towers.
- Owned by Benz Oil Holdings, Inc.
- Its strategic location offers easy access to major roads, facilitating efficient public service deployment.
- Zoned as M-1 Limited Industrial District, the site will require rezoning to accommodate a fire station.
- Utilities, including sanitary, water, and power, are available adjacent to the site.
- Existing cell towers on-site.
- Potential wetlands on-site.
- Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints.
- A Phase 1 is recommended to determine if there are additional environmental constraints.
- Located 4.3 miles from the nearest fire station.
- AHJ's Village of Germantown and WisDOT.

The site is a viable option for the fire department, provided zoning challenges are addressed.

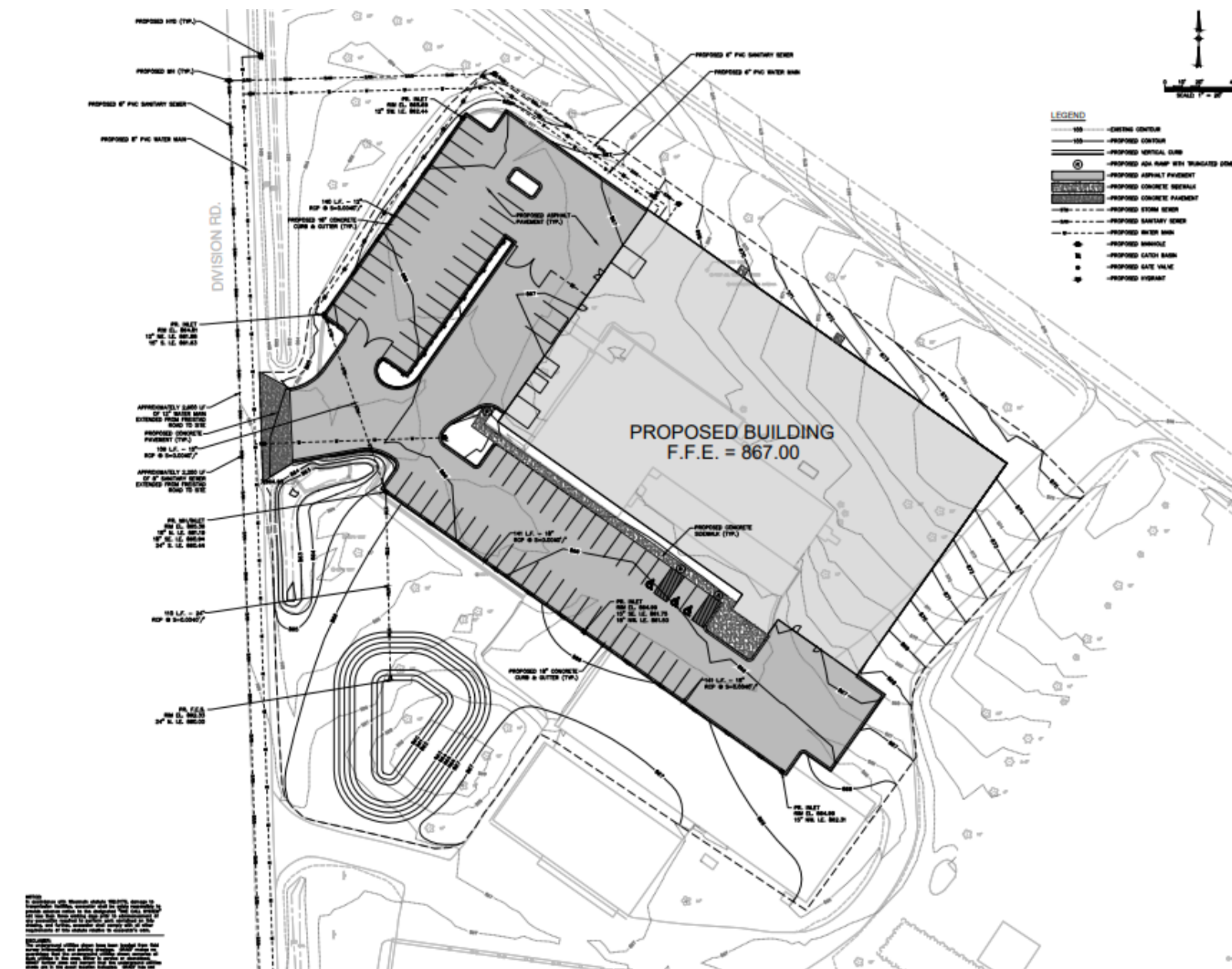


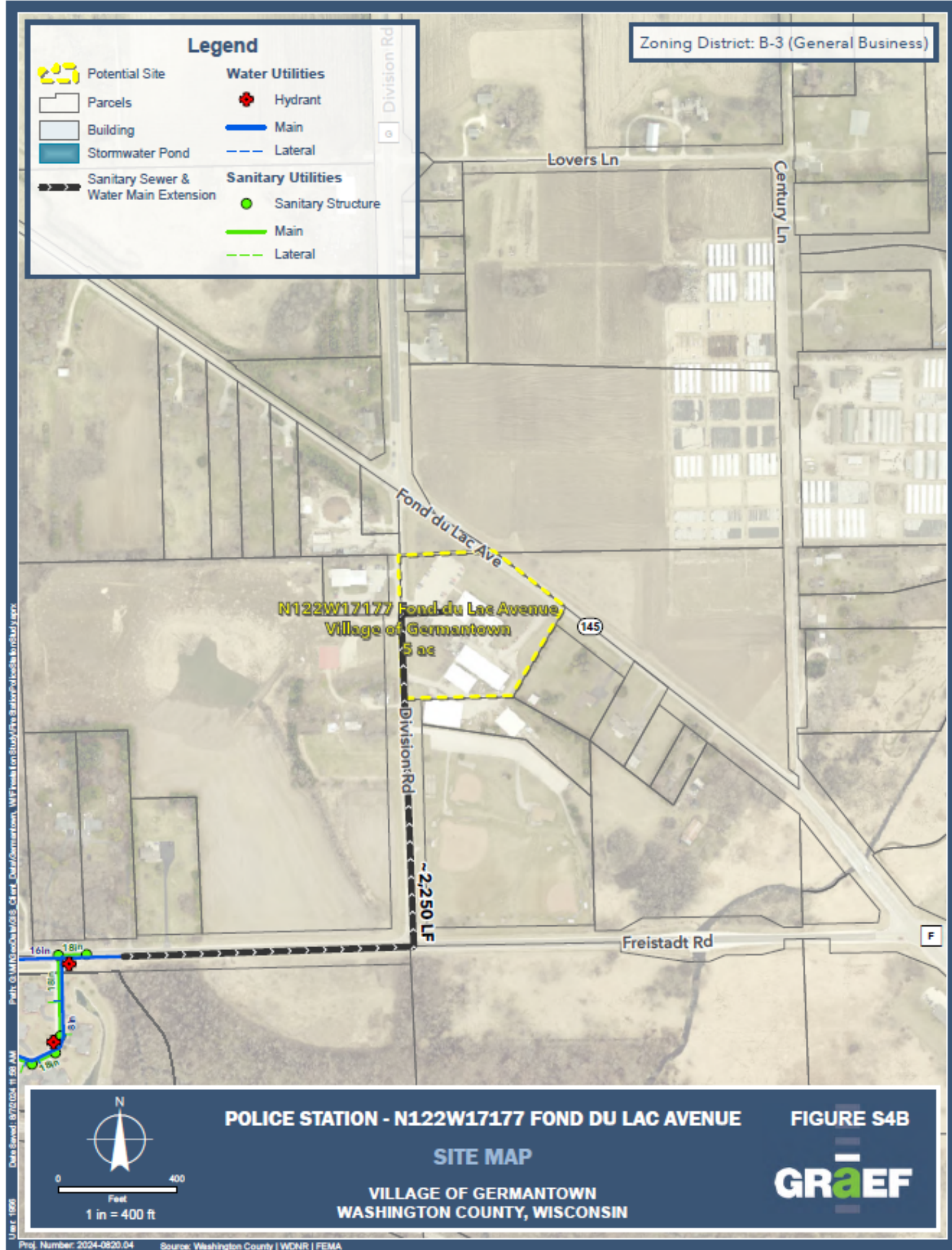


N122W17177 FOND DU LAC AVENUE – VILLAGE OF GERMANTOWN

- New 30,000 sf (2 story) police department facility.
- Owned by the Village of Germantown.
- The site encompasses two buildings of approximately 11,000 square foot (that would need to be demolished and is surrounded by agricultural land and park areas).
- It is zoned as Institutional (I), allowing for police station development without the need for rezoning.
- The site features a 10-foot elevation change from Fon du Lac Road to Division Road.
- Power is available adjacent to the site and
- water and sanitary sewer service will need to be extended approximately 2,250 LF.
- The site has existing access from Fond du Lac Road (STH 145) and Division Road (CTH G).
- The property is partially situated in Floodplain Zone X but does not contain wetlands or wetland indicators.
- Existing stormwater infrastructure includes piping, but a detention pond may be necessary to manage runoff with additional construction.
