MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, April 14, 2025 at 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

Any member of the body and/or citizen also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNiKJrY345** which can be accessed by phone at **408-418-9388** or by logging on at **https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m3e60c9657945a5ad89155bdbfd3c356f**

Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.
Previously recorded Village Board Meeting Videos can be viewed at **https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.**

AGENDA

I. CALL TO ORDER: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. ROLL CALL:

III. APPROVAL OF MINUTES:

A. PC Minutes 3/31/25

IV. UNFINISHED BUSINESS:

A. Consideration and possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10 (ACTION)

V. NEW BUSINESS:

A. Village of Germantown Community Development Department - Proposed Text Amendments to Sections 14 (Building) and 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

B. Trio Engineering, LLC, Agent for Charles Smith, Property Owner - W148N12470 Pleasant View Drive; Application for Rezoning a portion of property from the A-1: Agricultural District to the Rs-1: Single-Family Residential District and a portion of property from the A-1: Agricultural District to the A-2: Agricultural District, and a 2-Lot Certified Survey Map. (PUBLIC HEARING & ACTION)

C. Donald Thoma, Accurate Surveying & Engineering, LLP Agent for Shepherd ETAL, property owners, N104W21677 Willow Creek Road (GTNV312-993) and Laskowski Revocable Family Trust, property owner N101W21628 Birch Lane (GTNV312-990); Rezoning from RS-1: Single-Family Residential to A-2: Agricultural and two (2) Certified Survey Maps (CSM) for a Land Exchange and Property Line Adjustment. (PUBLIC HEARING & ACTION)

D. Savannah Wehinger, Property Owner and Agent for John and Christine Ceremuga, and Daniel and Christina Ihde, Property Owners - W204N10530/10558/10578 Hilltop Drive; Application for Rezoning portions of property from the Rs-1: Single-Family Residential District to the Rs-4: Single-Family Residential District and a portion of property from the Rs-4: Single-Family Residential District to the Rs-1: Single-Family Residential District, and a

Certified Survey Map to accommodate the adjustment of property lines between three (3) existing parcels. (PUBLIC HEARING & ACTION)

E. Design 2 Construct, Agent for WAGO Corporation, Property Owner - N120W19129 Freistadt Road; Site Plan Review application for an 18,626 square foot building addition to an existing industrial/warehousing facility located in the Germantown Industrial Park. (ACTION)

F. Crew Carwash, Property Owner - N96 W17500 County Line Road; Site Plan and Conditional Use Permit (CUP) Approval Extension Request. (ACTION)

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

VII. ANNOUNCEMENTS:

VIII. 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. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of the Village Board per State ex rel.Badke v Greendale Village Board, even though the Village Board will not take formal action at this meeting.

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, March 31, 2025 6:30 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.*

Chairman Wolter called the meeting to order at 6:43pm.

II. ROLL CALL:

Chairman Wolter and Committee Members Baum, Tarantino, Williams, Shadid (via Webex) and Ewert were all present, Henk was absent excused. Also present were Community Development Director Retzlaff and Associate Planner Jordan Yanke.

III. APPROVAL OF MINUTES:

A. PC Minutes 3/10/25

Motion: Amend to correct previous minutes approvals/abstains & Approve
Motioned By: David Baum
Seconded By: Josh Tarantino
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams, William Shadid
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

IV. NEW BUSINESS:

A. Public Hearing regarding the proposed creation of Tax Incremental District No. 10, including the proposed boundaries of and proposed Project Plan for the District, followed by consideration and possible action on a Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10. (PUBLIC HEARING & ACTION)

Community Development Director Retzlaff summarized the proposal. He went over the background for Tax Incremental District No. 10 (TID 10) located in and around the Mequon Road @ Pilgrim Road intersection in the “Village Center District”. The Village estimates project costs at approximately $49.2 million to undertake the projects listed in the Project Plan and anticipates that TID 10 will generate sufficient tax increment to pay all project costs within the maximum allowable 27 years. He explained that the Plan Commission is responsible for holding a public hearing of the TID 10 boundaries and Project Plan prior to making a recommendation to the Village Board and the Joint Review Board through action on the proposed resolution. Director Retzlaff announced Bailey Copeland from Copeland Associates, who gave a presentation on the proposed Village Center. Bailey Copeland announced John Cameron from Ehlers who gave a

presentation on the proposed TID 10 finances.
Discussion Followed.
Public Hearing opened at 8pm.
Comments were received from:
Lynn Bednarz who lives on Pawnee Court spoke against TIDs and multifamily housing.
Sarah Larson who lives on Butternut Road feels that Trustee Baum should recuse himself and is against a TID.
Charles Hargan who lives on Biscayne Drive feels this is an overblown project.
Steven Wesolowski who lives on Pheasant Run feels this is just a way to justify building a bunch of apartments and wants the Richfield agreement cancelled.
Doug Loman who lives on Riversbend Circle spoke against government spending and closed-door meetings.
Mike Foley who lives on Blackstone Circle stated that he is neither for nor against, but he is concerned about parking and increased traffic.
Jeff Braun who lives on Cedar Lane stated that he wants more input on the 2050 plan and stated that there was no mention of needing multifamily housing.
Melanie Smythe who lives on Cedar Lane stated that she has a problem with no appraisals, feels that this process is not complete and that there are too many questions for this to move forward.
Scott Hefle who lives on Old Farm Road feels that this is a risk management nightmare and feels there is alot of risk with this TID.
Larry Kaminski who lives on Navajo Court stated that he's against this project and feels that the Village is addicted to TIDs
Judith Cimuchowski who lives on Oak Lane stated that she is against this project and expressed concerns about losing the Ascension Clinic.
Tom Barney who lives on Old Farm Road stated that school enrollment would increase and is concerned about traffic.
Charlene Brady who lives on Hawthorne Drive stated that she is against this project as it changes the character of the Village.
Tammy Schneider who lives on Lannon Road stated her concerns about the TID and feels this should be postponed.
Chairman Wolter read aloud 4 emails against this project and TID.
Public Hearing closed at 8:50pm.
Director Retzlaff read aloud the proposed resolution and asked that the Plan Commission make their motion regarding said resolution.
Motion 1: Approve the resolution establishing the boundaries of and approving the Project Plan for TID 10 which is Resolution #01-2025 as presented
Motioned By: David Baum
Seconded By: Josh Tarantino
Administrator Kreklow came forward to state that the Joint Review Board had completed their meeting and conducted their business and if there are questions about the Joint Review Board actions they can be addressed by the Village Attorney at a later date. Kreklow stated that the properties have already been purchased and will need to be paid for. Williams asked if this proposal is voted down tonight, will this kill the project completely? Kreklow replied yes. Retzlaff stated that this decision could be postponed to a later date. Williams wanted to know if there is a historical premise that the property values increasing 2% a year is a reasonable assumption and wanted more detail about the estimated revenue that is needed to make the plan work and

where exactly that will come from?
Motion 2: Postpone this decision until the next Plan Commission meeting on April 14th
Motioned By: David Baum
Seconded By: Robert Williams
Yes: Dean Wolter, David Baum, Josh Tarantino, Robert Williams
No: William Shadid
Abstain: None
Motion Passed

V. ANNOUNCEMENTS:

Chairman Wolter announced the Easter Egg Hunt is this Saturday, April 5th at 11am at Fireman's Park.

VI. ADJOURNMENT:

Chairman Wolter adjourned the meeting at 9:25pm.

TAX INCREMENTAL DISTRICT (TID) No. 10

4/14/25 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report **Germantown, Wisconsin**

BACKGROUND

Tax Incremental District No. 10 (TID 10) is a 51-acre "Rehabilitation" TID located in and around the Mequon Road @ Pilgrim Road intersection in the "Village Center District" (see enclosed Project Plan). The purpose for TID 10 is to pay the costs of land acquisition, site preparation (demolition and cleanup), public infrastructure, developer incentives, and professional services costs ("Project") that are necessary to prepare development-ready sites for re-development. As presented during previous Plan Commission meetings and at public visioning workshops, redevelopment of the area is expected to occur in multiple phases with various mixed-use development, including retail commercial, housing and public space. In addition to the incremental property value that will be created, the Village expects re-development to result in additional shopping, employment, housing, and recreational opportunities around a central plaza or "marketplatz" available for and community events and public use.

PROPOSAL

As detailed in the TID 10 Project Plan, the Village estimates project costs totaling approximately $49.2 million to undertake the projects listed in the Project Plan, including costs for land acquisition, site preparation, public infrastructure, multi-use trail construction, professional service and financing costs. The Village anticipates that the value of land and improvements in TID 10 will increase approximately $84.6 million through Phase 2 development (not including future re-development in Phase 3). Consequently, the Village anticipates that TID 10 will generate sufficient tax increment to pay all project costs within the maximum allowable 27 years.

PROCESS

As with previous TID proposals, the Plan Commission is responsible for holding a public hearing of the TID 10 boundaries and Project Plan prior to acting on a resolution (copy attached) to adopt the proposed TID boundaries and Project Plan. Plan Commission approval of the resolution is a necessary step for the TID to be created.

Following the public hearing that was held at the March 31 Plan Commission meeting, PC members discussed the proposed Project Plan and raised several questions. Further discussion and action were eventually tabled until the April 14 PC meeting pending submission of additional information addressing the questions raised.

UPDATE FOR APRIL 14 PLAN COMMISSION MEETING

Additional information is provided in a set of PowerPoint slides contained in the meeting packet. This information will be presented by the Village's financial consultant, Ehlers, regarding the TID 10 Project Plan and Village Center re-development proposal prior to further Plan Commission discussion and action on the proposed resolution to adopt the boundaries and Project Plan. Copies of the original presentation, Project Plan, and resolution are included in the meeting packet.

RESOLUTION NO. 01-2025

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 10

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

WHEREAS, Tax Incremental District No. 10 (the "District") is proposed to be created by the Village in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

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

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 31, 2025 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

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

1. It recommends to the Village Board that Tax Incremental District No. 10 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.

3. Creation of the District promotes orderly development in the Village.

Adopted this _____ day of _____, 2025.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 10
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 31, 2025

PROJECT PLAN

Village of Germantown, Wisconsin

Tax Incremental District No. 10

Village Center

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for March 31, 2025
Public Hearing Held:	Scheduled for March 31, 2025
Approval by Plan Commission:	Scheduled for March 31, 2025
Adoption by Village Board:	Scheduled for April 21, 2025
Approval by the Joint Review Board:	Scheduled for

TABLE OF CONTENTS

Executive Summary 3

Preliminary Map of Proposed District Boundary 6

Map Showing Existing Uses and Conditions 10

Preliminary Parcel List and Analysis 12

Equalized Value Test 13

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 14

Map Showing Proposed Improvements and Uses 20

Detailed List of Estimated Project Costs 26

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred 27

Annexed Property 32

Estimate of Property to Be Devoted to Retail Business 33

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances 34

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 35

How Creation of the Tax Incremental District Promotes the Orderly Development of the Village 36

List of Estimated Non-Project Costs 37

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 38

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 40

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 10 ("District") is a proposed Rehabilitation District comprising approximately 42.04 acres after removing 9.27 acres of wetland, located at the corner of Pilgrim Road and Mequon Road. The District will be created to pay the costs of land acquisition, site preparation which also will include demolition and cleanup of sites to make them development ready, public infrastructure, Developer Incentives and professional services costs ("Project"). The sites to be redeveloped will lead to various mixed-use developments including retail, commercial, and housing to be developed over several phases ("Developers"). In addition to the incremental property value that will be created, the Village expects the Project will result in housing and employment opportunities and general economic activity including a central Market plaza to be located within the TID for community use.

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The Village anticipates making total expenditures of approximately $49.2M ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated $10,950,000 for Phase 1 acquisition of property, demolition and cleanup, public infrastructure and professional services costs. Phase 2 costs are estimated to be $10,930,000 for acquisition of property, demolition and cleanup, public infrastructure and professional services costs. Phase 3 costs are estimated to be $12,965,000 for acquisition of property, demolition and cleanup, public infrastructure, multi-use trail, and professional services costs. The remaining $14,431,000 in costs are for ongoing administrative costs, financing costs, and interest on long term debt.

INCREMENTAL VALUATION

The Village projects that new land and improvements value of approximately $84,625,000 (not including future development in Phase 3) will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within the full life of the District, which is 27 years.

SUMMARY OF FINDINGS

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

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

   The project coordinator's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites. The redevelopment efforts will also require substantial investment to provide the public infrastructure necessary to allow for redevelopment within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

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

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

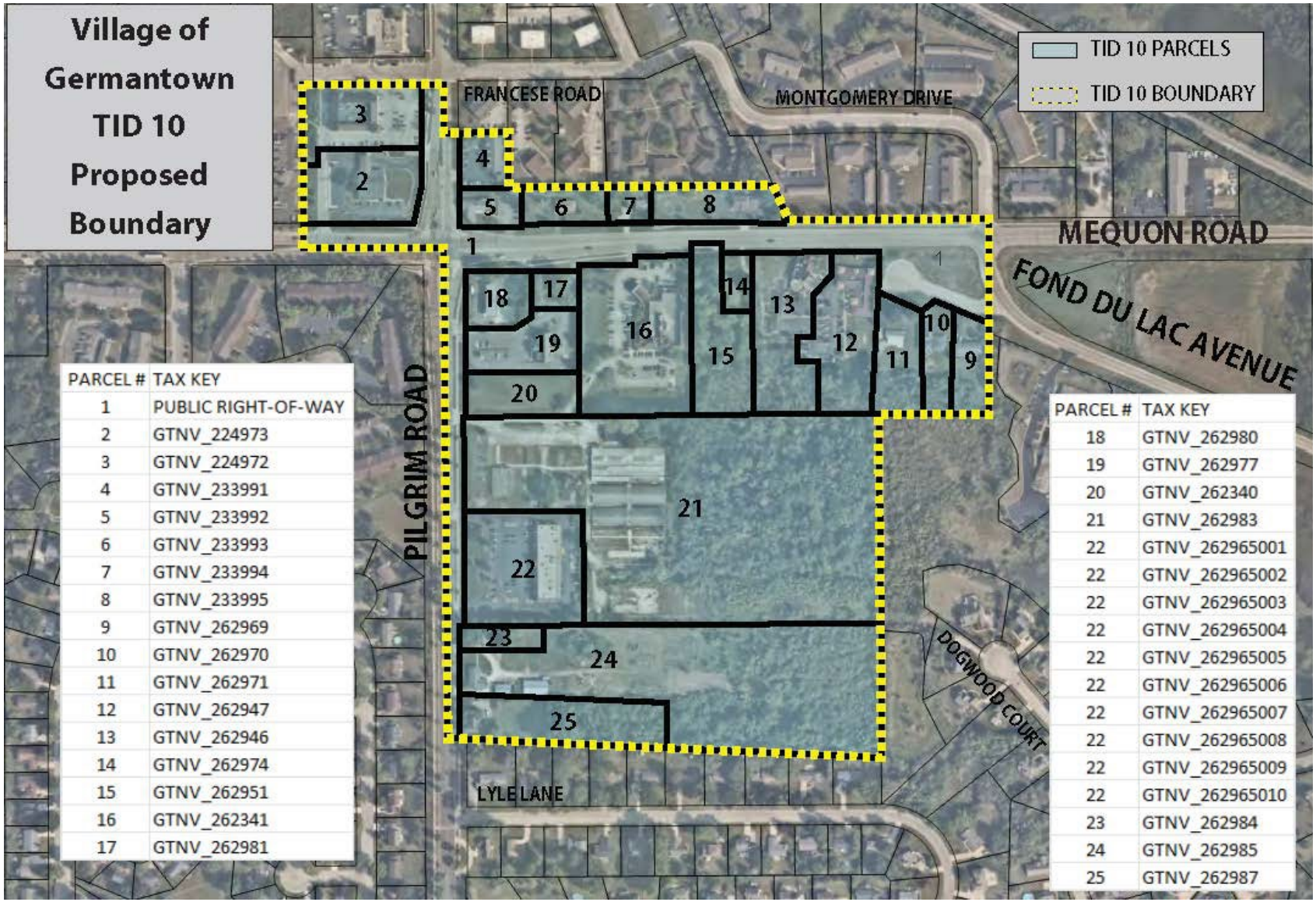
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.

SECTION 2:
Preliminary Map of Proposed District Boundary

Maps Found on Following Pages.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



PARCEL #	TAX KEY
1	PUBLIC RIGHT-OF-WAY
2	GTNV_224973
3	GTNV_224972
4	GTNV_233991
5	GTNV_233992
6	GTNV_233993
7	GTNV_233994
8	GTNV_233995
9	GTNV_262969
10	GTNV_262970
11	GTNV_262971
12	GTNV_262947
13	GTNV_262946
14	GTNV_262974
15	GTNV_262951
16	GTNV_262341
17	GTNV_262981

PARCEL #	TAX KEY
18	GTNV_262980
19	GTNV_262977
20	GTNV_262340
21	GTNV_262983
22	GTNV_262965001
22	GTNV_262965002
22	GTNV_262965003
22	GTNV_262965004
22	GTNV_262965005
22	GTNV_262965006
22	GTNV_262965007
22	GTNV_262965008
22	GTNV_262965009
22	GTNV_262965010
23	GTNV_262984
24	GTNV_262985
25	GTNV_262987

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Village Center District
Pond 75 & Wetland Mapping

Map projection: NAD 1983 HARN Wisconsin TM

Legend: (some map layers may not be displayed)

- Watersheds
- Exemption Determinations

Wetland Class Points

- Filled/drained wetland
- Wetland too small to delineate

Filled Points

- Yes
- Wetland Class Areas

Filled Areas

- Y
- Open Water
- 24K Lakes and Open Water
- City or Village
- County Boundaries

Major Roads

- State Highway

County and Local Roads

- Local Road

Notes:

N

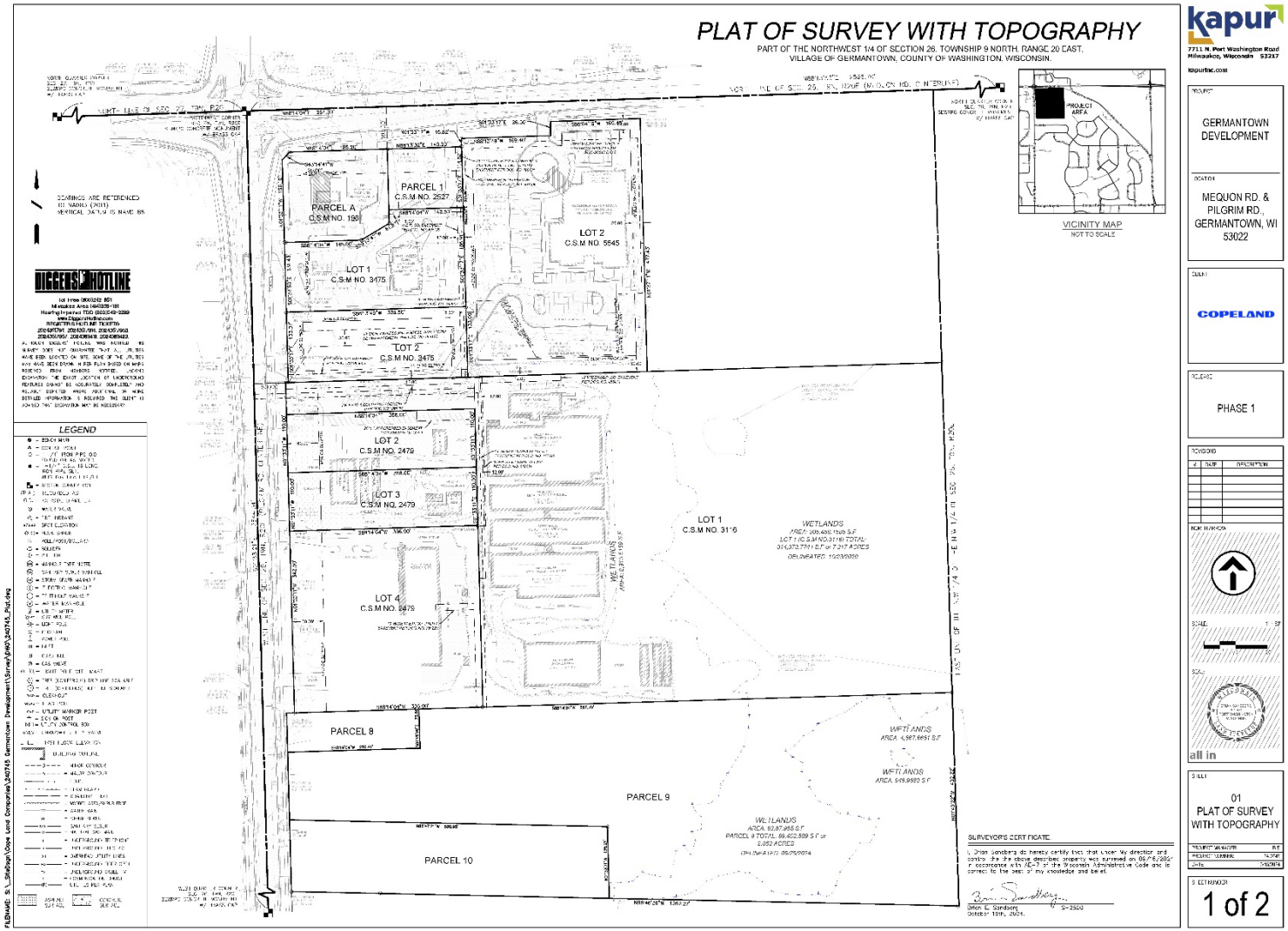
Map: 0 390 780 Feet
0 110 220 Meters

Service Layer Credits:
Latest Leaf On: , Monitoring Sites & Data: WI Dept. of Natural Resources, Water Division, Priority Navigable Waterways: Waterway Protection, WDNR, Permits & Determinations: WI DNR Bureau of Watershed Management, Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn, Cities, Roads & Boundaries: , Clean Water Act Standards & Uses: WI Dept. of Natural Resources, Water Quality, Surface Water (Cached): WIDNR, USGS, and other data

This map is a product generated by a DNR web mapping application.

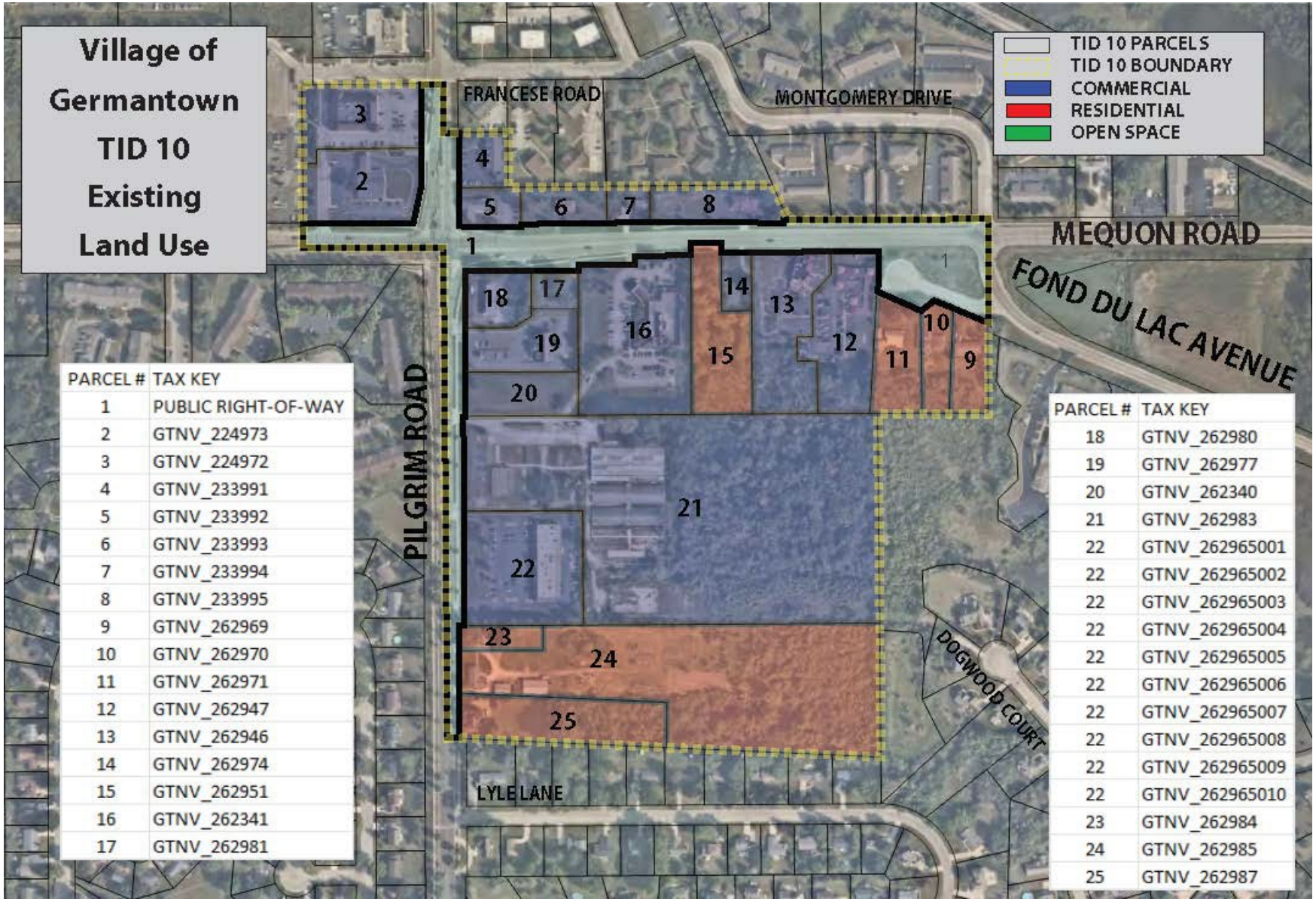
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal

Date Printed: 3/6/2025 7:17 PM


PLAT OF SURVEY WITH TOPOGRAPHY
PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, WISCONSIN.
kapur
7711 N. Port Washington Road
Milwaukee, Wisconsin 53217
kapurinc.com
PROJECT
GERMANTOWN DEVELOPMENT
LOCATION
MEQUON RD. & PILGRIM RD., GERMANTOWN, WI 53022
CLIENT
COPELAND
PHASE
PHASE 1
REVISIONS
NORTH
SCALE
all in
SHEET
01
PLAT OF SURVEY WITH TOPOGRAPHY
SHEET NUMBER
1 of 2
VICINITY MAP
NOT TO SCALE
PROJECT AREA
PARCEL A
C.S.M NO. 198
PARCEL 1
C.S.M NO. 2627
LOT 1
C.S.M NO. 3475
LOT 2
C.S.M NO. 3475
LOT 2
C.S.M NO. 5545
LOT 2
C.S.M NO. 2479
LOT 3
C.S.M NO. 2479
LOT 4
C.S.M NO. 3475
LOT 1
C.S.M NO. 3116
WETLANDS
PARCEL 8
PARCEL 9
PARCEL 10
WETLANDS
WETLANDS
WETLANDS
BEARINGS ARE REFERENCED TO NAD83 (2011)
VERTICAL DATUM IS NAVD 88
DIGGERS HOTLINE
LEGEND
SURVEYOR'S CERTIFICATE
Orion L. Sandberg
October 18th, 2024.
S-2503

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.