- Bedrock on-site may be an issue. Further geotechnical exploration required to determine site constraints.
- A Phase 1 is recommended to determine if there are additional environmental constraints.
- AHJ's WisDOT, Washington County Highway Department, and the Village of Germantown's Community Development Department.

The site is well-suited for the proposed 30,000 sf (2 story) police department facility due to its central location within the village and strategic access to Fond du Lac Avenue, provided effective stormwater management can be implemented.





FIRE STATION 2 EXPANSION



PRA Color Legend

- Apparatus Bay
- Circulation
- Living/ Amenities
- Offices
- Service/ Utility



COST ESTIMATING

PROBABLE PROJECT COST INFORMATION

PROJECT COST	FIRE STATION #2 ADDITION/ RENOVATION	NEW FIRE STATION AIRE DRIVE	NEW FIRE STATION DONGES BAY	POLICE DEPARTMENT
DIRECT CONSTRUCTION COST	\$3,839,576	\$13,089,635	\$13,920,057	\$20,926,745
ESTIMATED PROFESSIONAL SERVICES	\$844,981	\$2,480,671	\$2,638,048	\$3,965,916
OWNER ITEMS	\$146,952	\$222,726	\$222,726	\$3,034,224
CONTINGENCY	\$383,958	\$1,308,964	\$1,392,006	\$2,092,674
TOTAL PROJECT COST	\$5,215,467	\$17,101,996	\$18,172,837*	\$30,019,559

*Does not include land acquisition cost.

PROBABLE PROJECT TIMELINES

FIRE STATION NO. 2 ADDITION & REMODEL

DESIGN: NOV. 2024 - MAR. 2025
Construction: 2025

POLICE DEPARTMENT

Design: 2025
Construction: 2026

FIRE STATION HEADQUARTERS

Design: 2026
Construction: 2027

THANK YOU!

OPEN DISCUSSION AND QUESTIONS

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Award of the Fire Station #2 addition and remodel design services agreement to Graef in the amount of \$419,000.00.