PARCEL #	TAX KEY
1	PUBLIC RIGHT-OF-WAY
2	GTNV_224973
3	GTNV_224972
4	GTNV_233991
5	GTNV_233992
6	GTNV_233993
7	GTNV_233994
8	GTNV_233995
9	GTNV_262969
10	GTNV_262970
11	GTNV_262971
12	GTNV_262947
13	GTNV_262946
14	GTNV_262974
15	GTNV_262951
16	GTNV_262341
17	GTNV_262981

PARCEL #	TAX KEY
18	GTNV_262980
19	GTNV_262977
20	GTNV_262340
21	GTNV_262983
22	GTNV_262965001
22	GTNV_262965002
22	GTNV_262965003
22	GTNV_262965004
22	GTNV_262965005
22	GTNV_262965006
22	GTNV_262965007
22	GTNV_262965008
22	GTNV_262965009
22	GTNV_262965010
23	GTNV_262984
24	GTNV_262985
25	GTNV_262987

SECTION 4:
Preliminary Parcel List and Analysis

Village of Germantown

TID No. 10 Rehabilitation

Base Property Information

Property Information							Assessment Information			Equalized Value				Purpose Test	Comments
														Rehab	
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	School District(s)	Land	Imp	Total	Assessment Ratio	Land	Imp	Total	Rehab/ Conservation	
N/A	ROW Areas														
1	ROW								0	100.00%	0	0	0		
2	224973	W156N11251 PILGRIM RD GERMANTOWN, WI 53022	BANC ONE CORP	1.72		GTSD	749,000	502,500	1,251,500	100.00%	749,000	502,500	1,251,500		
3	224972	W156N11261 PILGRIM RD GERMANTOWN, WI 53022	RL PERLOW CORP	1.63		GTSD	710,000	2,290,000	3,000,000	100.00%	710,000	2,290,000	3,000,000		
4	233991	W156N11238 PILGRIM RD GERMANTOWN, WI 53022	ACCOLADE PROPERTIES LLC	0.56		GTSD	244,000	406,000	650,000	100.00%	244,000	406,000	650,000		
5	233992	N112W15568 MEQUON RD GERMANTOWN, WI 53022	G TOWN INVESTMENT PROPERTIES LLC	0.49		GTSD	213,500	178,000	391,500	100.00%	213,500	178,000	391,500		
6	233993	N112W15490 MEQUON RD GERMANTOWN, WI 53022	G TOWN INVESTMENT PROPERTIES LLC	0.65		GTSD	212,500	61,500	274,000	100.00%	212,500	61,500	274,000		
7	233994	N112W15430 MEQUON RD GERMANTOWN, WI 53022	LAUDANI, SANDRA J	0.24		GTSD	78,500	56,500	135,000	100.00%	78,500	56,500	135,000		
8	233995	N112W15352 MEQUON RD GERMANTOWN, WI 53022	TRUFFLES LLC	1.30		GTSD	218,000	367,000	585,000	100.00%	218,000	367,000	585,000		
9	262969	W151N11173 FOND DU LAC AVE GERMANTOWN, WI 53022	BRICCO, DAVID F	0.82		GTSD	114,500	229,500	344,000	100.00%	114,500	229,500	344,000		
10	262970	W151N11187 FOND DU LAC AVE GERMANTOWN, WI 53022	CULVER, JOHN R, SR	0.60		GTSD	108,000	204,500	312,500	100.00%	108,000	204,500	312,500		
11	262971	W151N11109 FOND DU LAC AVE GERMANTOWN, WI 53022	DIRK FAMILY TR, ROBERT R	1.12		GTSD	99,000	173,500	272,500	100.00%	99,000	173,500	272,500		
12	262947	N112W15237 MEQUON RD SUITE 100 & 200 GERMANTOWN, WI 53022	NEUMANN-GREENE PROPERTIES LLC	1.94		GTSD	388,500	823,000	1,211,500	100.00%	388,500	823,000	1,211,500		
13	262946	N112W15251 MEQUON RD GERMANTOWN, WI 53022	5G INVESTMENTS LLC	2.15		GTSD	412,500	442,500	855,000	100.00%	412,500	442,500	855,000		
14	262974	N112W15365 MEQUON RD GERMANTOWN, WI 53022	5G INVESTMENT LLC	0.37		GTSD	43,000	0	43,000	100.00%	43,000	0	43,000		
15	262951	N112W15341 MEQUON RD GERMANTOWN, WI 53022	VILA, ANDREW CLINCHY	1.98		GTSD	116,500	102,500	219,000	100.00%	116,500	102,500	219,000		
16	262341	N112W15421 MEQUON RD GERMANTOWN, WI 53022	RED BADGER LLC	3.60		GTSD	856,000	5,610,000	6,466,000	100.00%	856,000	5,610,000	6,466,000	3.60	Parking, Dated Building, Stormwater
17	262981	N112W15491 MEQUON RD GERMANTOWN, WI 53022	RCDLS LLC	0.37		GTSD	32,000	4,000	36,000	100.00%	32,000	4,000	36,000	0.37	Stormwater & Contamination
18	262980	W156N11190 PILGRIM RD GERMANTOWN, WI 53022	BEG ENTERPRISES FIVE LLC	0.76		GTSD	228,000	312,000	540,000	100.00%	228,000	312,000	540,000	0.76	Stormwater & Contamination
19	262977	W156N11150 PILGRIM RD GERMANTOWN, WI 53022	RCDLS LLC	1.23		GTSD	334,500	465,500	800,000	100.00%	334,500	465,500	800,000	1.23	Stormwater & Contamination
20	262340	PT OF NW NW CSM 5545 LOT 1 DOC 1443516	VILLAGE OF GERMANTOWN	1.03		GTSD	319,500	14,000	333,500	100.00%	319,500	14,000	333,500	1.03	underutilized
21	262983	W156N11116 PILGRIM RD GERMANTOWN, WI 53022	VILLAGE OF GERMANTOWN	14.95	7.22	GTSD	1,293,000	7,000	1,300,000	100.00%	1,293,000	7,000	1,300,000	7.73	Blighted
22	262965001	W156N11042 PILGRIM RD GERMANTOWN, WI 53022	LIBRERA, LINDA L	2.80		GTSD	33,500	98,000	131,500	100.00%	33,500	98,000	131,500		
22	262965002	W156N11044 PILGRIM RD GERMANTOWN, WI 53022	MISIORA, MICHELLE L	0.00		GTSD	75,500	178,500	254,000	100.00%	75,500	178,500	254,000		
22	262965003	W156N11048 PILGRIM RD GERMANTOWN, WI 53022	SUV PROPERTIES LLC	0.00		GTSD	52,500	162,500	215,000	100.00%	52,500	162,500	215,000		
22	262965004	W156N11050 PILGRIM RD GERMANTOWN, WI 53022	WISE ASSETS REALTY LLC	0.00		GTSD	53,000	137,000	190,000	100.00%	53,000	137,000	190,000		
22	262965005	W156N11056 PILGRIM RD GERMANTOWN, WI 53022	LIBRERA, THOMAS A	0.00		GTSD	77,000	199,500	276,500	100.00%	77,000	199,500	276,500		
22	262965006	W156N11058 PILGRIM RD GERMANTOWN, WI 53022	NAC ENTERPRISE 1 LLC	0.00		GTSD	77,000	241,500	318,500	100.00%	77,000	241,500	318,500		
22	262965007	W156N11064 PILGRIM RD GERMANTOWN, WI 53022	NAC ENTERPRISE 1 LLC	0.00		GTSD	53,000	161,000	214,000	100.00%	53,000	161,000	214,000		
22	262965008	W156N11066 PILGRIM RD GERMANTOWN, WI 53022	B D TRAVEL INC	0.00		GTSD	52,500	142,500	195,000	100.00%	52,500	142,500	195,000		
22	262965009	W156N11070 PILGRIM RD GERMANTOWN, WI 53022	POQUETTE, CRAIG A	0.00		GTSD	51,500	138,500	190,000	100.00%	51,500	138,500	190,000		
22	262965010	W156N11072 PILGRIM RD GERMANTOWN, WI 53022	XIU, YE YIN	0.00		GTSD	52,000	138,000	190,000	100.00%	52,000	138,000	190,000		
23	262984	W156N11018 PILGRIM RD GERMANTOWN, WI 53022	KAISER, JACK R	0.50		GTSD	105,000	137,000	242,000	100.00%	105,000	137,000	242,000	0.50	Underutilized
24	262985	W156N11002 PILGRIM RD GERMANTOWN, WI 53022	KAISER, JACK R	8.50	2.05	GTSD	270,000	320,000	590,000	100.00%	270,000	320,000	590,000	6.45	Underutilized
25	262987	W156N10984 PILGRIM RD GERMANTOWN, WI 53022	SKOMSKI, JEFFREY A	2.00		GTSD	150,000	92,000	242,000	100.00%	150,000	92,000	242,000		
Less Wetland Acreage															
			Total Acreage	51.31	9.27		7,873,000	14,395,500	22,268,500		7,873,000	14,395,500		21.671	
			Total Acreage - Minus Wetland	42.04										51.55%	
The above values are as of January 1, 2024. Actual base value certification of the territory will be based on January 1, 2025 assessed values.													22,268,500		

SECTION 5:
Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the Village, plus the base value of the proposed District, totals $342,729,200. This value is less than the maximum of $503,481,552 which is the 12% limit in equalized value that is permitted for the Village.

Calculation of Village Equalized Value Limit		
Village TID IN Equalized Value (Jan. 1, 2024)	$	4,195,679,600
TID Valuation Limit @ 12% of Above Value	**$**	**503,481,552**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	22,268,500
Plus: Assumed change for Jan. 1, 2025 assessment	$	-
Incremental Value of Existing Districts (Jan. 1, 2024)	$	320,460,700
Less: Value of Parcels Removed from District	$	-
Less: Value of Underlying TID Parcels	$	-
Total Value Subject to 12% Valuation Limit	**$**	**342,729,200**
Total Percentage of TID IN Equalized Value		8.17%
Residual Value Capacity of TID IN Equalized Value	$	160,752,352

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

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

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Miscellaneous

Projects Outside the Tax Increment District

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

1. Multi-Use Trail - $500,000.

Professional Service and Organizational Costs

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

Administrative Costs

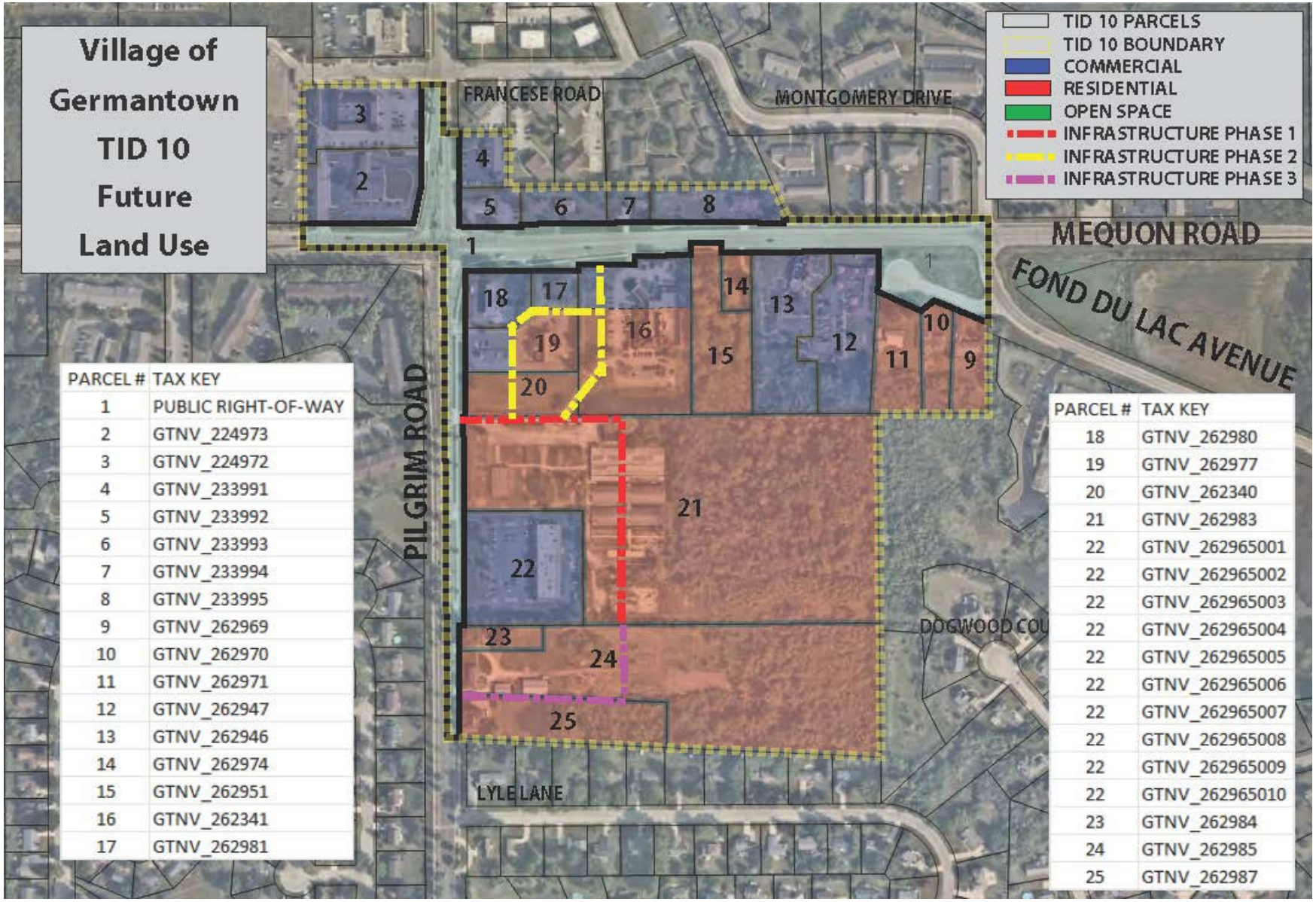
The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

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

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Found on Following Pages.



PARCEL #	TAX KEY
1	PUBLIC RIGHT-OF-WAY
2	GTNV_224973
3	GTNV_224972
4	GTNV_233991
5	GTNV_233992
6	GTNV_233993
7	GTNV_233994
8	GTNV_233995
9	GTNV_262969
10	GTNV_262970
11	GTNV_262971
12	GTNV_262947
13	GTNV_262946
14	GTNV_262974
15	GTNV_262951
16	GTNV_262341
17	GTNV_262981

PARCEL #	TAX KEY
18	GTNV_262980
19	GTNV_262977
20	GTNV_262340
21	GTNV_262983
22	GTNV_262965001
22	GTNV_262965002
22	GTNV_262965003
22	GTNV_262965004
22	GTNV_262965005
22	GTNV_262965006
22	GTNV_262965007
22	GTNV_262965008
22	GTNV_262965009
22	GTNV_262965010
23	GTNV_262984
24	GTNV_262985
25	GTNV_262987

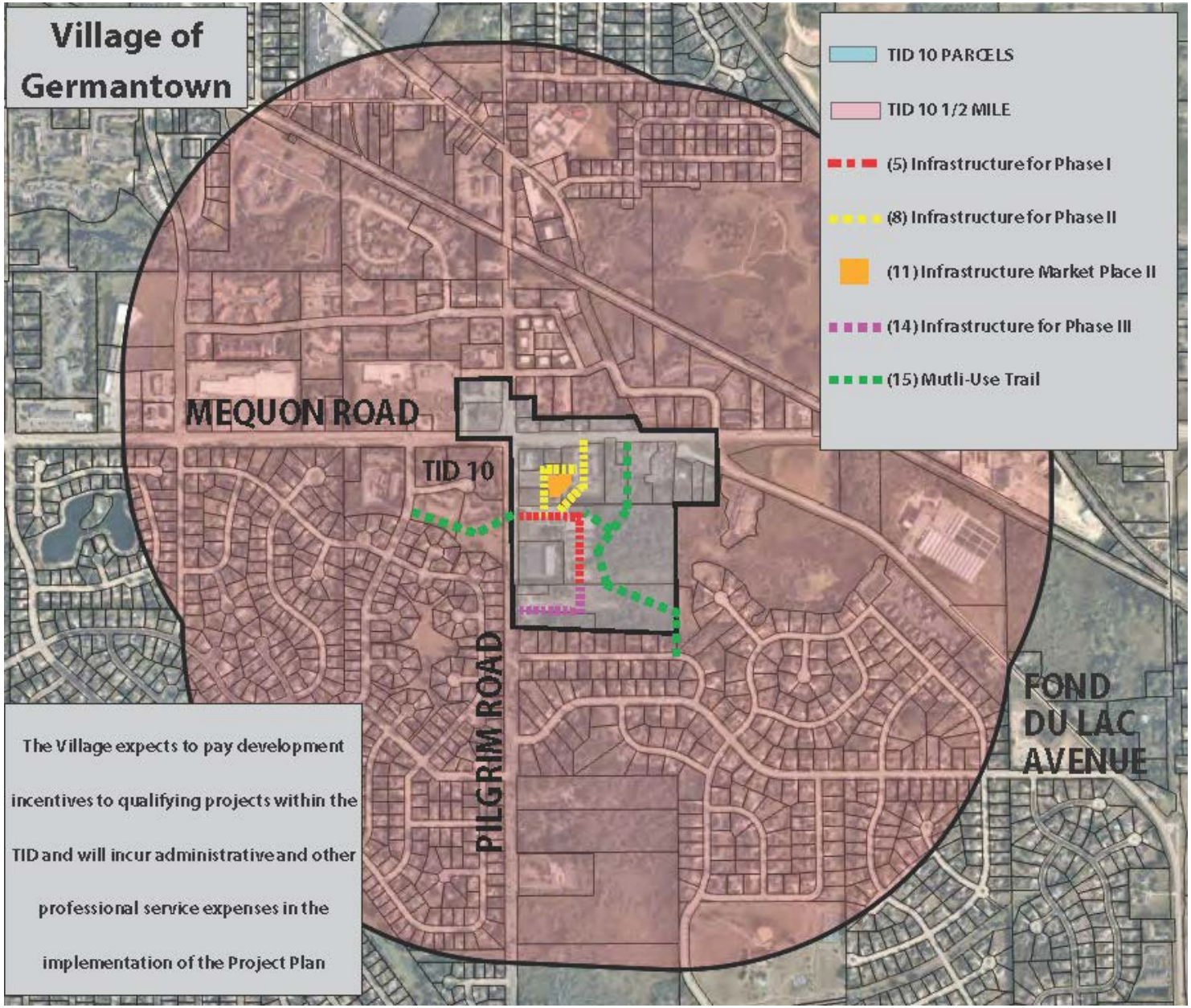
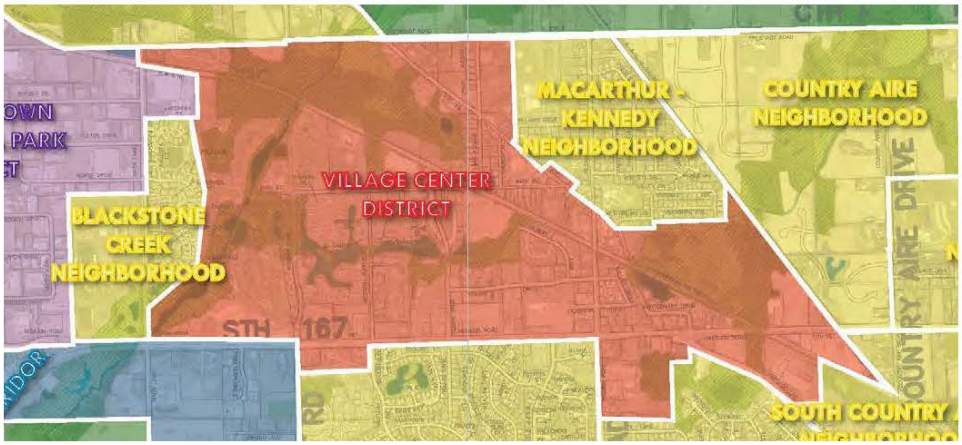

Village of Germantown
TID 10 PARCELS
TID 10 1/2 MILE
(5) Infrastructure for Phase I
(8) Infrastructure for Phase II
(11) Infrastructure Market Place II
(14) Infrastructure for Phase III
(15) Mutli-Use Trail
MEQUON ROAD
TID 10
PILGRIM ROAD
FOND DU LAC AVENUE
The Village expects to pay development incentives to qualifying projects within the TID and will incur administrative and other professional service expenses in the implementation of the Project Plan

EXHIBIT A

Village Center DISTRICT



GENERAL CHARACTER

The Village Center District is a mixed-use commercial and residential district that is predominantly developed with banking and other financial uses, medical clinics and offices, churches, veterinary uses, grocery and other retail shopping uses, the Germantown post office, other general office uses, fast-food and sit-down dining restaurants, automobile service and convenience stores, the Village Hall, Library and Police Department campus. Residential uses widely vary in type and density throughout the district but include single-family lots north of Main Street with Rs-4 zoning (2.2 DU's/acre with minimum 20,000 sqft lots), Rs-5 (2.9 DU's/acre with min. 15,000 sqft lots), and Rs-6 (3.5 DU's/acre with min. 12,500 sqft lots). Multi-family condominiums and apartment-style rental units with Rm-2 (8.0 DU's/acre) and Rm-3 zoning (10.0 DU's/acre) are located south of Main Street from Division to Pilgrim Road. There are a few existing industrial uses on the east end of the district along Mequon Road near the WSOR and CN railroads.

SPECIAL FEATURES

Transportation The Village Center District is in the middle of the Village and is generally bounded by Freistadt Road to the north, Mequon Road to the south, the Menomonee River to the west and Pilgrim Road to the east (except for an area extending easterly to the Canadian-National railroad). The district has access to all parts of the Village by the main east-west roadways, e.g., Mequon Road, Fond du Lac Ave and Main Street, as well as the main north-south roadways, e.g., Division Road, and Pilgrim Road.

Environmental, Natural & Agricultural The Menomonee River and associated environmental corridor runs through the Blackstone Creek golf course on the west side of the district. The ponds in the Lake Park residential area are also tributary to the Menomonee River.

Public Park, Education, Safety & Utility The historic Main Street area is in the Village Center district. Firemen's Park, Fire Station No. 1, the Village's Senior Center and the Blackstone Creek golf course are in the district. The entire district is served by Village sewer and water.

The Village Center is intended to serve as the heart or central place within the community. The two primary circulation routes, Main Street and Mequon

EXHIBIT A

PREFERRED FUTURE LAND USE

Village Center District

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	D	D	u	D	A	D	u	u	u	Yes	Yes	D	A	U	SF:2.9 units/ac 2-4F: 6 units/ac 25 units/acre

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.

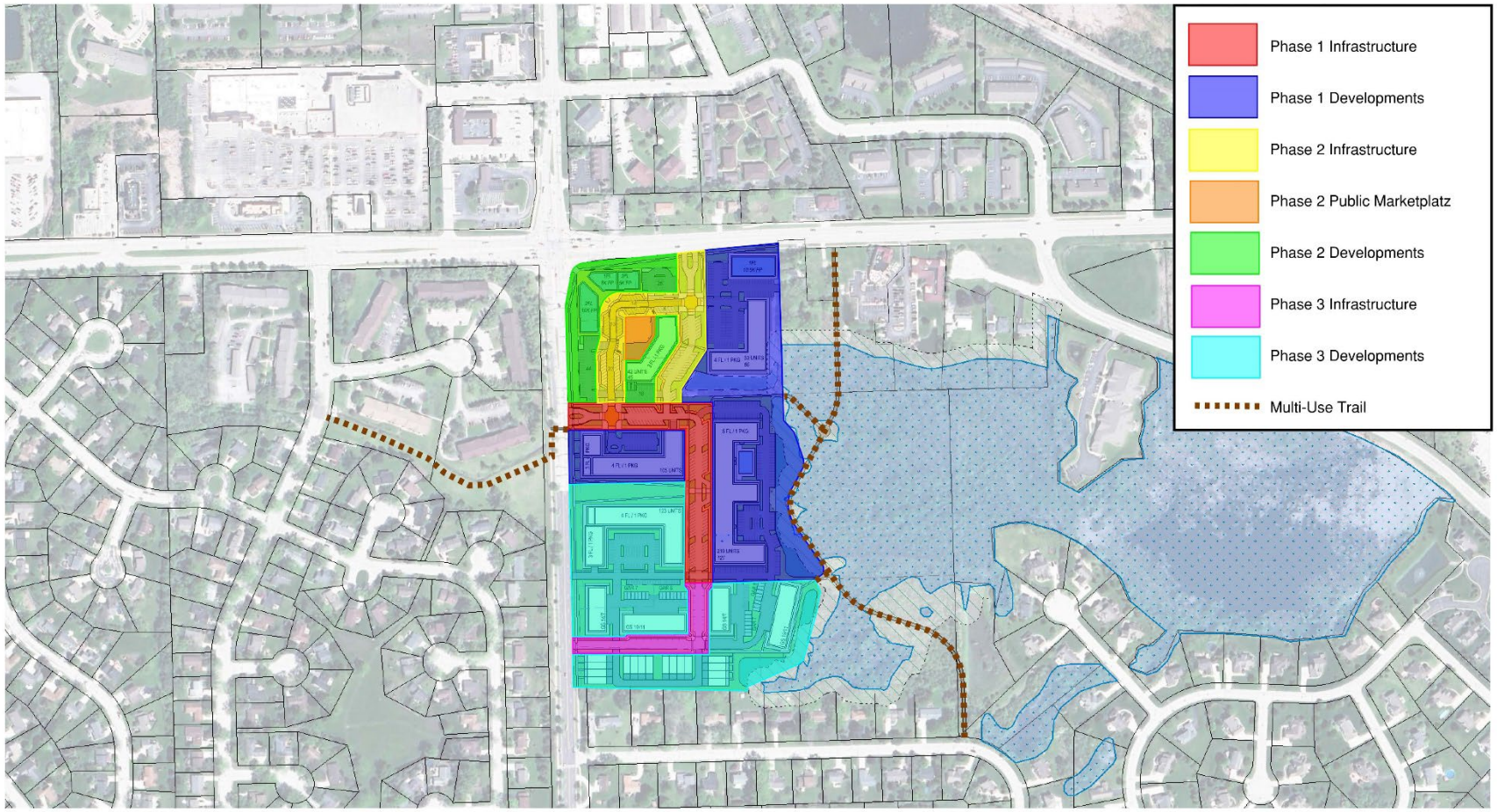
Road, are envisioned to be better connected through a combination of infrastructure improvements and redevelopment. The Village Center District is intended to continue as a mixed-use commercial and residential district but reinvigorated with more placed-based, pedestrian-friendly design elements. Improvements to Main Street and Pilgrim Road should continue to emphasize the conversion of existing buildings to entertainment, retail, and high-density residential uses that would service existing residents as well as draw visitors from the region. Historic and architecturally significant buildings should be preserved, and curb cuts and off-street parking areas minimized or placed in the rear of properties.

Opportunities exist at major intersections along Mequon Road for mixed-use redevelopment inclusive of outdoor gathering spaces. This shift from auto-dominant site design to "place-based" development should be emphasized with existing and future commercial property owners (see opportunity area scenarios included for the Village Center District). Multi-family residential development is acceptable in a traditional pattern of development up to densities of 25.0 DU's/acre and is encouraged to be developed as part of an overall mixed-use development. Park and open space uses are desirable, particularly those with a river-orientation abutting the Menomonee River corridor, including the area currently used for the Blackstone Creek golf course.

See the Economic Development Section of this Plan for more information on future land uses within the Village Center District.

The Village has intentions to adopt a new "Village Center" zoning district to guide development within the district consistent with the parameters in Section 6, "Opportunity Areas", and the 2018 "Saxony Village Connectivity Plan".

See all notes on page 42.



N

0' 150' 300' 600'

©2024 RINKA+

TID #10

Village of Germantown

PLAN LAYOUT 1A

SCALE: 1" = 300'-0"

GERMANTOWN

PROJECT #: 24133 | 03/13/2025

SECTION 8:
Detailed List of Estimated Project Costs

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

		Est. Cost								
Project ID	**Project Name/Type**	**Phase I**	**Phase 1**	**Phase 2 - BMO**	**Phase 2 - BP**	**Phase 3[1]**	**Ongoing**	**Totals**	**1/2 Mile**	**Est. Timing**
1	Land Acquisition - Flower Source	1,055,000	645,000					**1,700,000**		2025
2	Land Acquisition - Ascension Vacant Parcel	700,000	150,000					**850,000**		2025
3	Land Acquisition - Ascension Parcel	5,000,000						**5,000,000**		2025
4	Demolition & Cleanup - Flower Source	200,000						**200,000**		2025
5	Infrastructure to Serve Flower Source	2,500,000						**2,500,000**		2025
6	Land Purchase Est. - Phase 2			2,200,000				**2,200,000**		TBD
7	Demolition & Cleanup - Phase 2 Property			130,000				**130,000**		TBD
8	Infrastructure to Serve Phase 2			2,900,000				**2,900,000**		TBD
9	Land Purchase Est. - Phase 2				2,500,000			**2,500,000**		TBD
10	Demolition & Cleanup & Environmental - Phase 2 Property				700,000			**700,000**		TBD
11	Market Place Infrastructure Phase 2				1,500,000			**1,500,000**		TBD
12	Land Acquisition & Closing Costs - Lots 22 to 25 Phase 3					7,805,094		**7,805,094**		TBD
13	Demolition & Cleanup - Phase 3					510,000		**510,000**		TBD
14	Infrastructure to Serve - Phase 3					3,875,000		**3,875,000**		TBD
15	Multi-Use Trail					500,000		**500,000**	500,000	TBD
16	Professional Service Costs	700,000		500,000	500,000	275,000		**1,975,000**		Ongoing
17	Interest on Long Term Debt						14,135,118	**14,135,118**		Ongoing
18	Financing Costs						272,850	**272,850**		Ongoing
19	Ongoing Planning & Administrative Costs						135,000	**135,000**		Ongoing
Total Projects		**10,155,000**	**795,000**	**5,730,000**	**5,200,000**	**12,965,094**	**14,542,968**	**49,388,062**	**500,000**	

Notes:
[1]Phase 3 project costs are TID eligible but have not been included in the overall cashflow.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The Project Costs the Village plans to make are expected to create $84.6M in incremental value by 2032 not including any value created in Phase 3. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of $13.48 per thousand of equalized value, with a declining tax rate of .25 of 1% and a 2% annual economic appreciation, the Project would generate $31,564,769 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

Construction Year		Flower Store Multi-Family		Ascension Development		Ascension Decrement	Ascension Retail		Phase 2 - Retail		Phase 2 - Residential		Phase 2 Decrement	Phase 3 - Residential		Phase 3 Decrement	Total	Construction Year	
		Units	Total Value	Units	Total Value	Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value	Units	Total Value	Value	Units	Total Value	Value			
		300		90			10,000		21,000		48								
Estimated Value			$175,000		$ 200,000.00			$3,750,000				$175,000			To Be Determined				
1	2025																0	2025	1
2	2026																0	2026	2
3	2027		26,250,000														26,250,000	2027	3
4	2028		26,250,000														26,250,000	2028	4
5	2029												(700,000)				(700,000)	2029	5
6	2030					(5,200,000)				3,750,000							(1,450,000)	2030	6
7	2031				9,000,000					3,000,000		8,400,000					20,400,000	2031	7
8	2032				9,000,000			3,750,000		1,125,000							13,875,000	2032	8
9	2033																0	2033	9
10	2034																0	2034	10
11	2035																0	2035	11
12	2036																0	2036	12
13	2037																0	2037	13
14	2038																0	2038	14
15	2039																0	2039	15
Totals			**52,500,000**		**18,000,000**	**(5,200,000)**		**3,750,000**		**7,875,000**		**8,400,000**	**(700,000)**				**84,625,000**		

Notes: Phase 2 is the BMO and BP Sites.

Notes: Phase 3 are Lots 22 to 25. The development will be determined by available sites, the development proposed and approved by the Village Plan Commisions and Board.

Table 2 – Tax Increment Projection Worksheet

Type of District	Blighted Area		Base Value	0	
District Creation Date	May 1, 2025		Economic Change Factor	2.00%	
Valuation Date	Jan 1,	2025	Apply to Base Value		
Max Life (Years)	27		Base Tax Rate	$13.48	
Expenditure Period/Termination	22	5/1/2047	Rate Adjustment Factor	-0.25%	
Revenue Periods/Final Year	27	2053			
Extension Eligibility/Years	Yes	3		Tax Exempt Discount Rate	3.75%
Eligible Recipient District	Yes			Taxable Discount Rate	5.50%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2025	0	2026	0	0	2027	$13.44	**0**	0	0
2	2026	0	2027	0	0	2028	$13.41	**0**	0	0
3	2027	26,250,000	2028	0	26,250,000	2029	$13.37	**351,072**	292,049	268,618
4	2028	26,250,000	2029	525,000	53,025,000	2030	$13.34	**707,394**	859,244	781,652
5	2029	-700,000	2030	1,060,500	53,385,500	2031	$13.31	**710,422**	1,408,279	1,270,022
6	2030	-1,450,000	2031	1,067,710	53,003,210	2032	$13.27	**703,572**	1,932,366	1,728,469
7	2031	20,400,000	2032	1,060,064	74,463,274	2033	$13.24	**985,964**	2,640,260	2,337,429
8	2032	13,875,000	2033	1,489,265	89,827,540	2034	$13.21	**1,186,428**	3,461,293	3,032,001
9	2033	0	2034	1,796,551	91,624,090	2035	$13.17	**1,207,132**	4,266,459	3,701,851
10	2034	0	2035	1,832,482	93,456,572	2036	$13.14	**1,228,196**	5,056,065	4,347,859
11	2035	0	2036	1,869,131	95,325,704	2037	$13.11	**1,249,628**	5,830,412	4,970,874
12	2036	0	2037	1,906,514	97,232,218	2038	$13.08	**1,271,434**	6,589,794	5,571,715
13	2037	0	2038	1,944,644	99,176,862	2039	$13.04	**1,293,621**	7,334,501	6,151,171
14	2038	0	2039	1,983,537	101,160,399	2040	$13.01	**1,316,194**	8,064,816	6,710,002
15	2039	0	2040	2,023,208	103,183,607	2041	$12.98	**1,339,162**	8,781,017	7,248,943
16	2040	0	2041	2,063,672	105,247,280	2042	$12.95	**1,362,530**	9,483,378	7,768,702
17	2041	0	2042	2,104,946	107,352,225	2043	$12.91	**1,386,306**	10,172,165	8,269,961
18	2042	0	2043	2,147,045	109,499,270	2044	$12.88	**1,410,497**	10,847,642	8,753,379
19	2043	0	2044	2,189,985	111,689,255	2045	$12.85	**1,435,111**	11,510,064	9,219,591
20	2044	0	2045	2,233,785	113,923,040	2046	$12.82	**1,460,153**	12,159,685	9,669,210
21	2045	0	2046	2,278,461	116,201,501	2047	$12.78	**1,485,633**	13,276,631	10,658,481
22	2046	0	2047	2,324,030	118,525,531	2048	$12.75	**1,511,557**	13,924,814	11,099,663
23	2047	0	2048	2,370,511	120,896,042	2049	$12.72	**1,537,934**	14,560,472	11,525,143
24	2048	0	2049	2,417,921	123,313,962	2050	$12.69	**1,564,771**	15,183,845	11,935,478
25	2049	0	2050	2,466,279	125,780,242	2051	$12.66	**1,592,076**	15,795,171	12,331,209
26	2050	0	2051	2,515,605	128,295,846	2052	$12.63	**1,619,858**	16,394,683	12,712,855
27	2051	0	2052	2,565,917	130,861,763	2053	$12.59	**1,648,124**	**16,982,610**	**13,080,917**
Totals		**84,625,000**		**46,236,763**			**Future Value of Increment**	**31,564,769**		

Notes:

1) Tax rates shown through the 2024 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

		DEBT ISSUES									MRO	
		Taxable G.O. Note 2025		G.O. Promissory Note 2025		State Trust Fund Loan 2026		Taxable G.O. Note 2029		G.O. Promissory Note 2029	Municipal Revenue Obligation (MRO) Year	Totals
Projects												
Phase I - Land Acq + Demo Costs		6,955,000										6,955,000
Phase I - Infrasturcure				3,200,000								3,200,000
Phase 1 - Remaining Land Acquisition						795,000						795,000
Phase II - Land Acq + Demo Costs								5,530,000				5,530,000
Phase II - Infrastructure										5,400,000		5,400,000
Total Project Funds		6,955,000		3,200,000		795,000		5,530,000		5,400,000	0	21,880,000
Other Funds												
Capitalized Interest												
Estimated Finance Related Expenses		84,750		51,750				77,850		58,500		
Underwriter Discount	11.50	81,650	11.50	37,375			11.50	65,033	11.50	62,675		
Total Financing Required		7,121,400		3,289,125		795,000		5,672,883		5,521,175		
Estimated Interest	4.00%	(23,183)	4.00%	(42,667)			4.00%	(18,433)	4.00%	(72,000)		
Assumed spend down (months)	1		4				1		4			
Rounding		1,783		3,542				551		825		
Net Issue Size		7,100,000		3,250,000		795,000		5,655,000		5,450,000	0	22,250,000

Notes:

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds over the full life of the TID or 2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

	Projected Revenues						Projected Expenditures																	Balances		
							2025 Taxable G.O. Note $7,100,000		2025 Taxable G.O. Note	2025 G.O. Promissory Note $3,250,000		2025 G.O. Promissory Note	2026 State Trust Fund Loan $795,000		2026 State Trust Fund	Taxable G.O. Note $5,655,000		Taxable G.O. Note	G.O. Promissory Note $5,450,000		G.O. Promissory	Total					
Year	Tax Increments	Interest Earnings	Rental Inccome	Land Sale Revenue	Other Revenue	**Total Revenues**	Dated Date: Principal	06/01/25 Interest	$7,100,000 Issue Total	Dated Date: Principal	06/01/25 Interest	$3,250,000 Issue Total	Dated Date: Principal	05/01/26 Interest	$795,000 Issue Total	Dated Date: Principal	07/01/29 Interest	$5,655,000 Issue Total	Dated Date: Principal	07/01/29 Interest	$5,450,000 Issue Total	Debt Service	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Year
2025			212,203			**212,203**			0			0			0			0			0	0	0	**0**	**212,203**	**212,203**	2025
2026		8,488	429,313	1,250,000		**1,687,801**	0	390,500	390,500		121,875	121,875			0			0			0	512,375	10,000	**522,375**	1,165,426	1,377,629	2026
2027	0	55,105	437,819			**492,924**	50,000	390,500	440,500	100,000	121,875	221,875	23,000	45,713	68,713			0			0	731,088	10,000	**741,088**	(248,163)	1,129,466	2027
2028	0	45,179	258,334		2,500,000	**2,803,513**	150,000	387,750	537,750	100,000	118,125	218,125	24,000	44,390	68,390			0			0	824,265	10,000	**834,265**	1,969,248	3,098,713	2028
2029	351,072	123,949			2,500,000	**2,975,021**	225,000	379,500	604,500	125,000	114,375	239,375	26,000	43,010	69,010			0			0	912,885	10,000	**922,885**	2,052,136	5,150,849	2029
2030	707,394	206,034		850,000	1,000,000	**2,763,427**	275,000	367,125	642,125	150,000	109,688	259,688	28,500	41,515	70,015	0	282,750	282,750	0	218,000	218,000	1,472,578	10,000	**1,482,578**	1,280,850	6,431,699	2030
2031	710,422	257,268				**967,690**	300,000	352,000	652,000	150,000	104,063	254,063	30,500	39,876	70,376	0	282,750	282,750	100,000	218,000	318,000	1,577,189	10,000	**1,587,189**	(619,498)	5,812,201	2031
2032	703,572	232,488				**936,060**	300,000	335,500	635,500	150,000	98,438	248,438	32,000	38,123	70,123	100,000	282,750	382,750	100,000	214,000	314,000	1,650,810	10,000	**1,660,810**	(724,750)	5,087,451	2032
2033	985,964	203,498				**1,189,462**	300,000	319,000	619,000	150,000	92,813	242,813	34,000	36,283	70,283	100,000	277,750	377,750	200,000	210,000	410,000	1,719,845	10,000	**1,729,845**	(540,383)	4,547,068	2033
2034	1,186,428	181,883				**1,368,311**	300,000	302,500	602,500	200,000	87,188	287,188	36,500	34,328	70,828	150,000	272,750	422,750	200,000	202,000	402,000	1,785,265	10,000	**1,795,265**	(426,954)	4,120,114	2034
2035	1,207,132	164,805				**1,371,936**	350,000	286,000	636,000	200,000	79,688	279,688	39,000	32,229	71,229	150,000	265,250	415,250	200,000	194,000	394,000	1,796,166	10,000	**1,806,166**	(434,230)	3,685,884	2035
2036	1,228,196	147,435				**1,375,631**	375,000	266,750	641,750	200,000	72,188	272,188	41,000	29,986	70,986	150,000	257,750	407,750	200,000	186,000	386,000	1,778,674	10,000	**1,788,674**	(413,042)	3,272,842	2036
2037	1,249,628	130,914				**1,380,542**	400,000	246,125	646,125	200,000	64,688	264,688	43,500	27,629	71,129	150,000	250,250	400,250	200,000	178,000	378,000	1,760,191	10,000	**1,770,191**	(389,650)	2,883,192	2037
2038	1,271,434	115,328				**1,386,762**	450,000	224,125	674,125	200,000	57,188	257,188	45,500	25,128	70,628	200,000	242,750	442,750	200,000	170,000	370,000	1,814,690	10,000	**1,824,690**	(437,928)	2,445,264	2038
2039	1,293,621	97,811				**1,391,431**	525,000	199,375	724,375	200,000	49,688	249,688	48,000	22,511	70,511	200,000	232,750	432,750	200,000	162,000	362,000	1,839,324	10,000	**1,849,324**	(457,893)	1,987,371	2039
2040	1,316,194	79,495				**1,395,689**	550,000	170,500	720,500	200,000	42,188	242,188	50,500	19,751	70,251	200,000	222,750	422,750	200,000	154,000	354,000	1,809,689	10,000	**1,819,689**	(424,000)	1,563,371	2040
2041	1,339,162	62,535				**1,401,697**	625,000	140,250	765,250	200,000	34,688	234,688	53,000	16,848	69,848	200,000	212,750	412,750	200,000	146,000	346,000	1,828,535	10,000	**1,838,535**	(436,838)	1,126,533	2041
2042	1,362,530	45,061				**1,407,591**	625,000	105,875	730,875	225,000	27,188	252,188	55,500	13,800	69,300	200,000	202,750	402,750	200,000	138,000	338,000	1,793,113	10,000	**1,803,113**	(395,521)	731,012	2042
2043	1,386,306	29,240				**1,415,547**	650,000	71,500	721,500	250,000	18,750	268,750	58,500	10,609	69,109	200,000	192,750	392,750	200,000	130,000	330,000	1,782,109	10,000	**1,792,109**	(376,562)	354,450	2043
2044	1,410,497	14,178				**1,424,675**	650,000	35,750	685,750	250,000	9,375	259,375	61,500	7,245	68,745	200,000	182,750	382,750	200,000	122,000	322,000	1,718,620	10,000	**1,728,620**	(303,945)	50,505	2044
2045	1,435,111	2,020				**1,437,131**			0			0	64,500	3,709	68,209	550,000	172,750	722,750	500,000	114,000	614,000	1,404,959	10,000	**1,414,959**	22,172	72,677	2045
2046	1,460,153	2,907				**1,463,060**			0			0			0	650,000	145,250	795,250	550,000	94,000	644,000	1,439,250	10,000	**1,449,250**	13,810	86,488	2046
2047	1,485,633	3,460				**1,489,092**			0			0			0	700,000	112,750	812,750	550,000	72,000	622,000	1,434,750	10,000	**1,444,750**	44,342	130,830	2047
2048	1,511,557	5,233				**1,516,790**			0			0			0	755,000	77,750	832,750	600,000	50,000	650,000	1,482,750	10,000	**1,492,750**	24,040	154,870	2048
2049	1,537,934	6,195				**1,544,129**			0			0			0	800,000	40,000	840,000	650,000	26,000	676,000	1,516,000	10,000	**1,526,000**	18,129	172,999	2049
2050	1,564,771	6,920				**1,571,691**			0			0			0			0			0	0	10,000	**10,000**	1,561,691	1,734,690	2050
2051	1,592,076	69,388				**1,661,464**			0			0			0			0			0	0	10,000	**10,000**	1,651,464	3,386,153	2051
2052	1,619,858	135,446				**1,755,304**			0			0			0			0			0	0	10,000	**10,000**	1,745,304	5,131,457	2052
2053	1,648,124	205,258				**1,853,383**			0			0			0			0			0	0	10,000	**10,000**	1,843,383	6,974,840	2053
	31,564,769	**2,637,519**	**1,337,669**	**2,100,000**	**6,000,000**	**43,639,957**	**7,100,000**	**4,970,625**	**12,070,625**	**3,250,000**	**1,424,063**	**4,674,063**	**795,000**	**532,680**	**1,327,680**	**5,655,000**	**4,209,750**	**9,864,750**	**5,450,000**	**2,998,000**	**8,448,000**	**36,385,118**	**280,000**	**36,665,118**			

SECTION 10:
Annexed Property

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

SECTION 11:
Estimate of Property to Be Devoted to Retail Business

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

SECTION 12:
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The Village is currently in the process of amending its Zoning Ordinances to create a new zoning district and zoning regulations to guide re-development in the "Village Center District". Upon adoption of those zoning ordinance amendments, the proposed Plan will be in general conformance with the Village's zoning ordinances. Upon adoption, individual properties may require rezoning at the time of re-development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the Village's 2050 Comprehensive Plan that identifies the area as part of the "Village Center District" which is intended for mixed-use commercial and residential land use.

Building Codes and Ordinances

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

SECTION 13:

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

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

SECTION 14:
How Creation of the Tax Incremental District Promotes the Orderly Development of the Village

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

SECTION 15:
List of Estimated Non-Project Costs

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

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

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

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

Legal Opinion Found on Following Page.

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Village President
Village of Germantown
N112 W17001 Mequon Rd
Germantown, Wisconsin 53022

RE: Project Plan for Tax Incremental District No. 10

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As Village Attorney for the Village of Germantown, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the Village of Germantown Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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

Revenue Year	Washington County	Village of Germantown	Germantown School District	Milwaukee Area Technical	Total	Revenue Year
2025	0	0	0	0	0	2025
2026	0	0	0	0	0	2026
2027	34,841	116,906	180,889	18,435	351,072	2027
2028	70,203	235,561	364,483	37,146	707,394	2028
2029	70,504	236,569	366,044	37,305	710,422	2029
2030	69,824	234,288	362,514	36,946	703,572	2030
2031	97,849	328,324	508,016	51,774	985,964	2031
2032	117,744	395,078	611,305	62,301	1,186,428	2032
2033	119,799	401,973	621,972	63,388	1,207,132	2033
2034	121,889	408,987	632,826	64,494	1,228,196	2034
2035	124,016	416,124	643,868	65,620	1,249,628	2035
2036	126,180	423,385	655,104	66,765	1,271,434	2036
2037	128,382	430,773	666,535	67,930	1,293,621	2037
2038	130,622	438,290	678,167	69,115	1,316,194	2038
2039	132,901	445,938	690,001	70,321	1,339,162	2039
2040	135,221	453,720	702,041	71,548	1,362,530	2040
2041	137,580	461,637	714,292	72,797	1,386,306	2041
2042	139,981	469,693	726,756	74,067	1,410,497	2042
2043	142,424	477,889	739,438	75,360	1,435,111	2043
2044	144,909	486,228	752,341	76,675	1,460,153	2044
2045	147,438	494,713	765,469	78,013	1,485,633	2045
2046	150,010	503,346	778,827	79,374	1,511,557	2046
2047	152,628	512,129	792,417	80,759	1,537,934	2047
2048	155,291	521,066	806,245	82,168	1,564,771	2048
2049	158,001	530,158	820,314	83,602	1,592,076	2049
2050	160,758	539,410	834,629	85,061	1,619,858	2050
2051	163,564	548,822	849,193	86,545	1,648,124	2051
Totals	**3,132,560**	**10,511,010**	**16,263,686**	**1,657,513**	**31,564,769**	

Tax Incremental District No. 10 – Additional Information

Village of Germantown

April 14, 2025

Questions from 3.31.25 Plan Commission Meeting

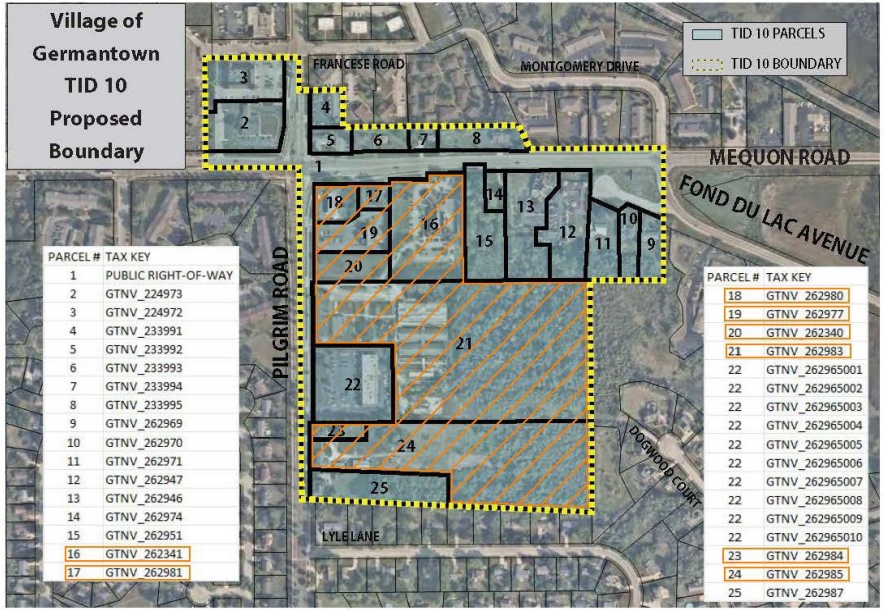
- Additional Information for TID 10
  - ✓ Redevelopment Property Map
  - ✓ Historic Property Appreciation vs. 2% Assumed in TID 10
  - ✓ Overall Equalized Tax Rate Assumption
  - ✓ Impact of Property Purchase if TID Not Created
  - ✓ $6M Gap – Options

EHLERS
PUBLIC FINANCE ADVISORS

TID 10 – Property In Need of Rehabilitation or Conservation

- Type of TID: Rehabilitation/Conservation
- TID requirement is to have at least 50% of the TID in need of rehabilitation and/or conservation
- Property in need of rehabilitation and/or conservation is 52%

Rehabilitation Properties



PARCEL #	TAX KEY
1	PUBLIC RIGHT-OF-WAY
2	GTNV_224973
3	GTNV_224972
4	GTNV_233991
5	GTNV_233992
6	GTNV_233993
7	GTNV_233994
8	GTNV_233995
9	GTNV_262969
10	GTNV_262970
11	GTNV_262971
12	GTNV_262947
13	GTNV_262946
14	GTNV_262974
15	GTNV_262951
16	GTNV_262341
17	GTNV_262981

PARCEL #	TAX KEY
18	GTNV_262980
19	GTNV_262977
20	GTNV_262340
21	GTNV_262983
22	GTNV_262965001
22	GTNV_262965002
22	GTNV_262965003
22	GTNV_262965004
22	GTNV_262965005
22	GTNV_262965006
22	GTNV_262965007
22	GTNV_262965008
22	GTNV_262965009
22	GTNV_262965010
23	GTNV_262984
24	GTNV_262985
25	GTNV_262987

EHLERS PUBLIC FINANCE ADVISORS

Historic Property Growth vs. TID 10 Assumption

- We looked back 27-Years (Potential Life of TID 10)
- The attached analysis is value growth not including new construction
- Average for the last 27-years is 2.40%
- Average over the last decade is 3.98%
- The average used in the TID 10 Project Plan is 2%.