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The Public Safety Buildings needs assessment confirmed a substantial space shortage in the Fire Department. In order to address immediate and long term space needs, it was determined that a remodel and addition to Fire Station #2 as well as a second facility were needed. The immediate concern is the ability to support the growing staff in Fire Station #2. Areas of concern include inadequate sleeping quarters, storage, kitchen space, restroom and shower facilities, etc. In the long term, the building is not well suited to support the staff that would remain on site after construction of a new facility and a remodel and addition will be needed regardless. In addition to space concerns, there are also upgrades needed to address accessibility, persistent HVAC issues, code compliance in the kitchen, kitchen equipment, an appropriate day room and training room space.

ATTACHMENT:

1. Germantown-FireStationNo2Amendment-MNP(revisedfinal)

STAFF RECOMMENDATION:

Award of the Fire Station #2 addition and remodel design services agreement to Graef in the amount of \$419,000.00.

ACTION BY Committee:



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

collaborāte / formulāte / innovāte

October 17, 2024

Mr. Matthew Mortwedt
Director of Public Works
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Subject: Fire Station No. 2 Addition and Remodel
Contract Documents Preparation
Professional Services Amendment

Dear Mr. Mortwedt:

Per your request, Graef-USA Inc. (GRAEF) is pleased to provide this amendment for services to Village of Germantown (Client). An executed copy of this amendment will become our Agreement.

This amendment is for professional services to prepare contract documents for the design of the addition and remodel of Fire Station No. 2 based on the conceptual design as prepared by Plunkett Raysich Architects (PRA). This amendment is subject to GRAEF's Terms and Conditions, which were attached to our original agreement dated June 20, 2024.

It is our understanding that the nature of the Project is to provide architectural design services (PRA), survey services, civil engineering services, landscape architecture design services, structural engineering services, mechanical engineering services, electrical engineering services, and plumbing and fire protection services and preconstruction services (preliminary budgeting) by Moore Construction Services for an approximately 4,800 square foot building addition and remodeling of the current facility.

For this Project, GRAEF proposes to provide the following Basic Services:

Architectural Services-PRA: (873 hours)

- Schematic Design
 - Using the concept design as a basis, we would complete the schematic design floor plan for the addition to and the remodel of the fire station.
 - Develop a reflected ceiling plan.
 - Develop initial building sections and wall sections at the addition.

- Develop initial exterior material selections.
- Design Development:
 - Refine the floor plan.
 - Refine the reflected ceiling.
 - Developed initial interior finishes for both the addition and remodeled areas.
 - Develop a roof plan.
 - Refine the building sections and wall sections.
 - Develop the necessary exterior details.
 - Develop the necessary interior details.
 - Coordinate these drawings and details with the rest of the project team.
 - Provide additional information as needed in order to allow Moore Construction Services (25 hours) to confirm the construction budget.
- Construction Documents:
 - Develop and complete the architectural construction drawings for the additional and remodel. Drawings would include:
 - Floor Plan
 - Reflected Ceiling Plan
 - Roof Plan
 - Building Sections
 - Wall Sections
 - Exterior Details
 - Interior Details
 - Complete the selection of interior finishes and document these finishes in the Room Finish and Materials Schedules.
 - Work with our door hardware consultant to develop the door and hardware specifications.
 - Compile the applicable architectural specification sections for the project manual.
 - The entire architectural drawing set will be reviewed by our exterior envelope consultant.
 - The entire set drawing set would be reviewed by PRA's Quality Assurance Manager.
 - Submit plan set for review by the Authority Having Jurisdiction (AHJ).
 - Attend five in-person meetings during design at GRAEF.

Topographic Map: (65 hours)

- Conduct field observations of topographic and utility features of the site, to include:
 - Visible permanent features and ground surfaces.
 - Utility markings and appurtenances.

- Individual trees over 6", vegetated areas will be outlined.
- Spot elevations and vertical break lines.
- Prepare a Topographic Map of observed permanent topographic and utility features. This mapping will be used for the design process as base mapping for the preparation of construction plans. This map will include the following information:
 - Date, scale, legend, and north arrow.
 - Description of ground surfaces (concrete, bituminous asphalt, grass, etc.).
 - Description and location of existing above ground permanent features and improvements.
 - Significant trees will be located; wooded areas will be outlined.
 - Contours at one-foot intervals.
 - Evidence of public underground utilities existing on the subject parcel.
 - As-built measurements of storm and sanitary sewer rim and invert locations and elevations.
 - Mapping shall be based on the Wisconsin Coordinate Reference System (WISCRS), Washington County, NAD83(2011), NAVD88(2012), US Survey Foot.
 - Survey Control information including coordinate system, datums, locations, and descriptions.
 - All boundary information shall be based on GIS parcel mapping.
 - Footnote: Information from Diggers Hotline will be combined with observed evidence of utilities to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, Diggers Hotline PLANNING LOCATES and PRINTS requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map those non-responders. Where additional or more detailed information is required, the Client is advised that excavation may be necessary or further utility coordination as an additional service. Marking of private underground utilities and private system mapping will be provided by the Client. Private utility mapping will be combined with observed evidence and shown on the face of the plat or map.

Civil Engineering: (110 hours)

- Coordinate with design team members, owner's representatives, and construction managers.
- Identify village and state approvals and permits, and steps necessary to obtain those approvals.
- Final Engineering Plans: Using the plans created and incorporating plan commission comments received during the preliminary engineering phase prepare Final Engineering Plans, including:
 - Site erosion control plans, showing erosion control measures and documentation necessary to meet local and state requirements.

- Site Grading Plans: Include one overall plan and enlarged plans showing one-foot contours and spot elevations of site features.
- Site layout plans, showing dimensions and layout information required by the contractor to accurately install site improvements.
- Site utilities plan, showing in plan view, sanitary sewers, storm sewers and water service laterals, to within 5 feet of the building. Provide sizes, slopes, elevations, and materials. (This does not include site irrigation piping.)
- Site and erosion control details.
- Specifications and details.
- Attend five in-person meetings during design at GRAEF.
- Plan Review and Permitting
 - Attend one Village meetings to obtain preliminary engineering approval.
 - Prepare and submit project permits.
 - Wisconsin Department of Safety and Professional Services for site plumbing plan review and approval.
 - Prepare WRAPP.

Landscape Architecture: (50 hours)

- Prepare construction documents for landscape to generally include the following sheets for use in single bid package:
 - Planting Plan
 - Plant Material Schedule
 - Planting Details
- Prepare final technical specifications in CSI Master Spec format.
- Final construction documents shall be used in submittals for landscape plan review, approvals, and permitting.
- Attend five in-person meetings during design at GRAEF.

Structural Engineering: (265 hours)

Programming Phase (Building Damage Assessment and Repair)

- Conduct field visit to review existing damaged areas of the building.
- Prepare memorandum with findings and recommendations for repair.
- Develop repair drawings, as required.
- Provide a site visit during construction of the repair.

Programming Phase (Geotechnical Engineering)

- Drill (2) 25-foot-deep borings at the building addition area.
- Drill (1) 25-foot-deep boring near the damaged area of the building.
- Provide (3) pavement cores.

- Prepare a signed and sealed geotechnical report for borings and existing pavement condition.

Schematic Design

- Provide general structural feasibility review.
- Attend five in-person meetings during design at GRAEF.
- Prepare a bearing wall location PDF mark up for multi-disciplinary review.

Design Phase

- Develop building design criteria, and site-specific loading.
- Design building shallow foundations, wood walls, masonry walls, shear walls, diaphragms, opening support, concrete anchorage and miscellaneous structural steel (as required).
- Provide loading criteria for delegated wood truss design and general truss layout.
- Review existing building for interactions with addition, design new to existing building connections, and add reinforcement to existing structure as required to support new building addition.
- Coordinate mechanical equipment structural support.
- Create signed and sealed construction documents.
- Prepare sample structural calculations for review by the Authority Having Jurisdiction (AHJ).

Mechanical Engineering: (210 hours)

- Provide specifications in booklet format.
- Provide specifications on drawing sheets (sheet specifications).
- Produce design drawing set including floor plans, details, sections, schedules, and design notes.
- Develop 3D Revit model for physical coordination of major equipment, ductwork, and piping with other disciplines.
- Participate in design coordination meetings. Five (5) meetings have been assumed within this scope.
- Produce demolition scope drawings for existing HVAC systems identifying major equipment and disconnection points for building utilities.
- Produce sealed Heating Cooling and Ventilation calculations in accordance with local codes and industry design standards fit for submission to Authority Having Jurisdiction.
- Design of HVAC system utilizing packaged roof mounted equipment coupled with electric reheat VAV terminal units for zone level temperature control. Areas with high amount of glazing will receive electric baseboard heaters.

- Design of heating-only systems or independent heating and cooling systems for storage rooms, mechanical/electrical spaces, and other unoccupied spaces not requiring ventilation.
- Design exhaust system utilizing roof mounted exhaust fans supporting restrooms, janitor closets, trash rooms, breakrooms, and kitchenettes.
- Design of natural gas piping distribution to HVAC equipment.
- Design source capture exhaust system for Apparatus Bay vehicles.
- Specify a direct digital control system to support equipment within the scope of work. System will utilize user adjustable thermostats located in each zone.

Electrical Engineering: (322 hours)

- Design site lighting and issue photometric plans for city approval.
- Design interior lighting and controls.
- Design interior code required emergency lighting for Path of Egress.
- Design interior power receptacle plan to meet code requirements.
- Design new generator/transfer switch(es) design/specifications.
- Design of voice/data equipment/owner meetings.
- Design of card access equipment/owner meetings.
- Design of security cameras/owner meetings
- Design fire alarm system to meet current code requirements.
- Coordinate electrical requirements for HVAC and Plumbing.
- Provide electrical details and one-line riser diagram.
- Attend five in-person meetings during design at GRAEF.
- Assumptions:
 - The existing electrical service has the capacity to handle the addition.
 - The existing generator has the capacity to handle new loads, and the addition of a second code required transfer switch.
 - The existing building rooms will all receiving new LED lighting and controls.

Plumbing and Fire Protection Engineering: (120 hours)

- Provide specifications in booklet format.
- Produce design drawing set including floor plans, details, sections, schedules, and design notes.
- Develop 3D model using Revit to LOD 200, for physical coordination of major equipment and piping with other disciplines.
- Attend five in-person meetings during design at GRAEF.
- Assist in submittal of plan review documents to local authorities.
- Provide scope design of fire protection systems identifying hazard designations throughout building addition and existing

- building remodeled areas.
- Produce demolition scope drawings for existing plumbing systems identifying major equipment and disconnection points for building utilities.
- Design gravity sanitary and storm sewer to existing main in building.
- Design domestic water extension from existing main in building.
- Design sanitary and domestic water distribution throughout building.
- Design roof drainage from flat roof areas to stormwater connection outside building.
- Select plumbing fixtures based on client standards.
- Assumptions:
 - The existing domestic water service has sufficient size and pressure for extension to new addition.
 - The existing sanitary drainage system has enough depth to extend to new addition.
 - No plumbing work will be required in the apparatus bay.
 - The existing toilet and shower areas are remaining as-is.
 - Existing plumbing system drawings and equipment information will be provided.

GRAEF will endeavor to perform the proposed Basic Services per the following schedule:

- | | |
|------------------------|-------------------|
| • Notice to Proceed | October 21, 2024 |
| • Preliminary Drawings | December 20, 2024 |
| • Final Drawings | March 21, 2025 |

For this Project, it is our understanding Client will provide the following additional services, items and/or information:

- Drawings of the existing structure.
- Access to the site and existing structure for inspection of the structure.
- Access to the roof.
- Site Surveys.
- Site environmental reports.
- Attend five in-person design meetings in person at our Milwaukee office.
- Access to the project site.
- Any available mapping and or marking of private utility lines on or serving the subject property.