	E.V.	New Construction	Economic Chg	% Change Econ Growth
1998	1,151,398,000			
1999	1,250,028,700	60,925,900	43,176,300	3.5%
2000	1,342,254,200	50,962,100	38,238,300	2.8%
2001	1,526,611,800	75,027,700	72,720,400	4.8%
2002	1,606,690,900	41,250,600	53,852,400	3.4%
2003	1,773,707,300	76,252,300	95,653,600	5.4%
2004	1,906,999,800	85,464,100	45,553,900	2.4%
2005	2,057,050,900	51,456,200	99,518,200	4.8%
2006	2,216,968,400	64,085,500	123,501,300	5.6%
2007	2,357,398,900	67,493,600	48,052,600	2.0%
2008	2,424,848,300	57,974,400	3,574,100	0.1%
2009	2,445,138,200	56,945,800	(26,044,500)	-1.1%
2010	2,378,367,400	21,025,800	(78,151,300)	-3.3%
2011	2,350,376,900	17,115,000	(40,692,200)	-1.7%
2012	2,248,659,300	16,746,300	(118,118,100)	-5.3%
2013	2,202,155,500	28,046,700	(81,460,500)	-3.7%
2014	2,283,352,100	15,378,600	70,470,600	3.1%
2015	2,405,913,400	58,689,400	35,336,400	1.5%
2016	2,501,879,800	40,492,300	86,657,600	3.5%
2017	2,577,479,900	18,151,900	51,026,800	2.0%
2018	2,698,776,600	38,329,600	83,550,400	3.1%
2019	2,807,971,400	67,108,500	76,773,100	2.7%
2020	2,900,792,300	82,122,700	19,134,500	0.7%
2021	3,157,994,500	76,778,100	188,439,700	6.0%
2022	3,555,243,900	74,285,800	326,170,300	9.2%
2023	3,929,189,400	106,623,400	260,824,000	6.6%
2024	4,195,679,600	117,992,300	194,284,800	4.6%

EHLERS PUBLIC FINANCE ADVISORS

TID 10 – Equalized Tax Rate Assumption

Flat Tax Rate:

- May overstate TID revenue
- Easier to understand the methodology
- May be more in line with reality. Communities in WI have seen declines due to LL and growth in values. This will likely level out in years to come.

Declining Tax Rate:

- TID Project Plan assumes a ¼ of 1% drop in tax rates
- Creates more of a gap in the TID
- Potentially understates TID revenue
- In line with what we have seen over the last decade
- More conservative approach

EHLERS PUBLIC FINANCE ADVISORS

Impact of Property Purchase

- Village Board previously approved the purchase of property with an assessed value of $7,796,000
- The attached analysis shows the financial impact annually and over the life of the debt, if the debt on the land purchase is paid through levy vs. TID 10.
- Annual impact on an average home valued at $415,209 is $62 and $1,237 over the life of the debt.

Proposed Debt							
2025 Taxable G.O. Notes 9,690,000 Dated: 6/4/2025 Total P & I	2025 G.O. Notes 4,365,000 Dated: 6/4/2025 Total P & I	Abatements	Debt Service Levy		Taxes		
		Less: TID 10	Total Net Debt Service Levy	Levy Change from Prior Year	Total Tax Rate for Debt Service	Total Tax Rate for Debt Service W/TID	Difference On $415,209 Home
0	0	0	4,823,265		$1.24	$1.24	$0
664,295	387,737	0	5,479,937	656,672	$1.38	$1.22	$63
535,003	491,628	0	5,210,851	(269,086)	$1.27	$1.15	$49
535,003	529,360	0	4,974,863	(235,988)	$1.18	$1.06	$51
886,219	540,768	0	5,052,812	77,949	$1.17	$0.98	$79
888,011	551,128	0	5,255,901	203,090	$1.18	$0.99	$79
888,507	560,283	0	5,258,765	2,864	$1.15	$0.96	$79
887,654	568,140	0	4,812,294	(446,471)	$1.02	$0.84	$76
885,397	550,090	0	4,308,012	(504,282)	$0.89	$0.71	$74
886,614	556,148	0	4,271,786	(36,226)	$0.86	$0.68	$72
886,183	550,665	0	3,978,548	(293,239)	$0.78	$0.61	$70
884,094	0	0	3,351,194	(627,354)	$0.64	$0.49	$62
885,177	0	0	3,537,377	186,183	$0.65	$0.51	$60
884,261	0	0	3,500,261	(37,117)	$0.63	$0.49	$58
886,194	0	0	3,468,894	(31,367)	$0.61	$0.47	$57
885,830	0	0	3,521,230	52,336	$0.60	$0.47	$55
883,197	0	0	3,565,497	44,267	$0.59	$0.46	$54
883,117	0	0	3,606,517	41,020	$0.58	$0.46	$52
890,164	0	0	890,164	(2,716,353)	$0.14	$0.02	$51
889,153	0	0	889,153	(1,010)	$0.14	$0.02	$49
885,198	0	0	885,198	(3,955)	$0.13	$0.02	$48
0	0	0	0	(885,198)	$0.00	$0.00	$0
0	0	0	0	0	$0.00	$0.00	$0
0	0	0	0	0	$0.00	$0.00	$0
0	0	0	0	0	$0.00	$0.00	$0
16,799,269	5,285,944	0			Total Over the Life of the Debt		1,237

EHLERS PUBLIC FINANCE ADVISORS

Potential Gap Revenue Sources

- Request for Developer(s) will Dictate What Costs are Village Responsibility
  - ✓ Developer pays for some or all of the infrastructure and land costs
    - ➢ Currently we show all infrastructure costs being the responsibility of the TID/Village
    - ➢ Currently we show the Village receiving $2.1M from land sales (estimate)
  - ✓ Various Grants including but not limited to:
    - ➢ WDNR Brownfield Grants
    - ➢ Vibrant Spaces grants through WEDC
    - ➢ Washington County, etc.
  - ✓ Levy Support for Community Projects
  - ✓ TID Revenue Sharing (TID 10 will be eligible to receive increment from any successful TID)
  - ✓ Development/Redevelopment from the remainder of the TID area

EHLERS
PUBLIC FINANCE ADVISORS

Questions?

EHLERS
PUBLIC FINANCE ADVISORS

VILLAGE OF GERMANTOWN

Joint Review Board &
Plan Commission
Proposed Tax Incremental District (TID)
No. 10

GERMANTOWN
VILLAGE CENTER

WHERE WE ARE

WHERE WE ARE GOING

JOINT REVIEW BOARD AND PLANNING COMMISION

March 31, 2025

Village of Germantown

CopeLand C|L Companies

EHLERS PUBLIC FINANCE ADVISORS

FRAMEWORK TO REALITY

The Village Center District and Masterplan align with and support three key goals, objectives, and action steps from the 2050 Comprehensive Plan.

HOUSING GOAL: Nature existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diversity of resident. New housing should contribute to Germantown's community character and build on the Village's assets.

ECONOMIC DEVELOPMENT GOAL: Promote economic, social, and environmental benefits through business and commercial activity in Germantown with a cohesive and unifying vision that inspires investment, tourism and local pride.

LAND USE GOAL: Pursue a land use pattern of neighborhoods, districts, and corridors that facilitates the siting and compatibility of new and existing uses in a manner that promotes the efficient use of existing and future public utilities and facilities while protecting natural and environmental resources and preserving our rural character and quality of life.

Implementation Plan

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

Germantown's Implementation Plan includes an overarching goal for each section of the plan. Each section includes a summary of why the goal is important, key leaders responsible for carrying out the goals, and a series of objectives. Each objective in the implementation plan also includes a priority time frame and potential action steps.

The following page includes a descriptive summary and explanation of the format of each Implementation Plan Section.

Plan Review and Amendment

The Comprehensive Plan is intended to be reviewed frequently by Village staff to assess its reflection of current goals.

Periodic amendments are appropriate to the Comprehensive Plan and may be suggested by Village staff, officials, and residents. Changes should be consistent with the plan's vision.

Plan amendments must follow the processes required by State Statutes. Wisconsin Statute 66.1001(2)(I) requires comprehensive plan updates every 10 years.

Additionally, the Village will conduct an annual review of the 2050 Plan including an assessment of progress made toward achieving the Implementation Plan objectives and action steps. The Village will make amendments to the 2050 Plan on an annual basis or when deemed necessary.

Comprehensive Plan Goals, Objectives, and Action Steps

- HOUSING
- TRANSPORTATION
- AGRICULTURAL , CULTURAL, AND NATURAL RESOURCES
- UTILITIES AND COMMUNITY FACILITIES
- ECONOMIC DEVELOPMENT
- LAND USE

HOUSING GOAL - STRONG DEMAND

- Germantown's population is growing and changing.
- Average household size is trending down over time.
- All comparable multi-family developments in the area are at 95% occupancy or higher.
  - Current Vacant Rates (per CoStar as of 2.12.2025)
    - Germantown 2.5%
    - Mequon 1.1%
    - Menomonee Falls 4.6%
    - Cedarburg 2.3%
- Market Study shows that there is a demand for over 1,000 units over the next five years.

"There is no one-size-fits-all ratio of multi-family to single-family housing. Rather, a mix of housing types can provide options to individuals and families with different incomes and preferences, which change overtime and in different stages of life."

- 2050 Comprehensive Plan, Page 144

VILLAGE CENTER: NEXT STEPS

WHERE WE ARE

WHERE ARE WE GOING

CopeLand Companies

CopeLand Real Estate Services LLC
CopeLand Brokerage LLC

Village of Germantown

VILLAGE CENTER: NEXT STEPS

Village Center: Next Steps

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each**: The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.
2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).
3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.
4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.
5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.
6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.
7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

COMPLETED TO DATE

1. Identified key "first project" parcels for development and described/illustrate multiple opportunities for each.

6: Economic Developme

Village Center: Next Steps

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each**: The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.
2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts
5. **Describe what the Vil of both short-term an** The key point to emph is that the Village's mis and long-term. Conse proposals will be evalu easily they support bo well as future long-ter adapted to fit the Villa
6. **Conduct one-on-one owners to determine redevelopment of the** simple, easy-to-review that can be used in em handouts. Staff/consul the interview should h additional information and possibilities the Vi
7. **Evaluate existing reg guidelines:** Amend exi develop an overlay zor

COMPLETED TO DATE

2. List the key existing conditions (constraints and opportunities) for each parcel

Village Center: Next Steps

In order to realize the vision for Germantown's Village Center, the Village should undertake the following:

1. **Identify key "first project" parcels for development and describe/illustrate multiple opportunities for each**: The more opportunities that can be defined as starting points for development, the more the Village can lower the risk for investors. Overly ambitious plans and visions can discourage developers as unrealistic. Investors prefer communities that show an interest in high quality development but, at the same time, show flexibility and pragmatism in the types of projects they consider desirable. Put another way, investment proposals invariably differ from predetermined community-based "visions". When such differences occur, the community must express a willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.

2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).

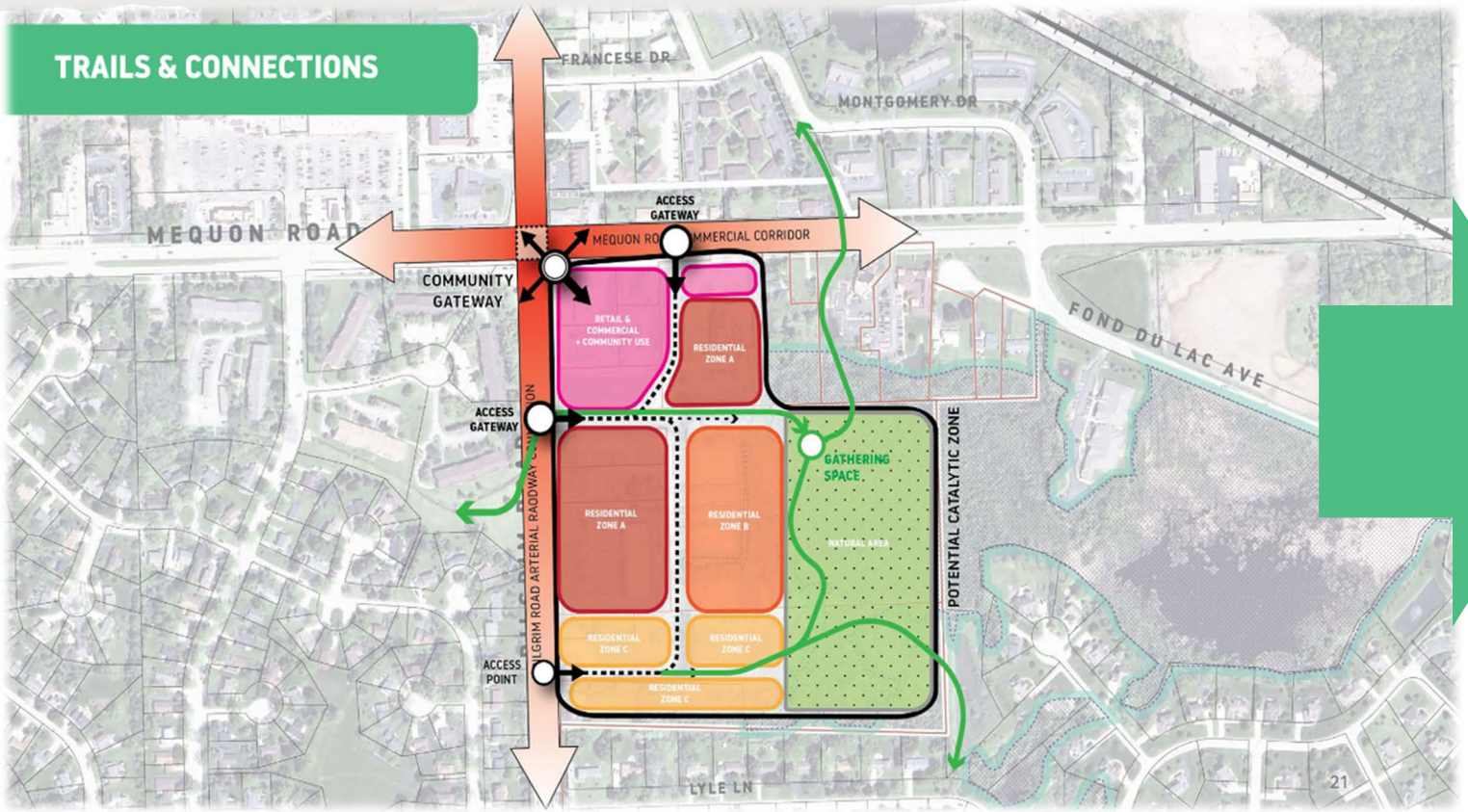
5. **Describe wh of both shor** The key poin is that the Vi and long-ter proposals wi easily they su well as future adapted to fi

6. **Conduct one owners to de redevelopm** simple, easy- that can be u handouts. St the interview additional int and possibilit

7. **Evaluate exi guidelines:** A develop an o specific regu development guidelines wi space design that are agai

COMPLETED TO DATE

3. Create a phasing plan for infrastructure improvements.



willingness to negotiate in order to help investors maintain financial success and still meet the Village's long-term vision.

2. **List the key existing conditions (constraints and opportunities) for each parcel**: Key parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).

3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.

4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should

the interview
additional info
and possibiliti

7. **Evaluate exis**
guidelines: A
develop an ov
specific regula
development i
guidelines wit
space design,
that are again

UNDERWAY ACTIVITIES

4. Document current available incentives as well as additional incentives the Village could pursue.

- ❑ Creation of Tax Increment District No. 10
- ❑ Seek Grant Opportunities
- ❑ Working With Developers
  (Request for Proposal)

parcel attributes might include traffic counts, current zoning (and the ability to modify zoning), environmental conditions that may be problematic, utilities and access points, transit, other proximity to other local features (both advantages and disadvantages).

3. **Create a phasing plan for infrastructure improvements:** Prioritize infrastructure enhancements that will better connect Main Street with the Menomonee River and Mequon Road.
4. **Document current available subsidies as well as additional subsidies the Village could pursue:** Typically, this includes current TIF districts and the willingness to create new TIF districts as needed. Additional programs and incentives should be explored with an emphasis on mixed-use redevelopment and active pedestrian spaces.

develop
specific r
developr
guideline
space de
that are

COMPLETED TO DATE

5. Describe what the Village wants in terms of both short-term and long-term missions.

5. **Describe what the Village wants in terms of both short-term and long-term missions:** The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.

6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.

7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

VISION STATEMENT:

The vision for this site is to create a welcoming gateway to Germantown that reflects the community's rich heritage and enhances its **sense of place**. By embracing the goals of the 2050 Plan, the area will offer spaces that bring people together—diverse housing options, vibrant local businesses, and inviting **public space**—all connected through pedestrian-friendly infrastructure. This vision celebrates **Germantown's unique character** while fostering connections and opportunities for future generations.

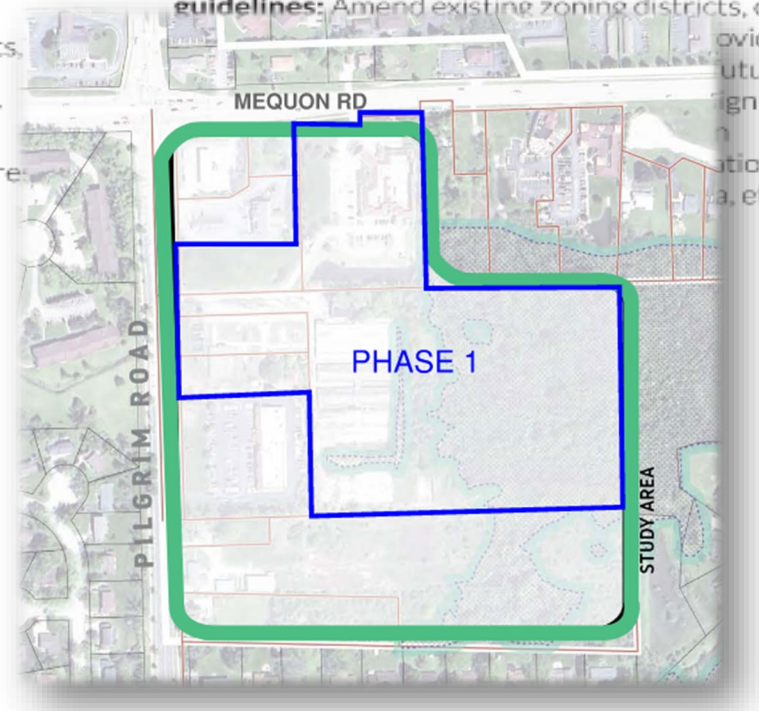
COMPLETED TO DATE

6. Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land.

The key point to emphasize with investors is that the Village's mission is broader and long-term. Consequently, any initial proposals will be evaluated in terms of how easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.

6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.

7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or



PROPERTY ACQUISITION

- PHASE I:
  - Flower Source and Vacant Land – March 5, 2025
  - Columbia St. Mary's – Scheduled to close on or before June 30, 2025
- Continue collaborating with other property owners and tenants in the area who are interested in being part of the project

easily they support both initial success as well as future long-term options that can be adapted to fit the Village's long-term vision.

6. **Conduct one-on-one meetings with property owners to determine interest in sale or redevelopment of their land:** Create a simple, easy-to-review executive summary that can be used in emails and hard copy handouts. Staff/consultants conducting the interview should have a portfolio of additional information concerning examples and possibilities the Village would like to see.

7. **Evaluate existing regulations and design guidelines:** Amend existing zoning districts, or develop an overlay zoning district, that provides specific regulations and expectations for future development in this area (ex. updated design guidelines with an emphasis on pedestrian space design, prohibit uses such as gas stations that are against desired vision for the area, etc.)

UNDERWAY ACTIVITIES

7. Evaluate existing regulations and design guidelines.

- **Create New Village Town Center Mixed-Use Zoning District based on the intent outlined in the 2050 Comprehensive Plan.**
  - Apply to properties on the southeast corner of Mequon and Pilgrim Roads – Catalytic Zone.
- **Create a PDD (Planned Development District) and Design Guidelines**
  - Clearly define the requirements for developers within this area.
- **Legal Documents**
  - Create documents that will allow cross-access, parking, stormwater, etc., between the different owned parcels within the final development plan.

RINKA+

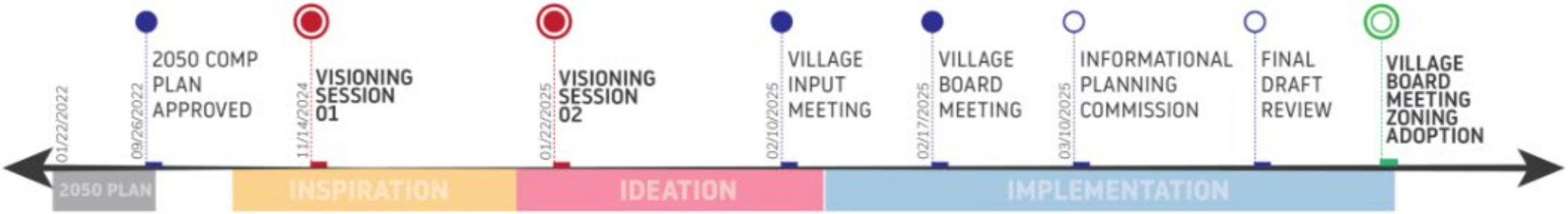
MASTER PLANNING

CopeLand Companies

CopeLand Real Estate Services LLC
CopeLand Brokerage LLC

Village of Germantown

PROCESS



2050 COMPREHENSIVE PLAN APPROVED
09/26/2022

- Included a "Next Steps for Creating a Village Center" Process
- RINKA engaged to advance the Germantown Community Masterplan at the intersection of Mequon Rd and Pilgrim Rd.

VISIONING SESSION 01
11//14/2024

1. Collaborate with the community on Masterplan Vision Statement
2. Discuss community master planning Principles
   - Comprehensive Plan Principles
   - Project Specific Principles
3. Brainstorm community activation opportunities / community programming
4. Interactive activity to prioritize Planning Principles
5. Q/A

VISIONING SESSION 02
1/22/2025

1. Present revised Vision Statement
2. Follow up with further research with top 4 planning principles
3. Engage key community stakeholders discussing top 4 planning principle objectives
4. Present masterplan Land Use Concepts
   - Solicit feedback with interactive survey tool
5. Further discussion on potential community events
6. Q/A

RESULTS OF VISIONING SESSIONS & FEEDBACK
VILLAGE INPUT MEETING
02/10/2025

1. Present masterplan process and findings
2. Present community input data
3. Present Land Use Concepts
4. Present Preliminary masterplan concept
5. Confirm alignment with community goals
6. Discuss implementation phase

VILLAGE BOARD
02/17/2025

1. Present masterplan process and findings
2. Present community input data
3. Present Land Use Concepts
4. Present Preliminary masterplan concept
5. Confirm alignment with community goals
6. Discuss implementation phase
7. All Financial Discussions

INFORMATIONAL PLANNING COMMISION
3/10/2025

1. Review draft of Mixed-Use Village Center Zoning District
2. Masterplan Development Summary
3. Masterplan Residential Conceptual Renderings
4. Ehler's Financial Model
5. TID District Information

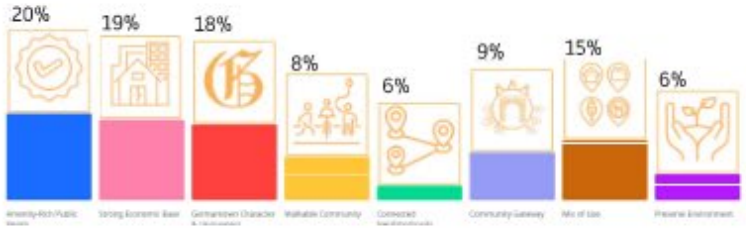
FINAL DRAFT REVIEW
PLANNING COMMISION MEETING

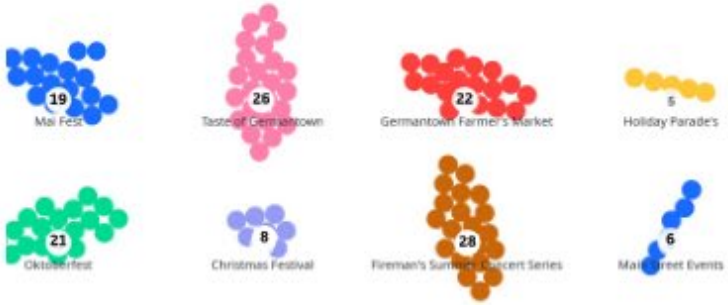
1. Review final draft of Mixed-Use Village Center Zoning District
2. Review final draft of Map + Text amendemnent to Germantown Zoning Code

VILLAGE BOARD PUBLIC HEARING

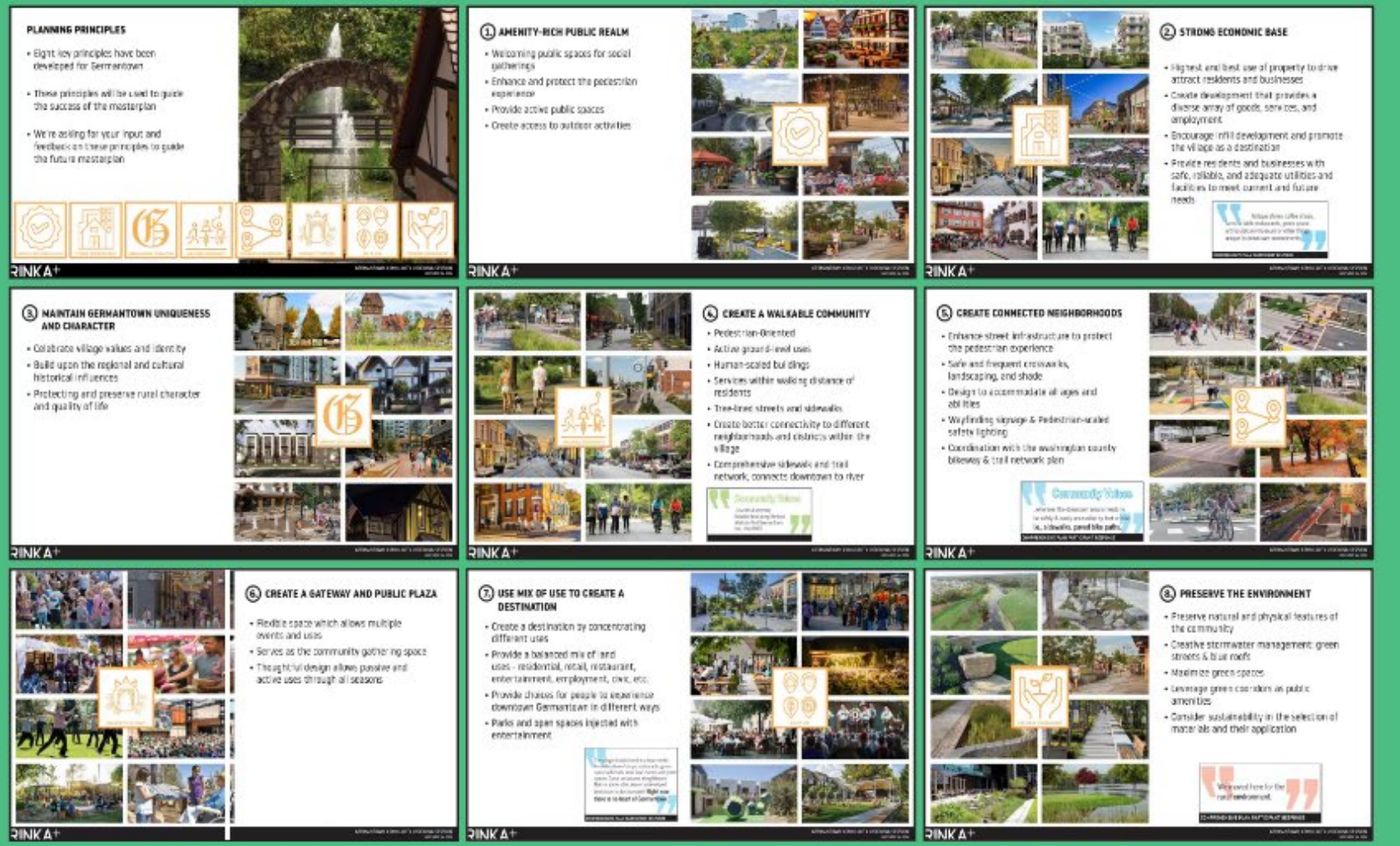
1. Adpot text ammendment to Germantown Zoning Code
2. Adopt map ammendment to Germantown Zoning Code

VISIONING SESSION 01





PLANNING PRINCIPLES



VISIONING SESSION 02

BROKERAGE COMMUNITY

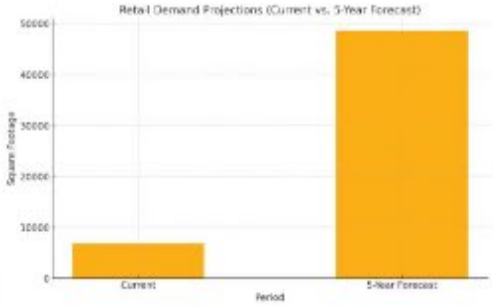
MIX OF USE

RESEARCH

In conversations with development professionals, there is a belief that there is a demand for retail, commercial, and office space in Germantown that will continue to grow in the future.

The demand for modern retail spaces is underscored by low vacancy rates and pent-up demand for newer facilities.

We have also engaged the brokerage community to discuss business viability on the busy intersection of Pilgrim Road and Mequon Road.



TAKEAWAYS:

Market experts have estimated 20,000 SF of market demand for retail / office / commercial space.

High quality businesses and tenants are more likely to fill this demand if they are part of a vibrant masterplan.

HISTORICAL SOCIETY

GERMANTOWN UNIQUENESS & CHARACTER

RESEARCH

We have met with the Executive Director of the Germantown Historical Society to learn more about what makes Germantown unique.

Germantown was founded by like-minded individuals who valued their freedoms and want to build a culture and community to support each other and thrive.

Wisconsin's first insurance company, founded in Germantown, provides evidence that Germantown's founding residents were interested in forming lasting ties to the community.

TAKEAWAYS:

Celebrate early Germantown residents' pioneering spirit.

There is an opportunity to memorialize the historic Fond Du Lac Indian walking trail on site.

SCHOOL SUPERINTENDENT

STRONG ECONOMIC BASE

RESEARCH

Community-focused amenities that elevate quality of life can position Germantown to compete against surrounding communities.

We had a conversation with superintendent of the Germantown School District on the value of high quality development:

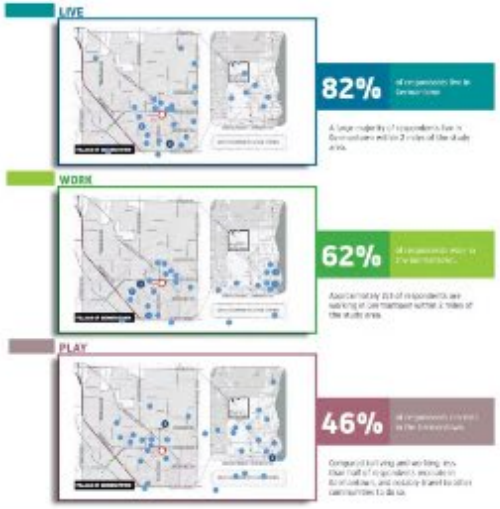
- Undesirable development can increase transient students and staff
- High-quality development, like diverse housing options, allows the district to attract & retain teachers and students alike.

TAKEAWAYS:

There are opportunities to improve the way people live, work, and play in Germantown.

Undesirable development can be a burden, where high-quality can support overall improvement.

Apartments have less demand on the number of students entering the system than single family neighborhoods.



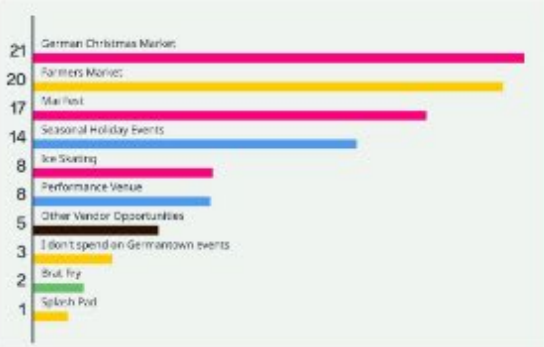
CHAMBER OF COMMERCE

AMENITY-RICH PUBLIC REALM

RESEARCH

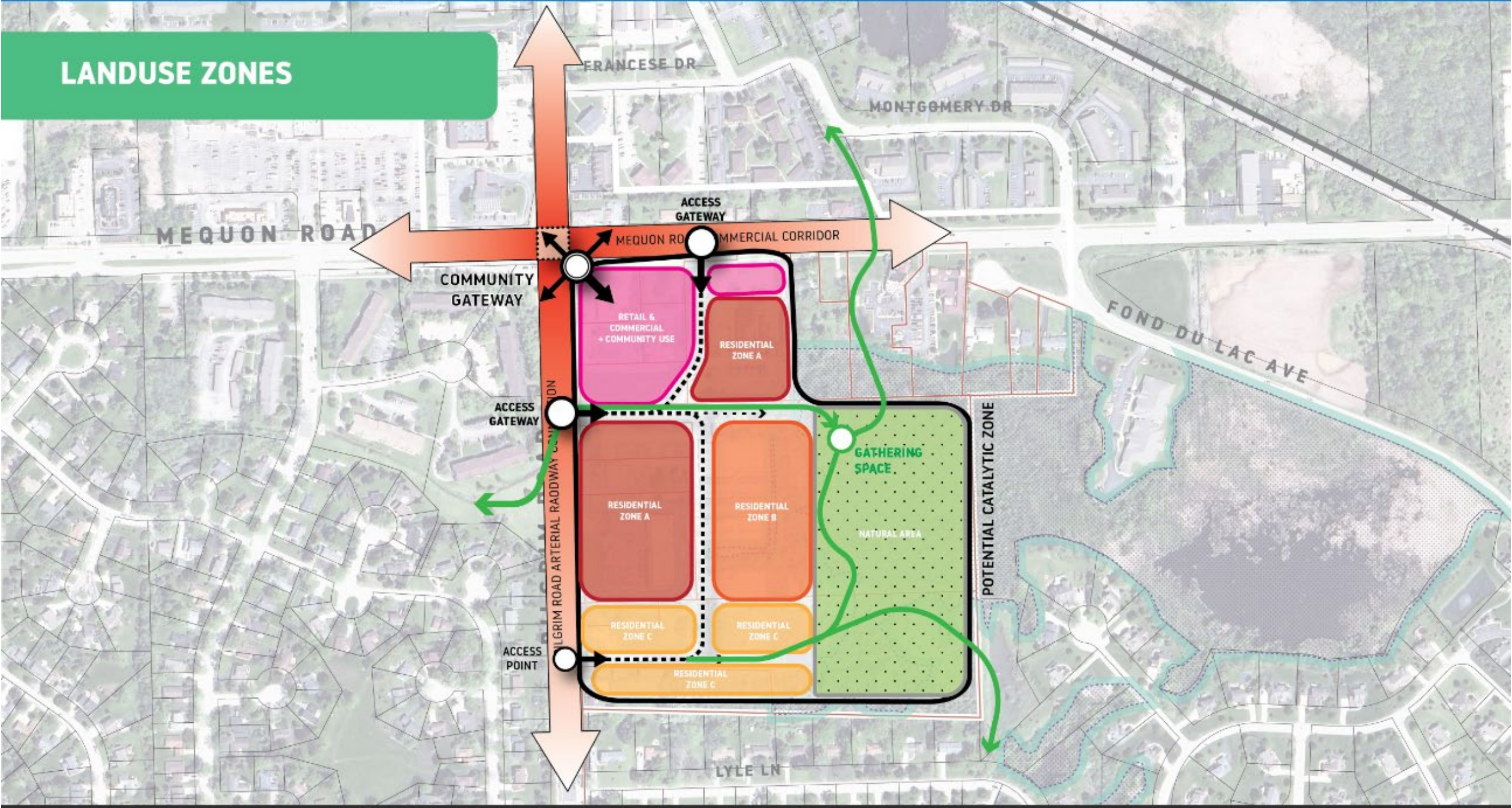
We met with the Executive Director of the Chamber of Commerce, who suggested the following community events that could be accomodated at the study area:

Mai Fest
Farmers Market
Smaller performance venue
Vendor Opportunity for Charitable Events
Brat Fry
Ice Skating
Splash Pad
Seasonal Holiday Events
German Christmas Market



VILLAGE INPUT MEETING

LANDUSE ZONES

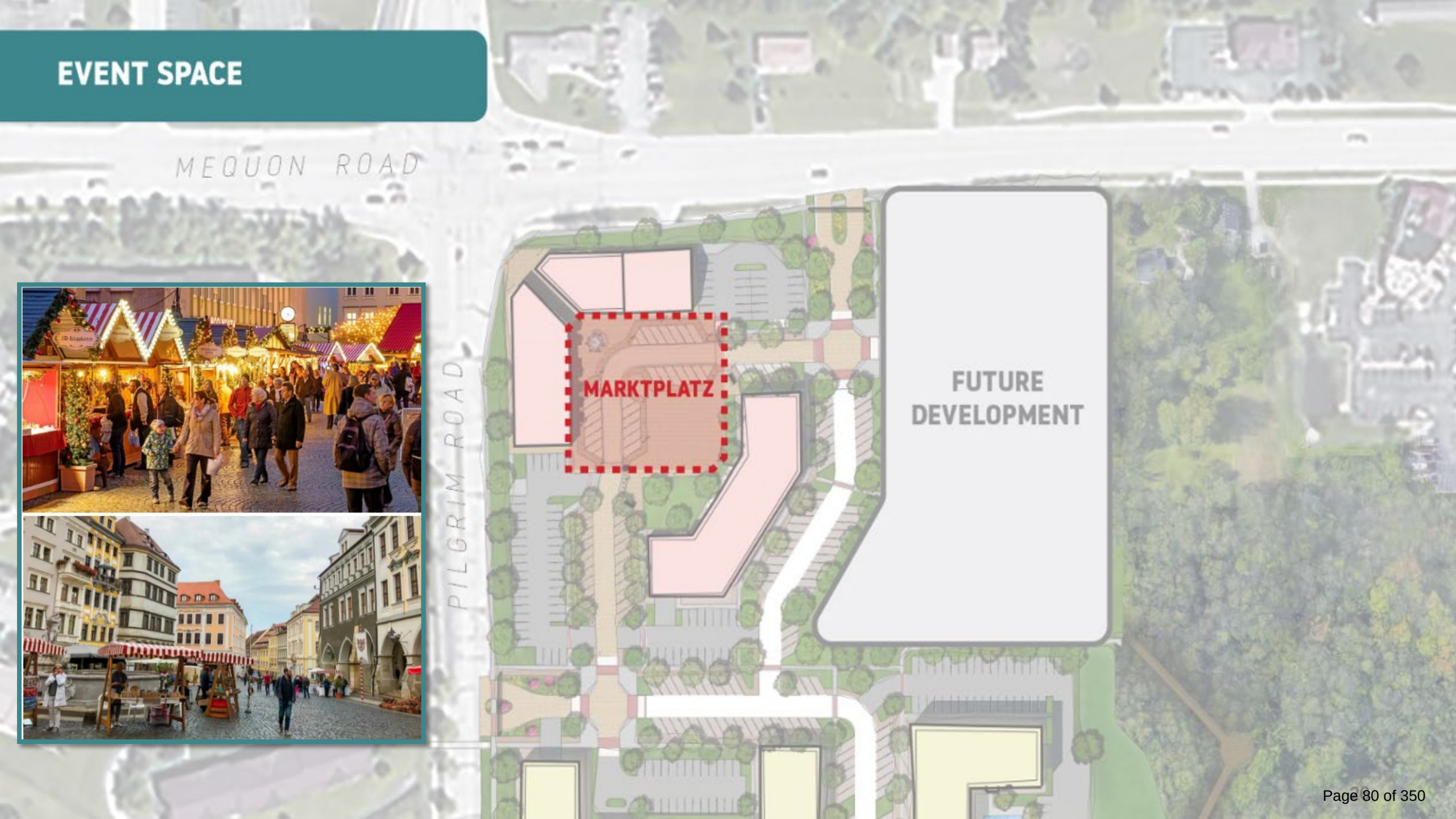


MASTERPLAN

FRANCESE DR
MONTGOMERY DR
MEQUON ROAD
FOND DU LAC AVE
PILGRIM ROAD
LYLE LN
FUTURE PHASE

GATEWAYS

EVENT SPACE



VIEW FROM INTERSECTION

VIEW FROM PILGRIM ROAD

TYPICAL DAY

TYPICAL DAY

EVENT DAY

HOLIDAY MARKET

TAX INCREMENT DISTRICT

Tax Increment District No. 10 CREATION PROCESS

Tentative Schedule

- ✓ February 2025: Village Board decision to move forward with the TID creation.
- ✓ Early March: Notices to property owners in the proposed TID boundary.
- ❑ **March 31st: Initial Joint Review Board Meeting & Plan Commission Public Hearing**
- ❑ April 21st: Village Board Action to Create the TID
- ❑ Late April/Early May: Final Joint Review Board Approval
- ❑ Fall 2025: TID Submittal to the DOR

Use of TIF to Fundamentally Change a Community

- Village of Pewaukee Downtown
- City of Oak Creek
- City of West Bend Downtown and River Front
- City of Cedarburg Downtown
- City of Mequon
- Village of Sussex
- Village of Grafton
- The Corner Town of Brookfield

TIF and School Funding Impact

Equalization Formula

The formula operates under the principle of equal tax rate for equal per pupil expenditures. In pure form, this means that a school district's property tax rate does not depend on the property tax base of the district, but on the level of expenditures. The rate at which school costs are aided through the formula is determined by comparing a school district's per pupil tax base to the state's guaranteed tax base. Equalization aid is provided to make up the difference between the district's actual tax base and the state guaranteed tax base. Thus, there is an inverse relationship between equalization aid and property valuations. Those districts with low per pupil property valuations receive a larger share of their costs through the equalization formula than districts with high per pupil property valuations.

TIF and Property Acquisition

It’s included in the list of eligible project costs in the statute:

66.1105(2)(f)1.c.

Real property assembly costs, meaning any deficit incurred resulting from the sale or lease as lessor by the city of real property within a tax incremental district for consideration which is less than its cost to the city.

The “deficit” (i.e. write down) occurs at the time of sale, regardless of when the land was purchased.

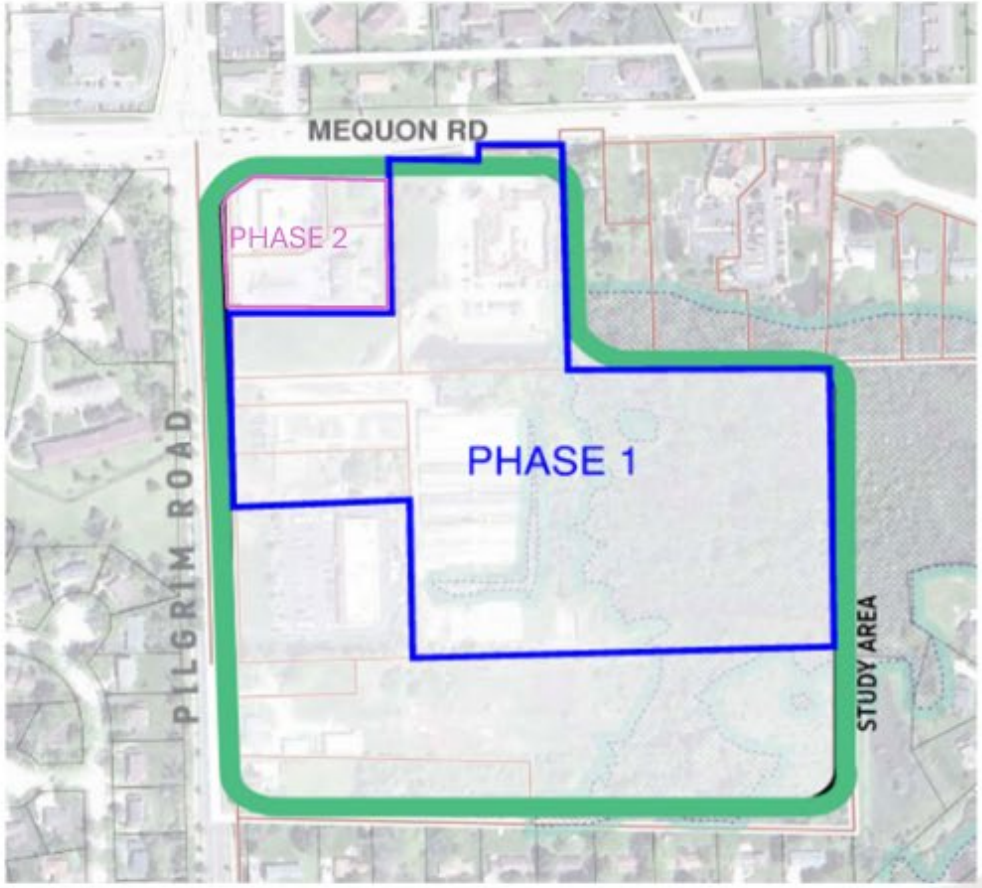
TID Executive Summary

- TID 10 will be a Rehabilitation District comprising of 42.04 acres (after removing 9.27 acres of wetland).
- The Maximum life of the TID is 27-years.
- At least 50% of the acreage within the TID Boundary must be in need of Rehabilitation.
    - This has been estimated to be 51.55% (see Project Plan)
- A total of $49M in expenditures over three phases are to be TID eligible (Phased).
- A total of $84M in incremental value is estimated in Phases 1 & 2.
    - No estimate for Phase 3 has been identified.
- It is estimated to take the full life of the TID to fully reimburse all costs.

Tax Increment District No. 10
PROPOSED TID 10 BOUNDARY

Tax Increment District No. 10
PHASING OF DEVELOPMENT

Project costs and projected development to be phased to mitigate impact to the Village.



Tax Increment District No. 10
DEVELOPMENT SUMMARY

MULTI-FAMILY			
BUILDING	ESTIMATED UNITS	PHASE	PLANNED HEIGHT
A	210	1*	5
B	104	1*	4
E	42	2	3
F	90	1	4

COMMERCIAL			
BUILDING	ESTIMATED SQUARE FEET	PHASE	PLANNED HEIGHT
C	10,000	2	2
D	8,000	2	2
F	10,000	1	2

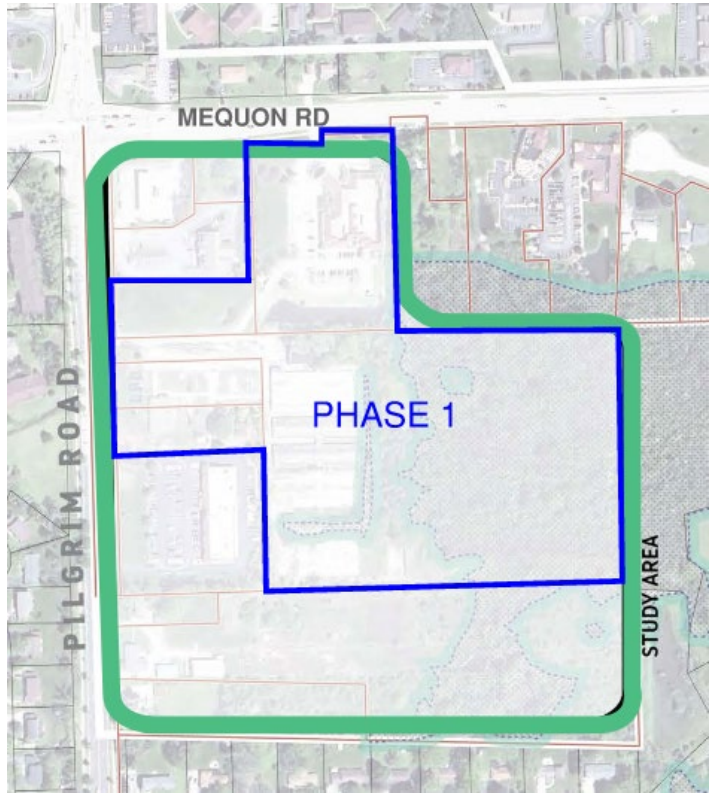
* The development is anticipated to occur first within this phase.

All plans and estimates displayed are conceptual and subject to change.

Financial Feasibility – Phase 1

Project costs and projected development to be phased to mitigate impact to the Village.

- Phase 1 Project Costs Include:
- Acquisition of the Flower Shop Site, Vacant Parcel & Ascension Property
- Demolition and Cleanup of sites acquired
- Infrastructure to serve the Flower Shop Site off Pilgrim Road
- Professional Service Costs related to acquisition of property, market study, various studies and TID creation
- Total estimated cost for Phase is $11M not including interest on potential future Note Issues.

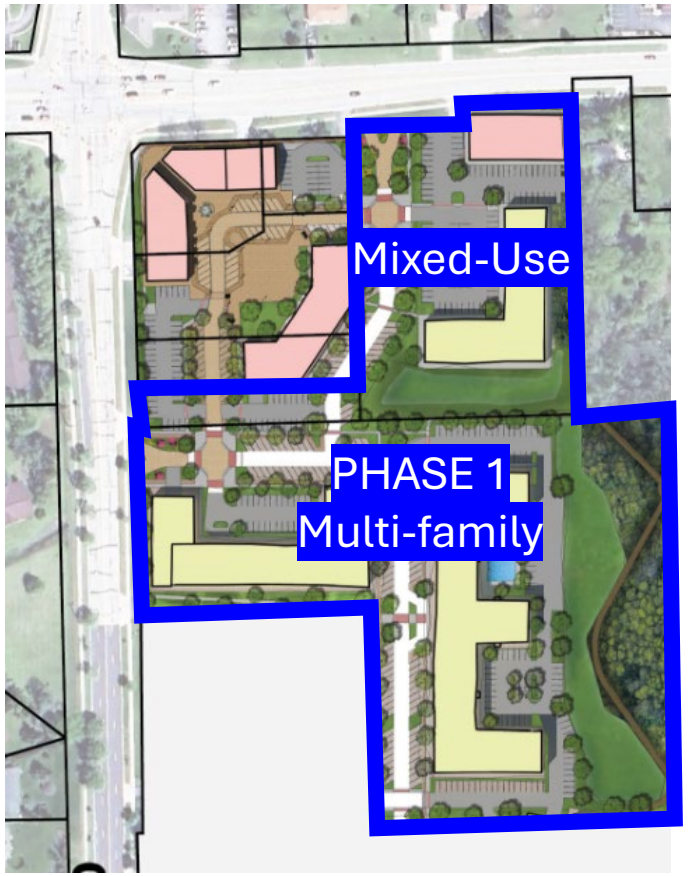


Financial Feasibility – Phase 1 (cont.)

- Development assumptions are preliminary and will be refined once developers are engaged and development agreements executed.
  - Phase 1 estimated Development Include:
    - Flower Store Site:
      - Approximately 300 units of multi-family @$175K per unit.

      Built out over 2 years.
    - Ascension Site (Facility demoed and made available for development

      once the existing lease expires):
      - 90 units of housing @200K per unit built out in 2031-2032
      - 10K SF of retail development built out in 2032
      - Decrement of $5.2M once the Ascension building is demolished
    - Total estimated value of Phase 1 development is $69M



Financial Feasibility – Phase 1 (cont.)

- Key TID Assumptions & Projected Cashflow
  - Overall TID tax rate is $13.48 and in we project a drop of .025% each year of the TID.
  - Property appreciation increase of 2% annually.
  - Interest rates are based upon recent Taxable and Tax-Exempt comparable debt issues.
  - Phase 1 has a positive cashflow assuming both the development assumptions and project costs identified and assuming $ 2.1M in land sale revenue.