Additional Services:

We can also provide the following additional services at your request for additional compensation on an hourly basis.

- Stormwater Management design. Based on the scope of the work being proposed it does not appear that this project will require stormwater management.
- Public Bidding Assistance.
- Construction Staking.
- Contract Administration Services.
- Retaining wall structural/architectural design. Grading plan would show location and elevations of retaining walls, if needed.
- Attend additional meetings beyond what budgeted above.
- Additional site observations beyond what budgeted above.
- Design of off-site public roadway and utility improvements.
- Design of landscape improvements outside of project limits.
- Landscape irrigation plans and details.
- Develop energy model for the facility based on the specified systems.
- Support of LEED documentation / design.
- Design of HVAC system other than that which is described in this scope of service.
- Preparation of As-Built plans based on contractor furnished installation plans.
- Photovoltaic design and specifications
- Evaluate value engineered options from contractors after construction document completion.
- Revisions to completed drawings after bidding for the purpose of value engineering the project to reduce cost.
- Preparation of record drawings.
- Redesign to incorporate owner requested changes and/or value engineering (VE) options that are requested after the construction document phase is completed.
- Perform additional site visits and/or project meetings beyond what is specified above, including regularly scheduled OAC meeting during construction administration.
- Design of systems which differ from received basis of design document and client standards document.
- Design domestic water booster systems or fire pump systems if service has insufficient pressure to serve building.
- Fully engineer the hydraulic fire protection system.
- Sanitary and water service design to the street or right-of-way.
- Land boundary survey.
- Wetland delineation and permitting.

For the Basic Services detailed above, the Village of Germantown agrees to compensate GRAEF on a lump sum basis fee of \$419,000.00, plus reimbursable expenses. Reimbursable expenses include express mail and delivery charges, printing



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fees, geotechnical services, permitting fees, all plan review fees, lab testing fees, and mileage.

To accept this amendment, please sign and date both enclosed copies and return one to us. Upon receipt of an executed copy, GRAEF will commence work on the Project. Graef-USA Inc. looks forward to providing services to the Village of Germantown.

Graef-USA Inc.

**Accepted by:
Village of Germantown**

Michael N. Paulos, P.E.
Principal

(Signature)

James A. Lisak, P.E.
Principal

(Name Printed)

(Title)

(Date)

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Public Safety - 2024 Budget Amendments

SUBMITTED BY: Matthew Uselding, Finance Director

SUMMARY EXPLANATION:

Over the course of FY24, both the Police and Fire departments have received grant funding from the state and county to offset additional expenditures. Additionally, donations and insurance recoveries have exceeded budgeted revenues, aiding in the purchase of Flock cameras and the repair of squad vehicles. To properly account for the increases in both expenditures and revenues, I am recommending the following budget amendments to the Police and Fire department budgets.

ORG	OBJECT Account	Amount	Description
10551000 432700	FD County Grant	\$(177,000)	County Fire/EMS Grant
10552000 532210	EMS Grant	\$ 177,000	County Fire/EMS Grant
10541000 432700	PD County Grant	\$ (77,900)	County Radio Grant
10541000 561500	PD Communications	\$ 77,900	County Radio Grant
10541000 432100	State Law Enf.	\$ (35,531)	DOJ Grant
10541000 552700	PD Maintenance & Repair – Vehicles	\$ 35,531	DOJ Grant
10541000 471700	PD Donations	\$ (7,600)	Flock Camera Donations
10541000 531000	PD General Supplies & Expenses	\$ 7,600	Flock Camera Donations
10541000 472500	Insurance Recovery	\$ (27,188)	CVMIC Insurance Recoveries
10541000 552700	PD Maintenance & Repair – Vehicles	\$ 27,188	CVMIC Insurance Recoveries

These amendments will ensure that our budget accurately reflects the increased revenues and corresponding expenditures, allowing us to effectively manage our resources.

ATTACHMENT:

STAFF RECOMMENDATION:

Approve recommended budget amendments

ACTION BY Committee:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Police Vehicle Squad Changeover - Explorer (ARPA Funds)

SUBMITTED BY: Mike Snow, Police Chief

SUMMARY EXPLANATION:

ATTACHMENT:

1. 20241004095220807

STAFF RECOMMENDATION:

ACTION BY Committee:

General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Phone: 414/475-0959

Invoice 152188

Invoice Date 09/25/24



Bill To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Ship To:

Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Customer	Ship Via	F.O.B.		Terms		
GERM02	Install	Origin		Net 25 Days		
Purchase Order Number			Salesperson	Order Date	Our Order Number	
			BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number	Unit of Measure	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)		Discount %	Tax	
1	1	SQD		0.00		0.00
	0	Squad 19 2024 PI Utility (2018 PIU)		N		
1	1	WES-PBE-LR		644.89		644.89
	0	Westin Steel Light Ready Push Bumper Elite System w/		N		
1	1	WES-PBE-PIT		495.00		495.00
	0	Westin Steel Push Bumper Elite Dual Rail Pit Bars, Patented		N		
2	2	SOUEMPS400ME-		166.20		332.40
	0	Sound-Off 4" mPower HD 12 LED Light w/ Stud Mount & 8' Cable (1-RW 1-BW FRONT PB)		N		
2	2	SOUETSS100J		233.40		466.80
	0	Sound-Off 100 Watt Composite Face Sealed Speaker		N		
4	4	SOUEMPSA05C2-		211.20		844.80
	0	Sound-Off 4"x2" mPower 24 Led Dual Color Light w/ Stud Mt. (1/R 1/B SIDE PB)		N		
1	1	INS-B1006		23.50		23.50
	0	Right Angle Brkt for Under Hood Mount for Blue Print, PIU		N		
2	2	SOUPMP2BKUMB4		41.00		82.00
	0	Under Mirror Mount Bracket Kit 2020+ Ford PI Utility		N		
Net due on 10/20/24						