Village Center: Development Assumptions Phase 1

Village of Germantown, Wisconsin

Tax Increment District No. 10

Development Assumptions

Construction Year		Flower Store Multi-Family		Ascension Development		Ascension Decrement	Ascension Retail		**Annual Total**	Construction Year	
		Units	Total Value	Units	Total Value	Value	Sq. Ft.	Total Value			
		300		90			10,000				
Estimated Value			$175,000		$ 200,000			$3,750,000			
1	2025								**0**	2025	1
2	2026								**0**	2026	2
3	2027		26,250,000						**26,250,000**	2027	3
4	2028		26,250,000						**26,250,000**	2028	4
5	2029								**0**	2029	5
6	2030					(5,200,000)			**(5,200,000)**	2030	6
7	2031				9,000,000				**9,000,000**	2031	7
8	2032				9,000,000			3,750,000	**12,750,000**	2032	8
9	2033								**0**	2033	9
10	2034								**0**	2034	10
Totals			**52,500,000**		**18,000,000**	**(5,200,000)**		**3,750,000**	**69,050,000**		

Notes: Phase 2 is the BMO and BP Sites.

Village Center – Phase 1 Increment

Village of Germantown, Wisconsin

Tax Increment District No. 10

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	May 1, 2025	
Valuation Date	Jan 1,	2025
Max Life (Years)	27	
Expenditure Period/Termination	22	5/1/2047
Revenue Periods/Final Year	27	2053
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	0
Economic Change Factor	2.00%
Apply to Base Value	
Base Tax Rate	$13.48
Rate Adjustment Factor	-0.25%

Tax Exempt Discount Rate	3.75%
Taxable Discount Rate	5.50%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2025	0	2026	0	0	2027	$13.44	**0**	0	0
2	2026	0	2027	0	0	2028	$13.41	**0**	0	0
3	2027	26,250,000	2028	0	26,250,000	2029	$13.37	**351,072**	292,049	268,618
4	2028	26,250,000	2029	525,000	53,025,000	2030	$13.34	**707,394**	859,244	781,652
5	2029	0	2030	1,060,500	54,085,500	2031	$13.31	**719,738**	1,415,478	1,276,426
6	2030	-5,200,000	2031	1,081,710	49,967,210	2032	$13.27	**663,271**	1,909,546	1,708,613
7	2031	9,000,000	2032	999,344	59,966,554	2033	$13.24	**794,014**	2,479,625	2,199,019
8	2032	12,750,000	2033	1,199,331	73,915,885	2034	$13.21	**976,270**	3,155,224	2,770,557
9	2033	0	2034	1,478,318	75,394,203	2035	$13.17	**993,306**	3,817,766	3,321,753
10	2034	0	2035	1,507,884	76,902,087	2036	$13.14	**1,010,639**	4,467,505	3,853,330
11	2035	0	2036	1,538,042	78,440,129	2037	$13.11	**1,028,274**	5,104,687	4,365,987
12	2036	0	2037	1,568,803	80,008,931	2038	$13.08	**1,046,218**	5,729,556	4,860,398
13	2037	0	2038	1,600,179	81,609,110	2039	$13.04	**1,064,474**	6,342,348	5,337,211
14	2038	0	2039	1,632,182	83,241,292	2040	$13.01	**1,083,049**	6,943,299	5,797,053
15	2039	0	2040	1,664,826	84,906,118	2041	$12.98	**1,101,949**	7,532,635	6,240,529
16	2040	0	2041	1,698,122	86,604,240	2042	$12.95	**1,121,178**	8,110,583	6,668,220
17	2041	0	2042	1,732,085	88,336,325	2043	$12.91	**1,140,742**	8,677,362	7,080,688
18	2042	0	2043	1,766,727	90,103,052	2044	$12.88	**1,160,648**	9,233,187	7,478,476
19	2043	0	2044	1,802,061	91,905,113	2045	$12.85	**1,180,901**	9,778,271	7,862,105
20	2044	0	2045	1,838,102	93,743,215	2046	$12.82	**1,201,508**	10,312,821	8,232,081
21	2045	0	2046	1,874,864	95,618,079	2047	$12.78	**1,222,474**	11,243,430	9,061,276
22	2046	0	2047	1,912,362	97,530,441	2048	$12.75	**1,243,807**	11,776,797	9,424,309
23	2047	0	2048	1,950,609	99,481,050	2049	$12.72	**1,265,511**	12,299,857	9,774,421
24	2048	0	2049	1,989,621	101,470,671	2050	$12.69	**1,287,594**	12,812,809	10,112,072
25	2049	0	2050	2,029,413	103,500,084	2051	$12.66	**1,310,063**	13,315,847	10,437,705
26	2050	0	2051	2,070,002	105,570,086	2052	$12.63	**1,332,923**	13,809,165	10,751,747
27	2051	0	2052	2,111,402	107,681,488	2053	$12.59	**1,356,183**	**14,292,948**	**11,054,613**
	Totals	**69,050,000**		**38,631,488**			**Future Value of Increment**	**26,363,200**		

Notes:
1) Tax rate shown is actual 2024/2025 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Village Center – Phase 1 Cashflow

Village of Germantown, Wisconsin

Tax Increment District No. 10

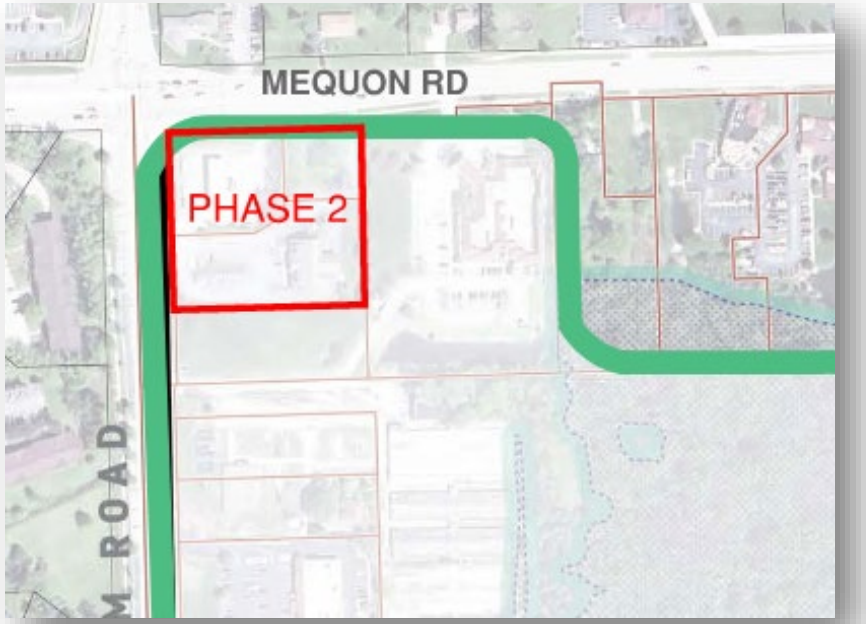
Cash Flow Projection

	Projected Revenues					Projected Expenditures												Balances		
						2025 Taxable G.O. Note $7,100,000		2025 Taxable G.O. Note	2025 G.O. Promissory Note $3,250,000		2025 G.O. Promissory Note	2026 State Trust Fund Loan $795,000		2026 State Trust Fund	Total					
Year	Tax Increments	Interest Earnings	Rental Inccome	Land Sale or Other Revenue	**Total Revenues**	Dated Date: Principal	06/01/25 Interest	$7,100,000 Issue Total	Dated Date: Principal	06/01/25 Interest	$3,250,000 Issue Total	Dated Date: Principal	05/01/26 Interest	$795,000 Issue Total	Debt Service	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Year
2025			212,203		**212,203**			0			0			0	0	0	**0**	**212,203**	**212,203**	2025
2026		9,549	429,313	1,250,000	**1,688,862**	0	390,500	390,500		121,875	121,875			0	512,375	0	**512,375**	1,176,487	1,388,690	2026
2027	0	62,491	437,819		**500,310**	50,000	390,500	440,500	100,000	121,875	221,875	23,000	43,725	66,725	729,100	5,000	**734,100**	(233,790)	1,154,900	2027
2028	0	51,971	258,334		**310,305**	150,000	387,750	537,750	100,000	118,125	218,125	24,000	42,460	66,460	822,335	5,000	**827,335**	(517,030)	637,870	2028
2029	351,072	28,704			**379,777**	225,000	379,500	604,500	125,000	114,375	239,375	26,000	41,140	67,140	911,015	5,000	**916,015**	(536,238)	101,631	2029
2030	707,394	4,573		850,000	**1,561,967**	275,000	367,125	642,125	150,000	109,688	259,688	28,500	39,710	68,210	970,023	5,000	**975,023**	586,944	688,576	2030
2031	719,738	30,986			**750,723**	300,000	352,000	652,000	150,000	104,063	254,063	30,500	38,143	68,643	974,705	5,000	**979,705**	(228,982)	459,594	2031
2032	663,271	20,682			**683,953**	300,000	335,500	635,500	150,000	98,438	248,438	32,000	36,465	68,465	952,403	5,000	**957,403**	(273,449)	186,145	2032
2033	794,014	8,377			**802,391**	300,000	319,000	619,000	150,000	92,813	242,813	34,000	34,705	68,705	930,518	5,000	**935,518**	(133,127)	53,018	2033
2034	976,270	2,386			**978,655**	300,000	302,500	602,500	200,000	87,188	287,188	36,500	32,835	69,335	959,023	5,000	**964,023**	14,633	67,651	2034
2035	993,306	3,044			**996,350**	350,000	286,000	636,000	200,000	79,688	279,688	39,000	30,828	69,828	985,515	5,000	**990,515**	5,835	73,486	2035
2036	1,010,639	3,307			**1,013,946**	375,000	266,750	641,750	200,000	72,188	272,188	41,000	28,683	69,683	983,620	5,000	**988,620**	25,326	98,811	2036
2037	1,028,274	4,447			**1,032,721**	400,000	246,125	646,125	200,000	64,688	264,688	43,500	26,428	69,928	980,740	5,000	**985,740**	46,981	145,792	2037
2038	1,046,218	6,561			**1,052,778**	450,000	224,125	674,125	200,000	57,188	257,188	45,500	24,035	69,535	1,000,848	5,000	**1,005,848**	46,931	192,723	2038
2039	1,064,474	8,673			**1,073,147**	525,000	199,375	724,375	200,000	49,688	249,688	48,000	21,533	69,533	1,043,595	5,000	**1,048,595**	24,552	217,275	2039
2040	1,083,049	9,777			**1,092,827**	550,000	170,500	720,500	200,000	42,188	242,188	50,500	18,893	69,393	1,032,080	5,000	**1,037,080**	55,747	273,022	2040
2041	1,101,949	12,286			**1,114,235**	625,000	140,250	765,250	200,000	34,688	234,688	53,000	16,115	69,115	1,069,053	5,000	**1,074,053**	40,182	313,204	2041
2042	1,121,178	14,094			**1,135,272**	625,000	105,875	730,875	225,000	27,188	252,188	55,500	13,200	68,700	1,051,763	5,000	**1,056,763**	78,509	391,713	2042
2043	1,140,742	17,627			**1,158,369**	650,000	71,500	721,500	250,000	18,750	268,750	58,500	10,148	68,648	1,058,898	5,000	**1,063,898**	94,472	486,185	2043
2044	1,160,648	21,878			**1,182,526**	650,000	35,750	685,750	250,000	9,375	259,375	61,500	6,930	68,430	1,013,555	5,000	**1,018,555**	163,971	650,156	2044
2045	1,180,901	29,257			**1,210,158**			0			0	64,500	3,548	68,048	68,048	5,000	**73,048**	1,137,111	1,787,267	2045
2046	1,201,508	80,427			**1,281,935**			0			0			0	0	5,000	**5,000**	1,276,935	3,064,202	2046
2047	1,222,474	137,889			**1,360,364**			0			0			0	0	5,000	**5,000**	1,355,364	4,419,566	2047
2048	1,243,807	198,880			**1,442,687**			0			0			0	0	5,000	**5,000**	1,437,687	5,857,253	2048
2049	1,265,511	263,576			**1,529,087**			0			0			0	0	5,000	**5,000**	1,524,087	7,381,340	2049
2050	1,287,594	332,160			**1,619,754**			0			0			0	0	5,000	**5,000**	1,614,754	8,996,095	2050
2051	1,310,063	404,824			**1,714,887**			0			0			0	0	5,000	**5,000**	1,709,887	10,705,982	2051
2052	1,332,923	481,769			**1,814,692**			0			0			0	0	5,000	**5,000**	1,809,692	12,515,674	2052
2053	1,356,183	531,916			**1,888,099**			0			0			0	0	5,000	**5,000**	1,883,099	14,398,773	2053
	26,363,200	**2,782,112**	**1,337,669**	**2,100,000**	**32,582,981**	**7,100,000**	**4,970,625**	**12,070,625**	**3,250,000**	**1,424,063**	**4,674,063**	**795,000**	**509,520**	**1,304,520**	**18,049,208**	**135,000**	**18,184,208**			

LEGEND:

- - - - - - - - **END OF EXP. PERIOD**

Financial Feasibility – Phase 1 & 2



- Project costs and projected development to be phased to mitigate impact to the Village.
  - In addition to Phase 1 Project Costs, Phase 2 Costs Include:
    - Acquisition of the BMO & BP Property's
    - Demolition and environmental cleanup of sites acquired
    - Infrastructure to serve the development off Mequon Road
    - Professional Service Costs related to acquisition of property, market study and various studies
    - Total estimated cost for Phase 2 is $11M not including interest on potential future Note Issues for Phase 2.

Financial Feasibility – Phase 1 + 2 (cont.)

- Development assumptions are preliminary and will be refined once developers are engaged and development agreements executed.
  - In additional to Phase 1 Development Phase 2 estimated Development Include:
    - BP & BMO Sites:
      - 48 units of multi-family @$175K per unit built out in 2031.
      - 21K SF of retail development built out in 2030 through 2032
      - Decrement of $700K once the BMO and BP buildings are demolished
    - Total estimated value of Phase 1 development is $15.5M

Financial Feasibility – Phase 1 & 2 (cont.)

- Key TID Assumptions & Projected Cashflow
  - Overall TID tax rate is $13.48 and in we project a drop of .025% each year of the TID. (No Change)
  - Property appreciation increase of 2% annually. (No Change)
  - Interest rates are based upon recent Taxable and Tax-Exempt comparable debt issues. (No Change)
  - Phase 1 & 2 has a positive cashflow assuming both the development assumptions and project costs identified, $2.1M in land sale revenue, and $6M in other revenue and/or grants.

Town Center: Development Assumptions Phase 1 & 2

Village of Germantown, Wisconsin

Tax Increment District No. 10

Development Assumptions

Construction Year		Flower Store Multi-Family		Ascension Development		Ascension Decrement	Ascension Retail		Phase 2 - Retail		Phase 2 - Residential		Phase 2 Decrement	Annual Total	Construction Year	
		Units	Total Value	Units	Total Value	Value	Sq. Ft.	Total Value	Sq. Ft.	Total Value	Units	Total Value	Value			
		300		90			10,000		21,000		48					
Estimated Value			$175,000		$ 200,000.00			$3,750,000				$175,000				
1	2025													**0**	2025	1
2	2026													**0**	2026	2
3	2027		26,250,000											**26,250,000**	2027	3
4	2028		26,250,000											**26,250,000**	2028	4
5	2029												(700,000)	**(700,000)**	2029	5
6	2030					(5,200,000)				3,750,000				**(1,450,000)**	2030	6
7	2031				9,000,000					3,000,000		8,400,000		**20,400,000**	2031	7
8	2032				9,000,000			3,750,000		1,125,000				**13,875,000**	2032	8
9	2033													**0**	2033	9
10	2034													**0**	2034	10
Totals			**52,500,000**		**18,000,000**	**(5,200,000)**		**3,750,000**		**7,875,000**		**8,400,000**	**(700,000)**	**84,625,000**		

Notes: Phase 2 is the BMO and BP Sites.

Town Center – Phase 1 & 2 Cashflow

	Projected Revenues						Projected Expenditures																		Balances		
							2025 Taxable G.O. Note $7,100,000		2025 Taxable G.O. Note	2025 G.O. Promissory Note $3,250,000		2025 G.O. Promissory Note	2026 State Trust Fund Loan $795,000		2026 State Trust Fund	Taxable G.O. Note $5,655,000		Taxable G.O. Note	G.O. Promissory Note $5,450,000		G.O. Promissory	Total					
Year	Tax Increments	Interest Earnings	Rental Income	Land Sale Revenue	Other Revenue	**Total Revenues**	Dated Date: Principal	06/01/25 Interest	$7,100,000 Issue Total	Dated Date: Principal	06/01/25 Interest	$3,250,000 Issue Total	Dated Date: Principal	05/01/26 Interest	$795,000 Issue Total	Dated Date: Principal	07/01/29 Interest	$5,655,000 Issue Total	Dated Date: Principal	07/01/29 Interest	$5,450,000 Issue Total	Debt Service	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Year
2025			212,203			**212,203**			0			0			0			0			0	0	0	**0**	**212,203**	**212,203**	2025
2026		8,488	429,313	1,250,000		**1,687,801**	0	390,500	390,500		121,875	121,875			0			0			0	512,375	10,000	**522,375**	1,165,426	1,377,629	2026
2027	0	55,105	437,819			**492,924**	50,000	390,500	440,500	100,000	121,875	221,875	23,000	45,713	68,713			0			0	731,088	10,000	**741,088**	(248,163)	1,129,466	2027
2028	0	45,179	258,334		2,500,000	**2,803,513**	150,000	387,750	537,750	100,000	118,125	218,125	24,000	44,390	68,390			0			0	824,265	10,000	**834,265**	1,969,248	3,098,713	2028
2029	351,072	123,949			2,500,000	**2,975,021**	225,000	379,500	604,500	125,000	114,375	239,375	26,000	43,010	69,010			0			0	912,885	10,000	**922,885**	2,052,136	5,150,849	2029
2030	707,394	206,034		850,000	1,000,000	**2,763,427**	275,000	367,125	642,125	150,000	109,688	259,688	28,500	41,515	70,015	0	282,750	282,750	0	218,000	218,000	1,472,578	10,000	**1,482,578**	1,280,850	6,431,699	2030
2031	710,422	257,268				**967,690**	300,000	352,000	652,000	150,000	104,063	254,063	30,500	39,876	70,376	0	282,750	282,750	100,000	218,000	318,000	1,577,189	10,000	**1,587,189**	(619,498)	5,812,201	2031
2032	703,572	232,488				**936,060**	300,000	335,500	635,500	150,000	98,438	248,438	32,000	38,123	70,123	100,000	282,750	382,750	100,000	214,000	314,000	1,650,810	10,000	**1,660,810**	(724,750)	5,087,451	2032
2033	985,964	203,498				**1,189,462**	300,000	319,000	619,000	150,000	92,813	242,813	34,000	36,283	70,283	100,000	277,750	377,750	200,000	210,000	410,000	1,719,845	10,000	**1,729,845**	(540,383)	4,547,068	2033
2034	1,186,428	181,883				**1,368,311**	300,000	302,500	602,500	200,000	87,188	287,188	36,500	34,328	70,828	150,000	272,750	422,750	200,000	202,000	402,000	1,785,265	10,000	**1,795,265**	(426,954)	4,120,114	2034
2035	1,207,132	164,805				**1,371,936**	350,000	286,000	636,000	200,000	79,688	279,688	39,000	32,229	71,229	150,000	265,250	415,250	200,000	194,000	394,000	1,796,166	10,000	**1,806,166**	(434,230)	3,685,884	2035
2036	1,228,196	147,435				**1,375,631**	375,000	266,750	641,750	200,000	72,188	272,188	41,000	29,986	70,986	150,000	257,750	407,750	200,000	186,000	386,000	1,778,674	10,000	**1,788,674**	(413,042)	3,272,842	2036
2037	1,249,628	130,914				**1,380,542**	400,000	246,125	646,125	200,000	64,688	264,688	43,500	27,629	71,129	150,000	250,250	400,250	200,000	178,000	378,000	1,760,191	10,000	**1,770,191**	(389,650)	2,883,192	2037
2038	1,271,434	115,328				**1,386,762**	450,000	224,125	674,125	200,000	57,188	257,188	45,500	25,128	70,628	200,000	242,750	442,750	200,000	170,000	370,000	1,814,690	10,000	**1,824,690**	(437,928)	2,445,264	2038
2039	1,293,621	97,811				**1,391,431**	525,000	199,375	724,375	200,000	49,688	249,688	48,000	22,511	70,511	200,000	232,750	432,750	200,000	162,000	362,000	1,839,324	10,000	**1,849,324**	(457,893)	1,987,371	2039
2040	1,316,194	79,495				**1,395,689**	550,000	170,500	720,500	200,000	42,188	242,188	50,500	19,751	70,251	200,000	222,750	422,750	200,000	154,000	354,000	1,809,689	10,000	**1,819,689**	(424,000)	1,563,371	2040
2041	1,339,162	62,535				**1,401,697**	625,000	140,250	765,250	200,000	34,688	234,688	53,000	16,848	69,848	200,000	212,750	412,750	200,000	146,000	346,000	1,828,535	10,000	**1,838,535**	(436,838)	1,126,533	2041
2042	1,362,530	45,061				**1,407,591**	625,000	105,875	730,875	225,000	27,188	252,188	55,500	13,800	69,300	200,000	202,750	402,750	200,000	138,000	338,000	1,793,113	10,000	**1,803,113**	(395,521)	731,012	2042
2043	1,386,306	29,240				**1,415,547**	650,000	71,500	721,500	250,000	18,750	268,750	58,500	10,609	69,109	200,000	192,750	392,750	200,000	130,000	330,000	1,782,109	10,000	**1,792,109**	(376,562)	354,450	2043
2044	1,410,497	14,178				**1,424,675**	650,000	35,750	685,750	250,000	9,375	259,375	61,500	7,245	68,745	200,000	182,750	382,750	200,000	122,000	322,000	1,718,620	10,000	**1,728,620**	(303,945)	50,505	2044
2045	1,435,111	2,020				**1,437,131**			0			0	64,500	3,709	68,209	550,000	172,750	722,750	500,000	114,000	614,000	1,404,959	10,000	**1,414,959**	22,172	72,677	2045
2046	1,460,153	2,907				**1,463,060**			0			0			0	650,000	145,250	795,250	550,000	94,000	644,000	1,439,250	10,000	**1,449,250**	13,810	86,488	2046
2047	1,485,633	3,460				**1,489,092**			0			0			0	700,000	112,750	812,750	550,000	72,000	622,000	1,434,750	10,000	**1,444,750**	44,342	130,830	2047
2048	1,511,557	5,233				**1,516,790**			0			0			0	755,000	77,750	832,750	600,000	50,000	650,000	1,482,750	10,000	**1,492,750**	24,040	154,870	2048
2049	1,537,934	6,195				**1,544,129**			0			0			0	800,000	40,000	840,000	650,000	26,000	676,000	1,516,000	10,000	**1,526,000**	18,129	172,999	2049
2050	1,564,771	6,920				**1,571,691**			0			0			0			0			0	0	10,000	**10,000**	1,561,691	1,734,690	2050
2051	1,592,076	69,388				**1,661,464**			0			0			0			0			0	0	10,000	**10,000**	1,651,464	3,386,153	2051
2052	1,619,858	135,446				**1,755,304**			0			0			0			0			0	0	10,000	**10,000**	1,745,304	5,131,457	2052
2053	1,648,124	205,258				**1,853,383**			0			0			0			0			0	0	10,000	**10,000**	1,843,383	6,974,840	2053
	31,564,769	**2,637,519**	**1,337,669**	**2,100,000**	**6,000,000**	**43,639,957**	**7,100,000**	**4,970,625**	**12,070,625**	**3,250,000**	**1,424,063**	**4,674,063**	**795,000**	**532,680**	**1,327,680**	**5,655,000**	**4,209,750**	**9,864,750**	**5,450,000**	**2,998,000**	**8,448,000**	**36,385,118**	**280,000**	**36,665,118**			

Financial Feasibility – Summary

Financial Summary:

- Final project costs and development will be negotiated with potential developers.
- Current projections assume conservative estimates for project costs. The Village will seek grants and other funding sources to reduce the overall financial impact.
- When applicable, the Village will negotiate MRO's vs. the Village borrowing for various costs. This will reduce the overall cost of the project.
- Phases to the south will be vetted to determine financial viability prior to the Village moving forward.
- This analysis does not project increment from other areas of the TID.

Q
&
A

PUBLIC HEARING

(Plan Commission Meeting)

SPEAKERS:

- ✓ Complete “Speaker Request Form” & Give to Clerk
- ✓ State Name & Address
- ✓ 3-Minute Time Limit

Important Disclosures

Ehlers is the joint marketing name of the following affiliated businesses (collectively, the “Affiliates”): Ehlers & Associates, Inc. (“EA”), a municipal advisor registered with the Municipal Securities Rulemaking Board (“MSRB”) and the Securities and Exchange Commission (“SEC”); Ehlers Investment Partners, LLC (“EIP”), an SEC registered investment adviser; and Bond Trust Services Corporation (“BTS”), a holder of a limited banking charter issued by the State of Minnesota.

Where an activity requires registration as a municipal advisor pursuant to Section 15B of the Exchange Act of 1934 (Financial Management Planning and Debt Issuance & Management), such activity is or will be performed by EA; where an activity requires registration as an investment adviser pursuant to the Investment Advisers Act of 1940 (Investments and Treasury Management), such activity is or will be performed by EIP; and where an activity requires licensing as a bank pursuant to applicable state law (paying agent services shown under Debt Issuance & Management), such activity is or will be performed by BTS. Activities not requiring registration may be performed by any Affiliate.

This communication does not constitute an offer or solicitation for the purchase or sale of any investment (including without limitation, any municipal financial product, municipal security, or other security) or agreement with respect to any investment strategy or program. This communication is offered without charge to clients, friends, and prospective clients of the Affiliates as a source of general information about the services Ehlers provides. This communication is neither advice nor a recommendation by any Affiliate to any person with respect to any municipal financial product, municipal security, or other security, as such terms are defined pursuant to Section 15B of the Exchange Act of 1934 and rules of the MSRB. This communication does not constitute investment advice by any Affiliate that purports to meet the objectives or needs of any person pursuant to the Investment Advisers Act of 1940 or applicable state law.

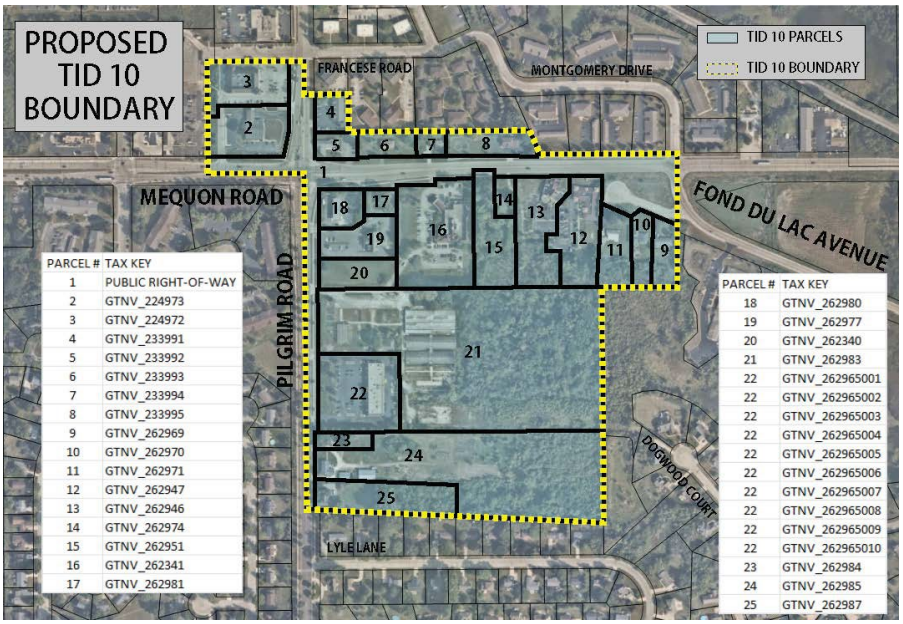
NOTICE OF PUBLIC HEARING
AND JOINT REVIEW BOARD MEETING
VILLAGE OF GERMANTOWN, WISCONSIN

NOTICE IS HEREBY GIVEN that the Village of Germantown will hold a Joint Review Board meeting on March 31, 2025 at 5:30 P.M.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Rd. Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #: **2556 715 0057** Password: **jVwZv3PKi48** which can be access by phone at 408-418-9388 or by logging in at:

https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m4c3de84c69ef3306e871fe7675cd9b15

The purpose of the meeting is to organize the Joint Review Board for consideration of the Village's proposal to create Tax Incremental District No. 10.



PARCEL #	TAX KEY
1	PUBLIC RIGHT-OF-WAY
2	GTNV_224973
3	GTNV_224972
4	GTNV_233991
5	GTNV_233992
6	GTNV_233993
7	GTNV_233994
8	GTNV_233995
9	GTNV_262969
10	GTNV_262970
11	GTNV_262971
12	GTNV_262947
13	GTNV_262946
14	GTNV_262974
15	GTNV_262951
16	GTNV_262341
17	GTNV_262981

PARCEL #	TAX KEY
18	GTNV_262980
19	GTNV_262977
20	GTNV_262340
21	GTNV_262983
22	GTNV_262965001
22	GTNV_262965002
22	GTNV_262965003
22	GTNV_262965004
22	GTNV_262965005
22	GTNV_262965006
22	GTNV_262965007
22	GTNV_262965008
22	GTNV_262965009
22	GTNV_262965010
23	GTNV_262984
24	GTNV_262985
25	GTNV_262987

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Germantown will hold a public hearing on March 31, 2025 at 6:30 PM.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Rd.

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #: **2556 894 8690** Password**: iKrnHphP766** which can be accessed by phone at **408-418-9388** or by logging in at :

https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m15d0c0e5560b7ff37861ad5cad4a7763

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed creation of Tax Incremental District No. 10, its proposed boundaries, and its proposed Project Plan.

The District's proposed boundary is identified on the map included in this Notice.

Based on the existing condition of properties within the proposed District boundary the Village expects to designate the District as in need of rehabilitation or conservation.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will be for the purpose of rehabilitating or conserving property and may include acquisition of property, rights of way or easements, site preparation, installation or rehabilitation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District*, professional services and organizational costs, administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects may be undertaken within the District's proposed boundary and in areas located in the Village within ½ mile of that boundary.

All interested parties will be given a reasonable opportunity to comment on the proposed creation of the District, its proposed boundaries, and its proposed Project Plan. A copy of the proposed District Project Plan, including a description of the proposed boundaries, is available for public inspection and will be provided on request during normal business hours at the office of the Village Clerk at the Germantown Village Hall, located at N112 W17001 Mequon Rd. This information can also be viewed on the Village's website at www.germantownwi.gov.

By Order of the Village of Germantown, Wisconsin

BUILDING & ZONING CODE TEXT AMENDMENTS

4/14/25 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report & Recommendation ***Germantown, Wisconsin***

Summary

The Community Development Department (Planning & Zoning Services) is proposing a series of text amendments to Section 14 (Building Code) and Section 17 (Zoning Code) in the Germantown Municipal Code.

While only amendments to the Zoning Code require a public hearing before the Plan Commission, it is/has been our practice to bring development-related code amendments to the Plan Commission for review and recommendation. The following proposed text amendments to the various sections in the Building Code and Zoning Code correspond to the attached draft ordinance:

Amendment #1 *(see Section 1; page 1)*
The proposed amendment creates Section 14.095 to provide for the installation and use of temporary accessory structures that create or enhance existing outdoor service areas associated with “public buildings”, such as restaurants, bars and other retail business establishments, on a temporary or seasonal basis (up to 180 days in a year) without having to meet the same rigorous building code requirements that apply to permanent structures and buildings.

Amendment #2 *(see Section 2; page 2)*
The proposed amendment to Section 17.41(7) revises similar provisions already in the Zoning Code for outdoor accessory structures installed on 1 and 2-family residential properties intended for private, personal use on a seasonal or year-round basis.

Amendment #3 *(see Section 3; page 3)*
The proposed amendment revises Section 17.45 to add design and construction standards for new or replacement trash and recycling container enclosures installed on property in all business, industrial, institutional and other zoning districts that are not 1 and 2-family residential or agricultural zoning districts.

VILLAGE STAFF RECOMMENDATION

A recommendation from the Plan Commission is necessary to move the proposed code amendments to the Village Board for consideration and action. The recommendation is to **APPROVE** the proposed text amendments as presented in the draft ordinance (copy attached) and summarized herein.

ORDINANCE NO. xx-2025

AN ORDINANCE AMENDING SECTION 14 (BUILDING) AND SECTION 17 (ZONING) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

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

SECTION 1. That Section 14.095 (OUTDOOR ACCESSORY STRUCTURES) is created to read as follows:

14.095 OUTDOOR ACCESSORY STRUCTURES; NON-RESIDENTIAL PUBLIC BUILDINGS.

(1) Purpose and Intent. It is the intent of this section to provide for the installation and use of temporary, portable, accessory structures to create and/or extend outdoor service areas for restaurants, bars and other retail business establishments on a temporary basis without having to meet the same building code requirements that apply to permanent buildings. While these provisions do not eliminate nor reduce the need to comply with Building and Fire Code requirements adopted by the Village for permanent buildings, they are intended to follow or mirror the requirements provided in the Wis Admin Code (SPS Section 360-366) and the International Building Code (IBC Section 3103) for “temporary structures”.

(2) Definitions. For purposes of this section, the following definitions apply:

(a) “Outdoor accessory structure” means a structure intended for temporary or seasonal use for outdoor activities, dining, entertainment and/or protection from the weather, including but not limited to gazebos, pergolas, pavilions, arbors, dining bubbles, and tents.

(b) “Non-residential Public Buildings” means a building and the exterior parts of such building such as a deck, porch, or patio used by the public for assembly, trade, or occupancy as defined under Wis. Stats. Section 101.01(12).

(3) Zoning Districts Allowed. Outdoor accessory structures may be erected or installed as an accessory use as part of any non-residential public building located in any business, industrial, or other zoning district that is not a single-family residential zoning district in the Village.

(4) Installation Requirements. Installation of an outdoor accessory structure shall meet the following requirements.

(a) Structures shall not be installed for a period of 180 days or more in a calendar year. Structures installed for more than 180 days constitute a code violation and are subject to enforcement action by the Village;

(b) Structures shall comply with the following as provided under Wisconsin Admin Code Section SPS 362 and International Building Code (IBC) Section 3103 for “temporary structures” but only to the extent deemed necessary by the Building Inspector or Fire Chief after considering the type, size, height, construction materials, location, time of the year to be installed, purpose, and occupant load of the proposed outdoor accessory structure:

1. Ingress/egress
2. Anchoring
3. Fire safety

DRAFT

(c) Structures shall be located a minimum five (5) feet setback from all property lines;
(d) Structures shall have a height equal to or less than fifteen (15) feet or the height of any abutting building, whichever is less;
(e) Structure may have a roof or ceiling to provide protection from sun, wind or rain but cannot have rigid or fixed walls that cover more than 25 percent of the potential side wall area below the roof or ceiling and between the support structures;
(f) The use of portable heaters or other devices that require an open flame, combustible fuel, or extension cords for electrical service shall be inspected and approved by the Building Inspector or Fire Department prior to such use.

(5) Permitting and Inspection. Issuance of a building permit from the Village is required prior to installation and a pre-occupancy inspection by the Building Inspector and Fire Inspector is required prior to use of an outdoor accessory structure. A building permit application shall include the following:
(a) Specifications on the size, height, type of materials, and maximum occupancy load;
(b) Details on and description of the means and methods of anchoring and installation;
(c) Site plan showing the proposed location, means of egress, setbacks from property lines, buildings, and other features of the property.

(6) Applicability and Exemptions. These provisions and requirements do not apply to the following:
(a) Outdoor furniture (e.g. tables, chairs, patio umbrellas, sunshades)
(b) Outdoor accessory structures for 1 and 2-family buildings on property located in residential and agricultural zoning districts [see Section 17.41(7)]
(c) Outdoor accessory structures intended to be installed for a period of 180 days or more are not considered to be “temporary structures” and are required to comply with all applicable Building and Fire Codes adopted by the Village.

SECTION 2. That Section 17.41(7) (OUTDOOR ACTIVITY ACCESSORY STRUCTURES) is revised as follows where words that are ~~stricken~~ are deleted and words that are <u>underlined</u> are to be added:

(7) OUTDOOR ~~ACTIVITY~~ ACCESSORY STRUCTURES<u>;</u> <u>RESIDENTIAL</u>. Arbors, pergolas, gazebos, BBQ shelters, sun shade, pavilion, outdoor kitchens, and other similar outdoor structures and landscaping features used primarily for seasonal, temporary space for outdoor activities, entertainment, shade and protection from outdoor weather (vs. the storage or vehicles, equipment, tools, toys, etc.) are considered to be accessory structures and not accessory buildings subject to the maximum number and area limitations set forth in the table above. Outdoor accessory structures shall meet all of the following requirements:

(a) located in a side or rear yard only;
(b) meet a minimum five (5) feet setback from all property lines, dwellings and other permanent buildings or structures;
(c) must be free-standing and not attached to a dwelling, garage or other permanent building; if attached to a fence must meet all fence requirements;
(d) may have a roof or ceiling that provides protection from sun, wind or rain but cannot have enclosed sides more than 25 percent of the potential side area below the roof or ceiling and between the support structure;
(e) Maximum height of fifteen (15) feet;
(f) Not more than three (3) outdoor accessory structures per residential property with a maximum footprint or area for all structures not to exceed 625 sqft.

SECTION 3. That Section 17.45 (TRAFFIC, PARKING, LOADING, AND ACCESS) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.45 (TRAFFIC, PARKING, ~~LOADING, AND~~ ACCESS, TRASH & RECYCLING)

(6) Trash & Recycling Container Enclosures. All new or replacement trash and recycling container enclosures installed on property in all business, industrial, institutional, and other zoning districts that are not 1 and 2-family residential and agricultural zoning districts shall comply with the following requirements:

(a) The enclosure area shall be large enough to accommodate the containers and be located on the lot with adequate space for access and maneuverability by the collection service without having to back onto or encroach into the public right-of-way.

(b) All containers and enclosures shall be located in the rear or side yard of a lot. There shall not be any type of enclosure or container(s) stored or installed in the front yard.

(c) The enclosure shall be placed on a concrete pad with a minimum concrete depth of four inches (4").

(d) The enclosure area shall be screened on three (3) sides by a wall from view from public streets and abutting properties with the access/opening directed toward the interior of the property.

(e) The walls shall be constructed in a durable fashion of brick, stone or other masonry materials compatible with the principal building. The access gate shall be comprised of an opaque material or design. Acceptable materials include: wood, concrete, woven vinyl or chain link fencing in the access gate are allowed provided that privacy slats are also installed within the woven fencing.

(f) The height of the enclosure shall fully enclose the container(s) and should generally not exceed eight feet (8') in height (unless necessitated by the height of the container).

(g) The enclosure shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side of the enclosure.

(h) Access gates shall be constructed with commercial grade hinges, poles and latches to ensure function and durability. Access gates must remain closed and securely latched at all times except during service.

(i) Enclosure areas shall be designed to direct run-off to and through vegetated buffer areas prior to indirect discharge to a storm sewer or on-site storm water retention system. Drains that connect directly to the sanitary system are not generally permitted; contact the Village Engineer for further details and requirements.

(j) All enclosure areas shall include landscaping comprised of evergreen and deciduous trees & shrubs. Said landscaping shall be integrated and compatible with the entire lot and included in the overall landscape plan for the lot.

SECTION 4. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2025

Vote: Ayes: _____
Nays: _____

_____
, Village President

ATTEST:

_____
Donna Ott, Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

DRAFT

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

04/14/25 Plan Commission Meeting

Trio Engineering, LLC / Charles Smith

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Trio Engineering, LLC, Agent for Charles Smith, Property Owner, is requesting approval for Rezoning a portion of property from the A-1: Agricultural District to the Rs-1: Single-Family Residential District and a portion of property from the A-1: Agricultural District to the A-2: Agricultural District, and a 2-Lot Certified Survey Map for a land division. Property is located at W148 N12470 Pleasant View Drive in the Rural Preservation District.

Location: W148 N12470 Pleasant View Drive

Applicant/ Owner:

Trio Engineering, LLC 4100 N Calhoun Rd, Suite 300 Brookfield, WI 53005	Charles Smith 2942 N 117TH Street Wauwatosa, WI 53222

Current Zoning: A-1: Agricultural District

Proposed Zoning: Rs-1: Single-Family Residential District (Lot 1)
A-2: Agricultural District (Lot 2)

Adjacent Land Uses		Zoning
North	Residential/Agricultural	A-2
South	Residential/Agricultural	Rs-1/A-2
East	Residential/Agricultural	A-2
West	Residential/Agricultural	Rs-2/A-2

Proposal

Trio Engineering, LLC, Agent for Charles Smith, Property Owner, is requesting approval for Rezoning a portion of property from the A-1: Agricultural District to the Rs-1: Single-Family Residential District and a portion of property from the A-1: Agricultural District to the A-2: Agricultural District, and a 2-Lot Certified Survey Map for a land division. Property is located at W148 N12470 Pleasant View Drive in the Rural Preservation District.

Certified Survey Map (CSM)

The proposed CSM will divide an existing parcel to create a 5.0-acre parcel (Lot 1) and a 12.87-acre parcel (Lot 2). The purpose of this land division is to split off an existing home and accessory buildings (Lot 1) from the remaining agricultural land (Lot 2). The owner intends to build a new single-family residence and accessory building(s) on Lot 2 and use the other acreage on the property for agricultural/recreational use.

Rezoning

Based on the proposed CSM, the resulting acreage of the new lots, and the requirement for the lots to meet minimum size standards (acreage), a Rezoning of Lot 1 is required from A-1: Agricultural District to Rs-1: Single-Family Residential District, which has a minimum lot size standard of 5 acres. A Rezoning of Lot 2 from A-1: Agricultural District to A-2: Agricultural District is also required, which as a minimum lot size standard of 10 acres. A breakdown of the proposed lots, acreage, and the requested zoning is shown below:

OWNER	CSM LOTS & ZONING PROPOSED
SMITH	5.0 ACRES; Rs-1 (LOT 1)
SMITH	12.87 ACRES; A-2 (LOT 2)

Staff Comments

Community Development: Planning & Zoning

The property is currently zoned A-1: Agricultural District and located in the Rural Preservation District as designated under the Village's 2050 Comprehensive Plan. While the Rural Preservation District is intended to limit single-lot CSM development to a density of 1 unit/20-acres, the 2050 Plan also notes an intent to allow existing parcels 10-20 acres in size to "be divided one time into parcels not less than 5 acres in area". In the absence of an actual Zoning Code implementing/requiring a 1 unit/20-acre provision, the proposed CSM lots and their corresponding zoning meet the provision allowing a one-time land division of a parcel 10-20 acres in size.

A significant amount of wetlands and floodplain associated with the Menomonee River impact the proposed lots, mostly on the eastern half of each. The applicant submitted a Wetland Delineation Report (attached) performed by an Assured Wetland Delineator, and the extent of the wetlands is reflected on the CSM. The floodplain extent is also shown.

Soil evaluations were done for Lot 2 in the CSM and indicate that the parcel is suitable for the installation of a Private Onsite Wastewater Treatment System (POWTS).

Finally, review of Lot 1 in the CSM shows multiple detached accessory buildings. While these structures are existing, a Rezoning from A-1: Agricultural District to Rs-1: Single-Family Residential District impacts the number of detached accessory buildings allowed on the property. Under Village Code Sec. 17.41, properties in the Rs-1: Single-Family Residential District are limited to two (2) detached accessory buildings, so staff has added a condition stipulating that the applicant/owner shall take action to comply with this code standard within a reasonable amount of time after the CSM is recorded (6 months).

Village Surveyor
The Village Surveyor identified a series of minor technical corrections in a January 31, 2025, memo which is included as an attachment to this report. The applicant has since submitted a revised Certified Survey Map (CSM) and supporting documents addressing the Village Surveyor's comments. No further corrections are required per the Village Surveyor.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed Rezoning for a portion of property (CSM Lot 1; 5.0 acres) from the A-1: Agricultural District to the Rs-1: Single-Family Residential District and a portion of property (CSM Lot 2; 12.87 acres) from the A-1:Agricultural District to the A-2: Agricultural District.

APPROVE the proposed Certified Survey Map (CSM) for Charles Smith to divide an existing parcel into two (2) parcels totaling 17.87 acres for property located at W148 N12470 Pleasant View Drive, subject to the following conditions:

1. Any new Private Onsite Wastewater Treatment System (POWTS) for proposed Lot 1 or Lot 2 must comply with the requirements of Wis Admin Code SPS 383 and be issued a permit by the Washington County Land Resources Division prior to installation. A note stipulating this condition shall be added to the CSM prior to recording.
2. Applicant/owner shall identify/document which detached accessory buildings will be removed on Lot 1 in the proposed CSM to comply with Village Code Sec. 17.41 in terms of the maximum number allowed (2). Applicant/owner shall submit such documentation to Village staff prior to recording the CSM. Applicant/owner shall apply for a demolition permit with SAFEBuilt Inspection Services, and the identified buildings shall be removed within six (6) months after recording of the CSM.
3. The Village signature block shall be revised to reflect correct Village officials prior to submitting CSM for recording.

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: 01/24/25 Received by: 01/24/25

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

Josh Pudelko
Trio Engineering, LLC
4100 N. Calhoun Rd., Suite 300
Brookfield, WI 53005
Phone (262) 790-1480
E-Mail jpudelko@trioeng.com

PROPERTY OWNER

Charles R. Smith
2942 N. 117th St
Wauwatosa, WI 53222
Phone (262) 786-5885
E-Mail chuck@callcurrent.com

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W148 N12470 Pleasant View Drive	GTNV 141998

3

REZONING REQUEST

FROM	TO
A-1	A-2 & Rs-1

RECEIVED JAN 24 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

5 PURPOSE OF REZONING REQUEST

Existing home and accessory buildings to be split off by Certified Survey Map and rezoned from A-1 to Rs-1. New larger lot to be rezoned from A-1 to A-2, to have additional residential dwelling and accessory building.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Josh Pudelko / Charles Smith 1/23/2025 — Applicant — Date

Charles R Smith 1/23/2025 — Owner — Date

Village of Germantown ...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☐ $1,960 no public improvements

Paid 01/24/25 Date 01/24/25 JT

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1

APPLICANT OR AGENT

Josh Pudelko
Trio Engineering, LLC
4100 N. Calhoun Rd., Suite 300
Brookfield, WI 53005
Phone (262) 790-1480
Fax (262) 790-1481
E-Mail jpudelko@trioeng.com

PROPERTY OWNER

Charles R. Smith
2942 N. 117th St.
Wauwatosa, WI 53222
Phone (262) 786-5885

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W148 N12470 Pleasant View Drive	GTNV 141998

3

PURPOSE OF LAND SPLIT

Existing home and accessory buildings to be split off. New larger lot to have additional residential dwelling and accessory building.	Will the land split require rezoning? Yes	
	From A-1	To Rs-1 & A-2

4

READ AND INITIAL THE FOLLOWING:

CRS I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

CRS I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

CRS I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

RECEIVED JAN 23 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Josh Pudelko — Applicant | 1/23/2025 — Date | 1/23/2025 — Owner | 1/23/2025 — Date

CERTIFIED SURVEY MAP NO. _____

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

SEE LOCALITY MAP ON SHEET 2

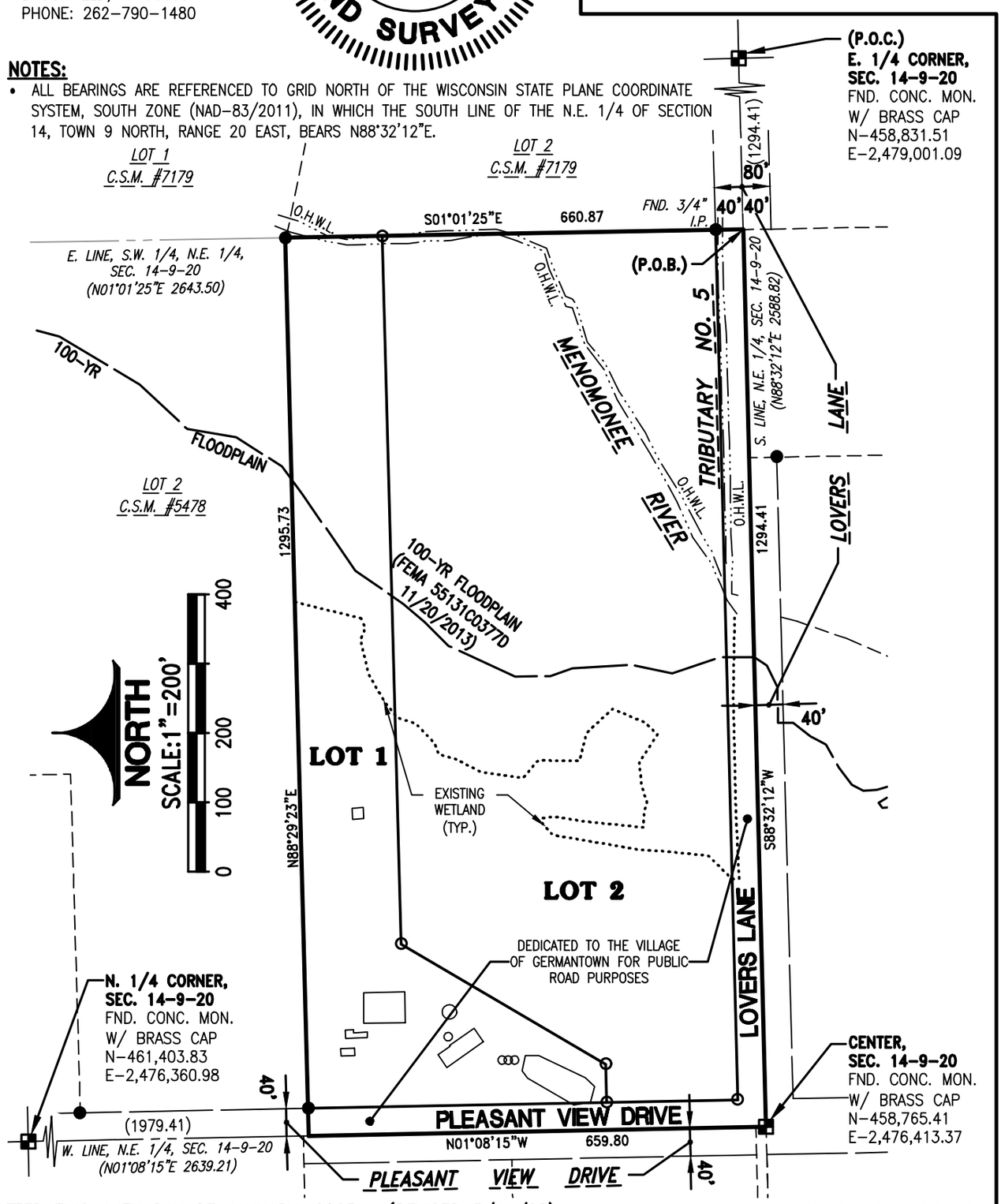
OWNER:
CHARLES R. SMITH
2942 N 117TH ST
WAUWATOSA, WI 53222
PHONE: 262-786-5885

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE SOUTH LINE OF THE N.E. 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, BEARS N88°32'12"E.