General Fire Equipment Co., Inc
 975 North Hawley Rd
 Milwaukee, WI 53213

Invoice 152188

Invoice Date 09/25/24

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Customer	Ship Via	F.O.B.	Terms		
GERM02	Install	Origin	Net 25 Days		
Purchase Order Number		Salesperson	Order Date	Our Order Number	
		BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number	Unit of Measure	Unit Price	Extended Price
	Back Ordered	Item Description (Customer Part No.)		Discount %	Tax
1	1	UNI218016-0002		389.79	389.79
	0	Unity 6" Std LED Post Mount Spotlight assy w/ Black Head		N	
2	2	SOUESLRL6105-		374.40	748.80
	0	Sound-Off 61.4" 5 Section Rocker Panel Lights Per Side (1-RW 1-BW)		N	
2	2	SOUESPSLVBK01		28.20	56.40
	0	Sound-Off Vehicle Specific Mtg Kit 20+ PI Utility Per Side		N	
1	1	SOUENFLB-54		2821.20	2821.20
	0	Sound-Off 53" nForce Lightbar With The Following: 54"/137cm 12 VOLT NFORCE LED LIGHTBAR W/ LIN DSC TECHNOLOGY /D24/ D12 D12 D12 S09 D12 D12 D12 D24\ /R_W/ R_W R_W R_W WHT B_W B_W B_W B_W\ A --GRT-- --GRT--- GRT --GRT--- O--GRT-- A A --CLR-- --CLR--- CLR --CLR--- O--CLR-- A D24 S09 S09 S09 T18 S09 S09 S09 D24/ R_W RED RED RED RBA BLU BLU BLU B_W/ Material - Lexan [12]6[12] Accessories - PNFLBSPLT1, AUTO-DIM Mount - Standard Fixed Height Mount (PNFLBK08) Hook - PNFLBF44 Vehicle - Ford Explorer/PI SUV w/o Roof Rack (2020-23) QSF025654 - ENFLB01CAB-49D		N	
Net due on 10/20/24					

General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Invoice 152188

Invoice Date 09/25/24

Phone: 414/475-0959

Bill To:

Germantown Police Department
P.O. Box 96
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Customer	Ship Via	F.O.B.	Terms		
GERM02	Install	Origin	Net 25 Days		
Purchase Order Number		Salesperson	Order Date	Our Order Number	
		BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)	Discount %	Tax	
		2024 List \$ 4702.00			
2	2	SOUENFSGS2-	190.50		381.00
	0	Sound-Off nForce Single Deck/Grill Mount 10-16v, 9 LED (1/RED 1/BLUE RSW)	N		
1	1	SOUEMPAK-	1780.80		1780.80
	0	Sound-Off mPower Spoiler Kit Complete Ford Explorer/PI Utility (2020-22) 8 Mod Split Rear (DRV) T18 T18 T18 T18 T18 T18 T18 T18 (PAS) RAW RAW RAW RBA X X RBA BAW BAW BAW Accessories: PNFLBSPLT1 DSC w/ Breakout Box (Included) QSF030330 - EMPAK019B4 2024 List \$ 2968	N		
2	2	HEL-HH	141.30		282.60
	0	Hella Hero Undercover Hideaway LED Light (WHITE FLEX)	N		
2	2	HEL-HHA	16.50		33.00
	0	Hella Hero Twist Lock Adapter (A2)	N		
1	1	SOUENGS582RSR	1137.60		1137.60
	0	Sound-Off 500 Series BluePrint System w/ Rotary Knob	N		
Net due on 10/20/24					

General Fire Equipment Co., Inc975 North Hawley Rd
Milwaukee, WI 53213**Invoice 152188**

Invoice Date 09/25/24

Phone: 414/475-0959**Bill To:**Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022**Ship To:**Germantown Police Department
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Customer	Ship Via	F.O.B.	Terms		
GERM02	Install	Origin	Net 25 Days		
Purchase Order Number		Salesperson	Order Date	Our Order Number	
		BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number Item Description (Customer Part No.)	Unit Price		Extended Price
	Back Ordered	Unit of Measure	Discount %	Tax	
4	4	SOUENGND04101	272.40		1089.60
	0	Sound-Off BluePrint Remote Node	N		
1	1	SOUENGLNK00-	374.40		374.40
	0	Sound-Off OBD2 Interface Module for Blue Print Options	N		
1	1	SOUENGSYMD01	304.20		304.20
	0	Sound-Off Blue Print Vehicle Sync System w/ Antenna	N		
1	1	SOUENGCP15001	252.70		252.70
	0	Sound-Off BluePrint Handheld Control Panel	N		
1	1	INS-MISC	0.00		0.00
	0	RJ45 WaterProof Strain Relief Connector	N		
1	1	SOUPSRN5HDK3	60.00		60.00
	0	Sound-Off Siren Remote Mic Conversion Adapter	N		
1	1	HINTA-2505AP-UN	1036.96		1036.96
	0	Universal Laptop Mount System w/ Adapter Plate	N		
1	1	SOUECVDMLTAL00	94.20		94.20
	0	Sound-Off 6" Dome Light ALL LED R/W, Universal Mount	N		
1	1	JOTC-6508	768.08		768.08
	0	Jottodesk Contour Console w/ Printer Box, 2020 PIU 14"	N		
Net due on 10/20/24					

General Fire Equipment Co., Inc975 North Hawley Rd
Milwaukee, WI 53213**Invoice 152188**

Invoice Date 09/25/24

Phone: 414/475-0959**Bill To:**Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022**Ship To:**Germantown Police Department
P.O. Box 96
N112 W16877 Mequon Road
Germantown, WI 53022

Customer	Ship Via	F.O.B.	Terms		
GERM02	Install	Origin	Net 25 Days		
Purchase Order Number		Salesperson	Order Date	Our Order Number	
		BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)	Discount %	Tax	
1	1	JOT-6682		39.00	0.00
	0	Face Plate 4", Sound-Off SA500 Remote Siren w/ Rotory Knob	100.000	N	
1	1	JOT-6583		39.00	0.00
	0	Face Plate 3", Harris Remote Head Radio XL185M/XL200M	100.000	N	
1	1	JOT-6054C		20.00	20.00
	0	2" Custom Face Plate, 2-Carling Rect. Holes & 1 Cig Plug		N	
1	1	DEL-20073281		16.30	16.30
	0	Countura III On-Off Switch w/ Dependant Red Indicator		N	
1	1	INS-USB-DUAL		29.95	29.95
	0	Dual 2.4amp USB Charging Port for Carling Rectangular Hole		N	
1	1	JOTA-2273		11.00	11.00
	0	JottoDesk 12 volt Power Outlet,		N	
1	1	JOT-6049		14.00	0.00
	0	Filler Plate, 1" Blank	100.000	N	
1	1	SET-GK200-		359.10	359.10
	0	Setina Dbl T-Rail w/ Sgl Lock Head, specify		N	
Net due on 10/20/24					

General Fire Equipment Co., Inc

975 North Hawley Rd
Milwaukee, WI 53213

Invoice 152188

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Germantown, WI 53022

Customer	Ship Via	F.O.B.	Terms		
GERM02	Install	Origin	Net 25 Days		
Purchase Order Number		Salesperson	Order Date	Our Order Number	
		BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number	Unit of Measure		Extended Price
	Back Ordered	Item Description (Customer Part No.)	Discount %	Tax	
1	1	911-CH27-GFE500	1225.00		1225.00
	0	Custom Harness & Power Dist. Box for SOS 500 Series BP Siren	N		
1	1	INS-BATTERY	105.00		105.00
	0	High amperage battery, 35 AHR	N		
1	1	INS-BB	35.00		35.00
	0	Right Angle battery Hold Down Bracket, Powder Coated	N		
1	1	INS-R75A	62.98		62.98
	0	75amp Heavy Duty Relay, Solid State w/ Heat Sink	N		
1	1	MOT-5-IN-1	295.00		295.00
	0	RBDM-G55WW-17-SSSRR-B 5-In-1 Black Ant 2-wifi,2-lte,1-gps	N		
1	1	MOT-BMFFME	33.00		33.00
	0	17' Antenna Cable assy, NMO mount & FME (FM)	N		
1	1	MOT-RFE-6108	15.00		15.00
	0	FME (M) x TNC(M) Adapter	N		
1	1	STI-CO	80.00		80.00
	0	#roof-ft-niti-m 1/4 Wave VHF Flexible Mast Only	N		
Net due on 10/20/24					

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Customer	Ship Via	F.O.B.	Terms		
GERM02	Install	Origin	Net 25 Days		
Purchase Order Number		Salesperson	Order Date	Our Order Number	
		BW03	09/25/24	22229	
Quantity Ordered	Quantity Shipped	Item Number	Unit Price		Extended Price
	Back Ordered	Item Description (Customer Part No.)	Discount %	Tax	
1	1	HAVSBX-4010	76.00		76.00
	0	Havis Drawer Connector Kit	N		
1	1	HAVSBX-1004	1006.40		1006.40
	0	Havis Large Modular Service Drawer w/ Medium Duty Lock	N		
1	1	HAVSBX-3003	212.80		212.80
	0	Havis Open Storage Topper	N		
1	1	001	400.00		400.00
	0	Labor Charges to strip old squad for auction	N		
1	1	001	3600.00		3600.00
	0	Labor Charges For Installation Of Equipment Into Squad	N		
1	1	EIG-STX3-	39.00		39.00
	0	12" Waterproof LED Utility Light, Color: red/white	N		
1	1	INS-B1006A	25.00		25.00
	0	30 Degree Bend Bracket for hatch Mount BP Remote Node	N		
1	1	911-HL20PIU	61.25		61.25
	0	Wiring Harness 20+ PIU Factory Headlight Option	N		
Net due on 10/20/24					
Shipping Subtotal				400.00	
Nontaxable Subtotal				26355.15	
Taxable Subtotal				0.00	
Tax				0.00	
Total Invoice				26755.15	

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Resolution

ITEM TITLE: Resolution Disallowing the Claim of Mayshell Sardina

SUBMITTED BY: Donna Ott, Village Clerk

SUMMARY EXPLANATION:

ATTACHMENT:

1. Resolution_Sardina
2. Notice of Claim_Redacted

STAFF RECOMMENDATION:

ACTION BY Committee:

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO _____ - 2024

**A RESOLUTION DISALLOWING THE CLAIM OF
MAYSHELL SARDINA FOR VEHICLE DAMAGE**

WHEREAS, Mayshell Sardina filed a claim with the Village on September 17, 2024, for damage to vehicle allegedly caused by exposed sewer cap; 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 Mayshell Sardina 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 Mayshell Sardina with written notice of the disallowance.