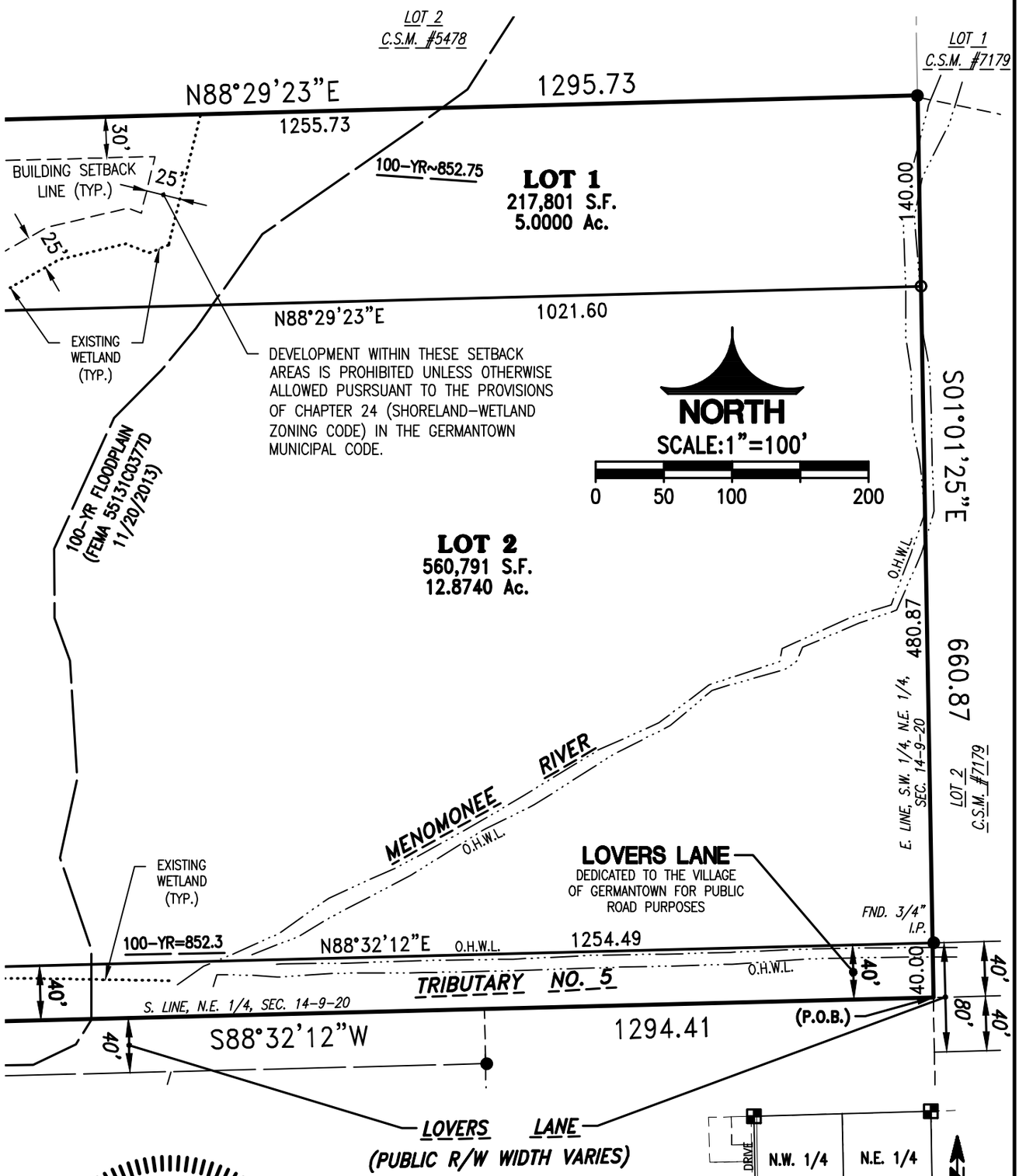
DRAFTED THIS 14TH DAY OF JANUARY, 2025 (REVISED 3/14/25)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01
SHEET 1 OF 5

X:\2024\24-59-1242 Pleasant View Dr - Germantown\Drawings\Survey\CSM\530CSM01.dwg

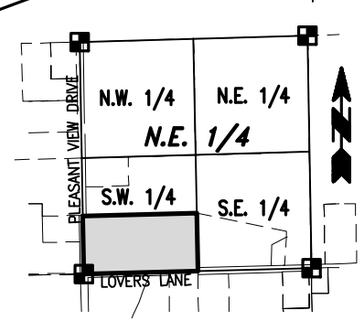
CERTIFIED SURVEY MAP NO. _____

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



LEGEND:

- ○ – INDICATES "Set" 0.750" O.D. by 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- ● – INDICATES "Found" 1" Iron Pipe (Unless otherwise noted)
- ■ – INDICATES "Found" Concrete Monument.



LOCALITY MAP:
N.E. 1/4, SEC. 14, T. 9 N., R. 20 E.
SCALE: 1"=2000'

DRAFTED THIS 14TH DAY OF JANUARY, 2025 (REVISED 3/14/25)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01
SHEET 2 OF 5

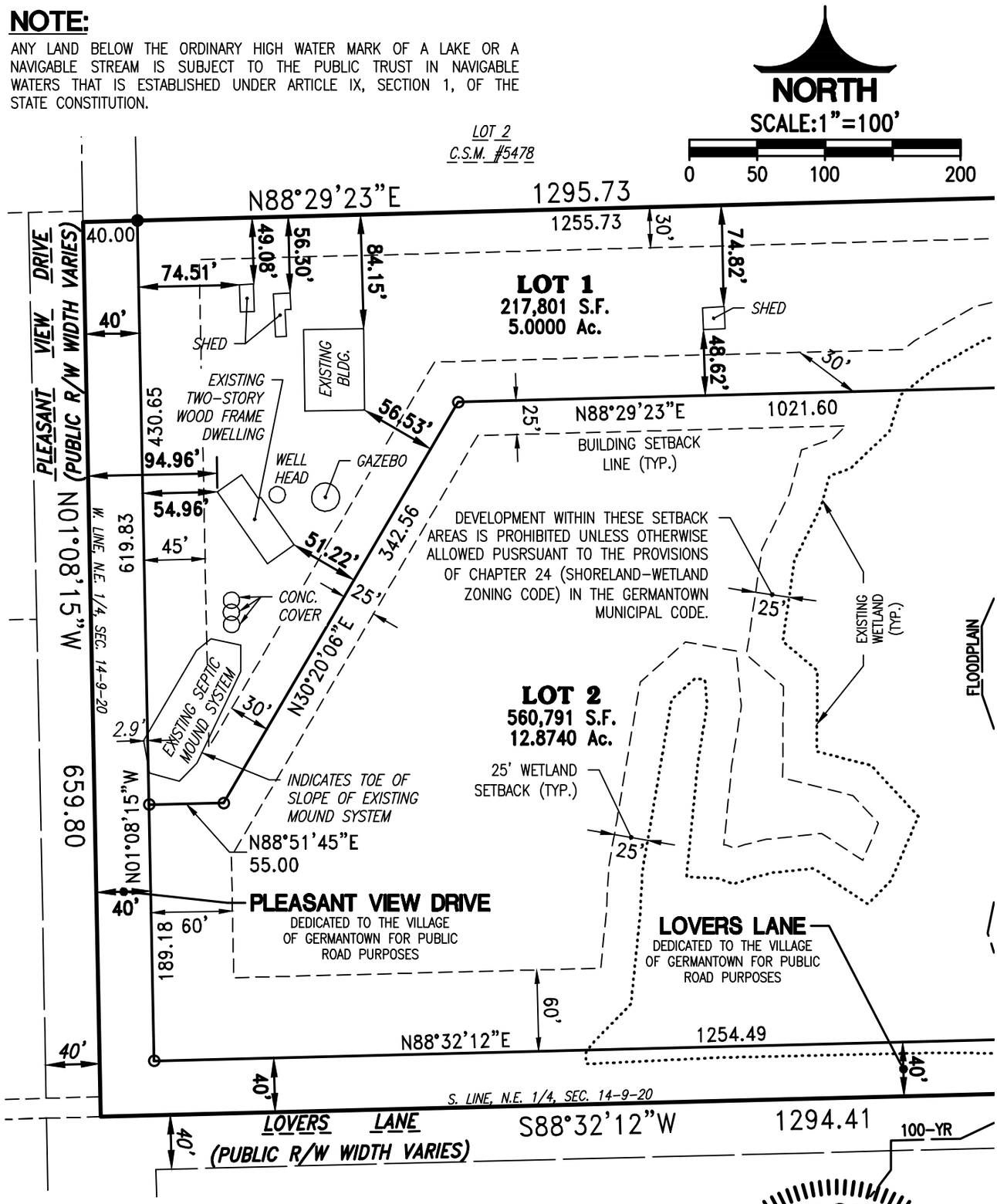
X:\2024\24-59-1242 Pleasant View Dr - Germantown\Drawings\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO. _____

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

NOTE:

ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.



WETLAND NOTE:

WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY STEPHEN W. CHU, ASSURED DELINEATOR ON NOVEMBER 9, 2024.

100 YEAR FLOODPLAIN NOTE:

100 YEAR FLOODPLAIN LINE SHOWN HEREON WITHIN THE SURVEYED PROPERTY IS PER DESIGNATION ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 55131C0377D, EFFECTIVE DATE 11/20/2013.

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

DRAFTED THIS 14TH DAY OF JANUARY, 2025 (REVISED 3/14/25)
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 21-046-974-01
SHEET 3 OF 5

X:\2024\24-59-1242 Pleasant View Dr - Germantown\Drawings\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO._____

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 14, thence South 88°32'12" West and along the South line of the said Northeast 1/4 of said Section 14, 1294.41 feet to the place of beginning of lands hereinafter described;

Continuing thence South 88°32'12" West and along the said South line of said 1/4 Section, 1294.41 feet to a point marking the Center of said Section 14; Thence North 01°08'15" West and along the West line of said 1/4 Section, 659.80 feet to a point; Thence North 88°29'23" East and along the South line of Certified Survey Map No. 5478, 1295.73 feet to a point on the East line of the said Southwest 1/4 of the said Northeast 1/4 of said Section 14; Thence South 01°01'25" East and along the said East line, 660.87 feet to the point of beginning of this description.

The Gross area of said Parcel contains 855,162 Square Feet (or 19.6318 Acres) of land, more or less. The Net area of said Parcel after the Public Road Dedications of "Pleasant View Drive" and "Lovers Lane" contains 778,592 Square Feet (or 17.8740 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Charles R. Smith**, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this_____ day of_____, 20_____.

_____

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

DRAFTED THIS 14th DAY OF JANUARY, 2025 (REVISED 3/14/25) Job. No. 24-059-1242-01
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972 SHEET 4 OF 5
X:\2024\24-59-1242 Pleasant View Dr - Germantown\Documents\Survey\530-Certified Survey Map\CSM-Current.doc

CERTIFIED SURVEY MAP NO._____

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION:

I, **Charles R. Smith**, owner, do hereby certify that I caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes, and the Village of Germantown Subdivision Regulations. I also certify that this Certified Survey Map is required to be submitted to the Village of Germantown for approval.

Dated this _____ day of _____, 20____.

_____
Charles R. Smith

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Charles R. Smith, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Print Name: _____
Notary Public, _____County, WI
My commission expires: _____

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this ____ day of _____, 2025.

_____ _____
Dean Wolter, Chairman Deborah J. Remich, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

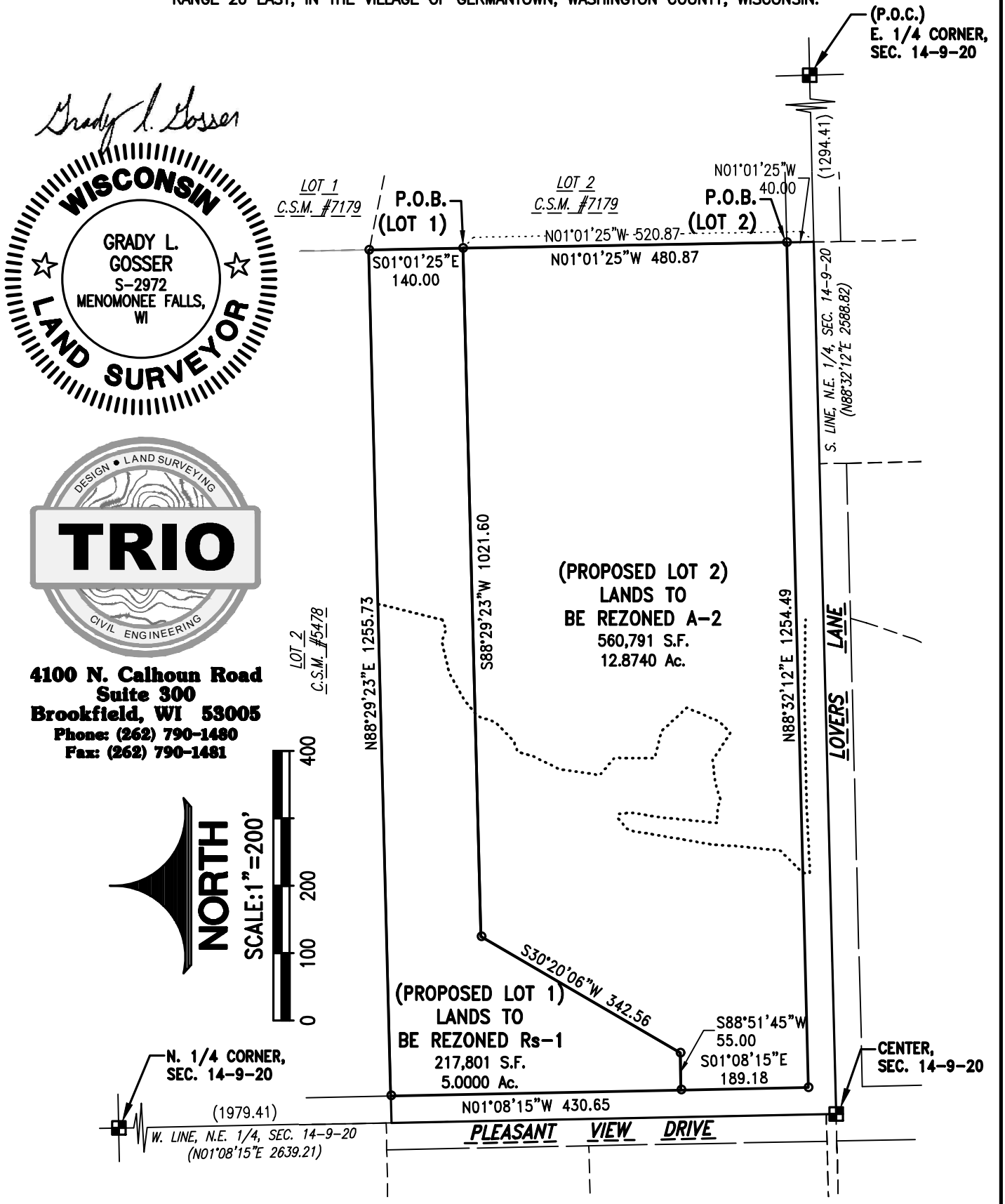
This Certified Survey Map, being a division of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved, and the dedication of that part of “Pleasant View Drive” for public road purposes as shown on Sheet 3 of 5, and the dedication of that part of “Lovers Lane” for public road purposes as shown on Sheets 2 and 3 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2025.

_____ _____
Dean Wolter, Village President Donna Ott, Village Clerk

DRAFTED THIS 14th DAY OF JANUARY, 2025 (REVISED 3/14/25) Job. No. 24-059-1242-01
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972 SHEET 5 OF 5
X:\2024\24-59-1242 Pleasant View Dr - Germantown\Documents\Survey\530-Certified Survey Map\CSM-Current.doc

REZONING EXHIBIT "A"

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 1/14/25

X:\2024\24-59-1242 Pleasant View Dr - Germantown\Drawings\Survey\EXHIBITS\885DEX-REZONING.dwg

REZONING EXHIBIT "B"

LEGAL DESCRIPTION-PROPOSED LOT 1 (TO BE REZONED Rs-1):

Being a part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 14, Thence South 88°32'12" West and along the South line of the said Northeast 1/4 of said Section 14, 1294.41 feet to a point; Thence North 01°01'25" West and along the East line of the said Southwest 1/4 of the said Northeast 1/4 of said Section 14, 520.87 feet to the place of beginning of lands hereinafter described;

Thence South 88°29'23" West, 1021.60 feet to a point; Thence South 30°20'06" West, 342.56 feet to a point; Thence South 88°51'45" West, 55.00 feet to a point; Thence North 01°08'15" West, 430.65 feet to a point on the South line of Certified Survey Map No. 5478; Thence North 88°29'23" East and along the said South line, 1255.73 feet to a point on the said East line; Thence South 01°01'25" East and along the said East line, 140.00 feet to the point of beginning of this description.

Said Parcel contains 217,801 Square Feet (or 5.0000 Acres) of land, more or less.

Date: 1/14/25

Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53045
Phone: (262)790-1480

REZONING EXHIBIT "B"

LEGAL DESCRIPTION-PROPOSED LOT 2 (TO BE REZONED A-2):

Being a part of the South 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the East 1/4 Corner of said Section 14, Thence South 88°32'12" West and along the South line of the said Northeast 1/4 of said Section 14, 1294.41 feet to a point; Thence North 01°01'25" West and along the East line of the said Southwest 1/4 of the said Northeast 1/4 of said Section 14, 40.00 feet to the place of beginning of lands hereinafter described;

Continuing thence North 01°01'25" West and along the said East line, 480.87 feet to a point; Thence South 88°29'23" West, 1021.60 feet to a point; Thence South 30°20'06" West, 342.56 feet to a point; Thence South 88°51'45" West, 55.00 feet to a point; Thence South 01°08'15" East, 189.18 feet to a point; Thence North 88°32'12" East, 1254.49 feet to the point of beginning of this description.

Said Parcel contains 560,791 Square Feet (or 12.8740 Acres) of land, more or less.

Date: 1/14/25

Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53045
Phone: (262)790-1480

RS-1 Zoning Summary
- Lot Size = 5 acres (minimum)
- Lot Width = 300' at setback
- Minimum Setbacks:
  - Front = 45'
  - Side = 30'
  - Rear = 35' principal
    5' accessory
    50' accessory when housing a stable, etc.
- Lot Coverage = 2.5% max

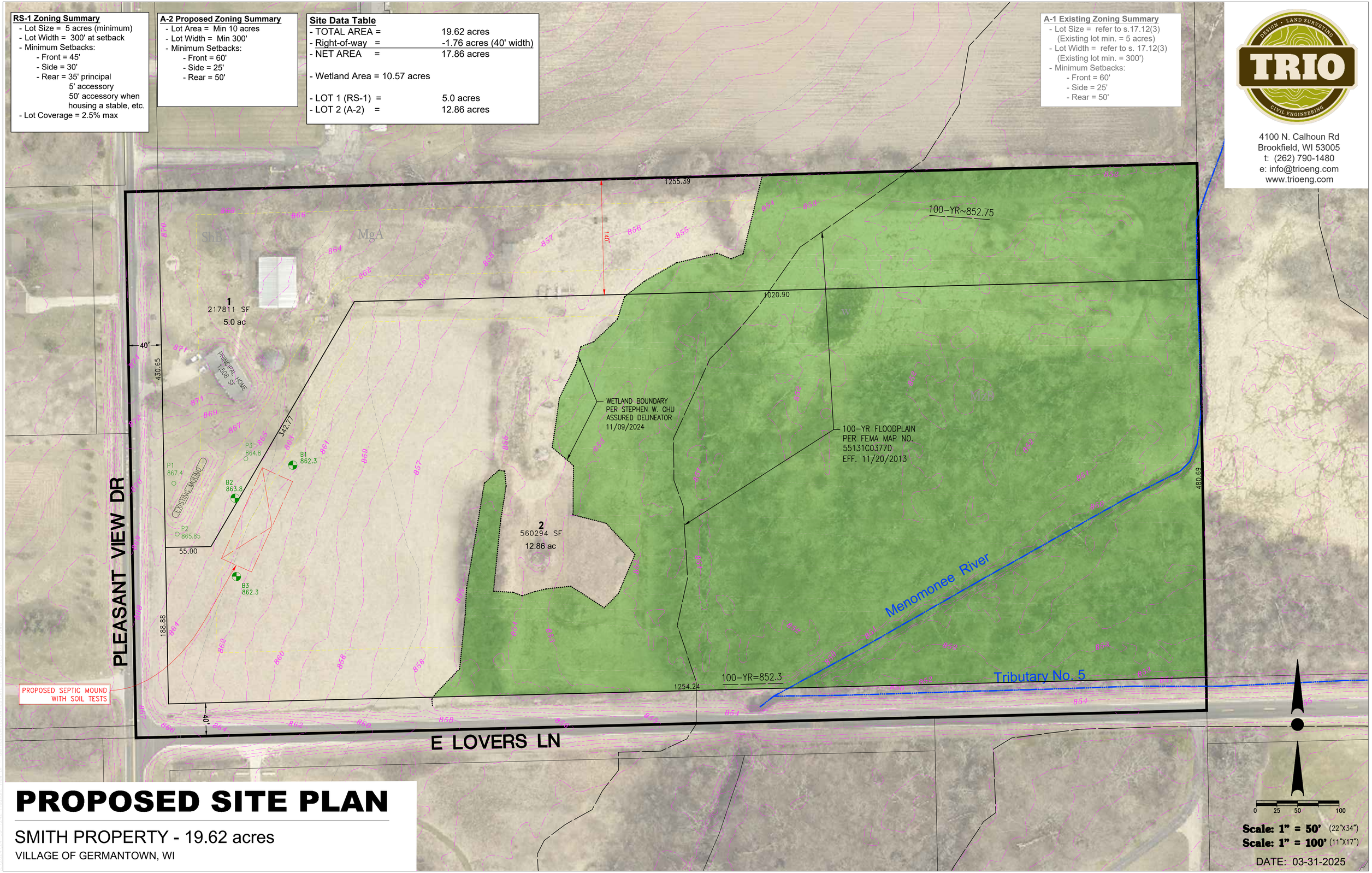
A-2 Proposed Zoning Summary
- Lot Area = Min 10 acres
- Lot Width = Min 300'
- Minimum Setbacks:
  - Front = 60'
  - Side = 25'
  - Rear = 50'

Site Data Table

- TOTAL AREA =	19.62 acres
- Right-of-way =	-1.76 acres (40' width)
- NET AREA =	17.86 acres
- Wetland Area = 10.57 acres	
- LOT 1 (RS-1) =	5.0 acres
- LOT 2 (A-2) =	12.86 acres

A-1 Existing Zoning Summary
- Lot Size = refer to s.17.12(3)
  (Existing lot min. = 5 acres)
- Lot Width = refer to s. 17.12(3)
  (Existing lot min. = 300')
- Minimum Setbacks:
  - Front = 60'
  - Side = 25'
  - Rear = 50'

TRIO DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd
Brookfield, WI 53005
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com



PROPOSED SITE PLAN

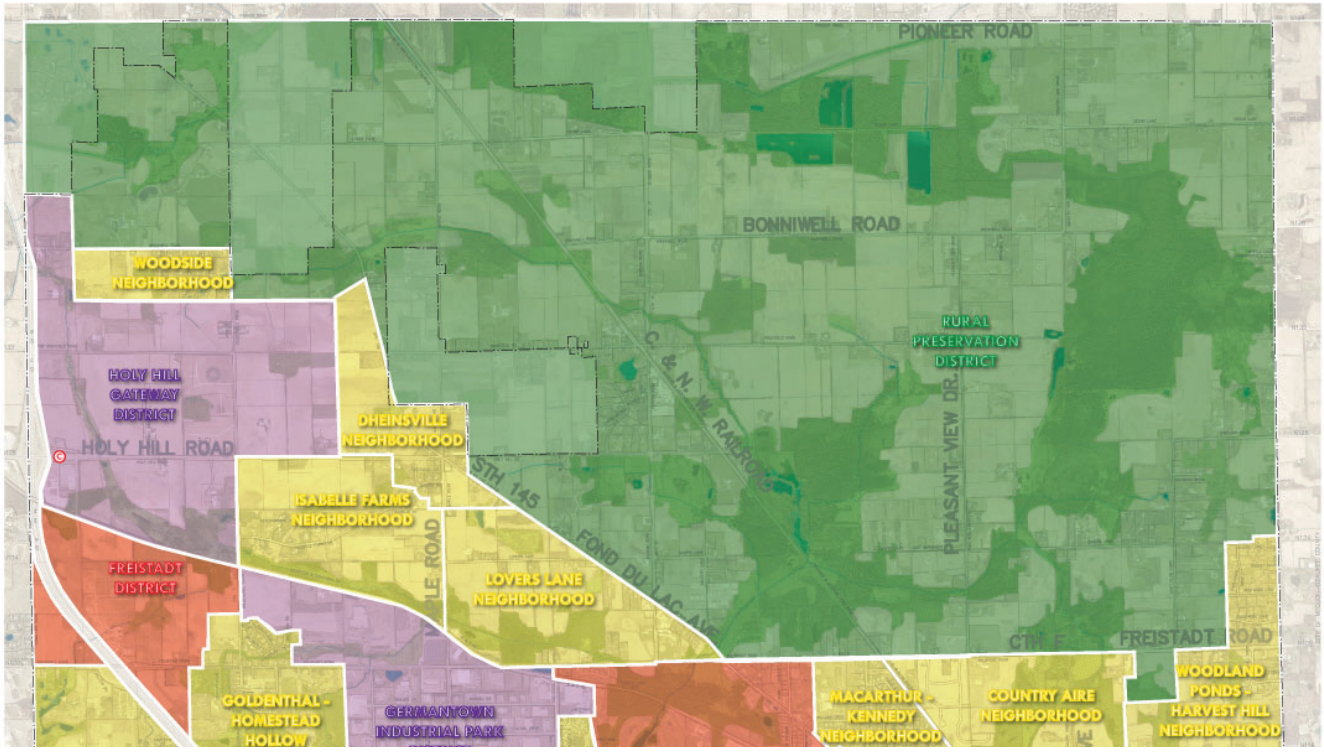
SMITH PROPERTY - 19.62 acres

VILLAGE OF GERMANTOWN, WI

Scale: 1" = 50' (22"X34")
Scale: 1" = 100' (11"X17")

DATE: 03-31-2025

Rural Preservation DISTRICT



GENERAL CHARACTER

The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village. Nearly 1/3 of the total area includes environmental corridors. The remaining land is either working agricultural land or low-density residential.

SPECIAL FEATURES

Transportation The Rural Preservation District is generally bounded by Pioneer Road to the north, Wasaukee Road to the east, Freistadt Road to the south, and Fond du Lac Avenue to the west. The District also includes land west of Goldendale Road and north of Bonniwell Road.

Environmental, Natural & Agricultural The headwaters of the Menomonee River are within the district along with Little Cedar Creek.

Public Park, Education, Safety & Utility Wilderness Park is located in the district. This district is not served by Village sewer and water.

PREFERRED FUTURE LAND USE

Rural Preservation District

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	u	u	u	u	u	A	D	A	u	D	Yes	No	U	U	D	see NOTE 1

The Rural Preservation District is intended to primarily contain agricultural and open space uses. In order to retain the rural character of the district, the allowance for new non-farm residential uses is limited to (1) the development of residential subdivisions as a conservation subdivision at a density of 1 unit/5 acre; or (2) single-lot CSM development to