Date Adopted: _____

ATTEST: _____
Donna S. Ott, Village Clerk

Dean Wolter, Village President

Clerk/Treasurer Department
N112 W17001 Mequon Road
P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4745
www.germantownwi.gov



NOTICE OF CLAIM

Name: amshe Sardina
Address: [REDACTED]
Phone: [REDACTED]

Incident/Accident Information
Date: Sept, 06, 2024
Time: 8:50 am
Place: School Rd

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.

The road had exposed sewer caps which were not covered, causing them to not be visible as a driver.
Police department did address the safety issue. The garage took pictures of damages

Signed: Marshall Sardina Date: 9/17/24

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 \$ 1531.82

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

Signed: Marshall Sardina Date: 9/17/24

Address: _____

Estimate for 2003 Volkswagen Jetta TDI

✓	Left side tires flat driving through construction area and road over an open sewer cap. Advise on damage	\$78.75
✓	Mount And Balance right front and left front tires/Replace wheels- Tire - Michelin Defender	\$1,247.32
✓	Wheel Alignment - Euro	\$205.75

Summary of Approved Work

Description	Amount
Total Jobs	\$1,449.35
Total Fees	\$10.00
Subtotal	\$1,459.35
Taxes	\$72.47
Grand Total	\$1,531.82

For any questions, please contact us at (262) 255-4470 or email americanimportsauto@gmail.com





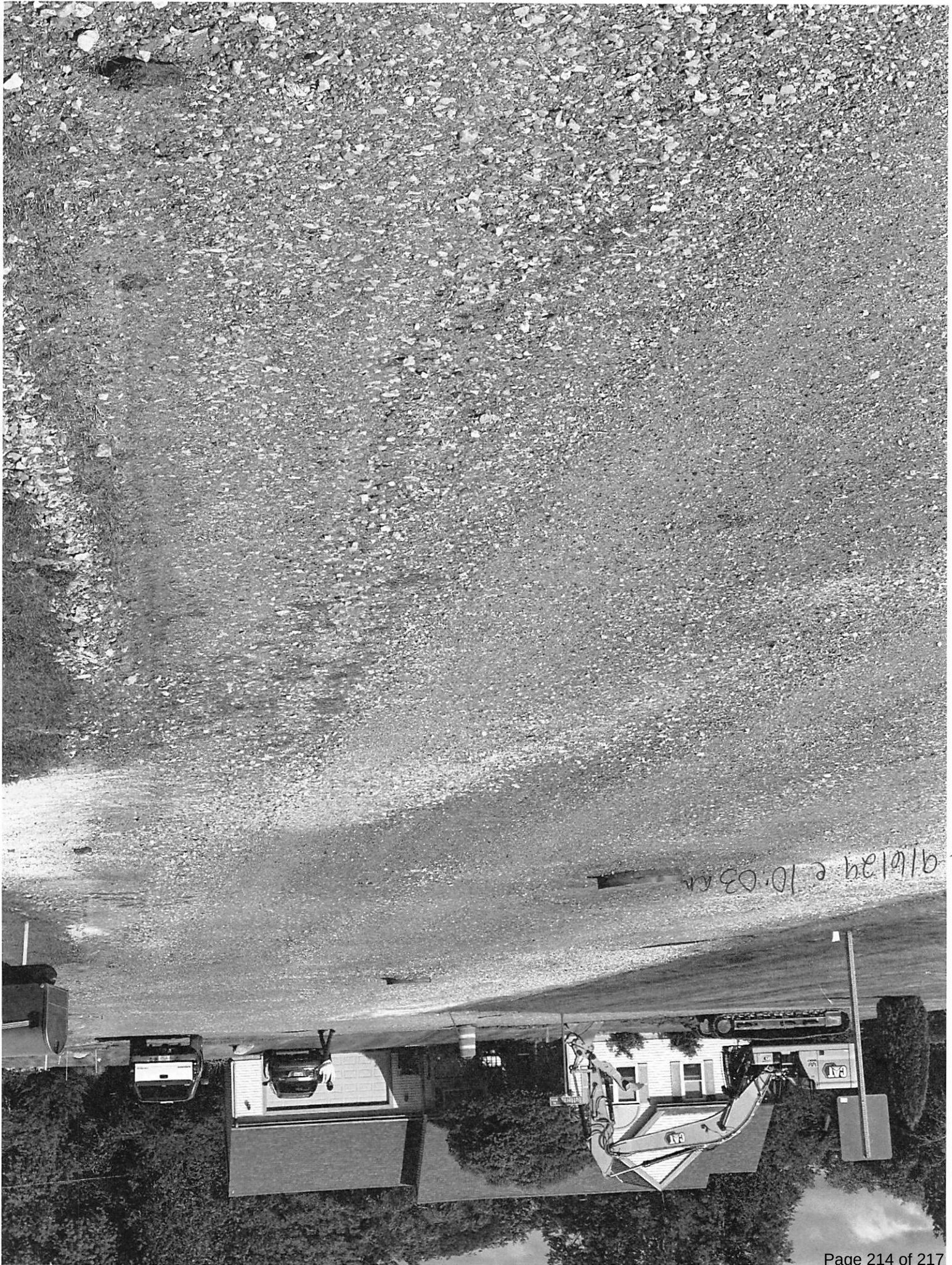


9/6/24
@ 10:01am





08/10/24 10:00 AM



* 9/6/24 e 10.03m

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Discussion

ITEM TITLE: Discussion on Plans for Development within the Village Center
District

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Action Item

ITEM TITLE: Strategy Concerning Acquisition of Properties in the Village's Village Center District (in the general area of Mequon Road and Pilgrim Road). The Village Board may convene into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: October 21, 2024

PLACEMENT: Contract

ITEM TITLE: Contract with Copeland Companies with respect to Acquisition of Properties in the Village's Village Center District. The Village Board may convene into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY Committee: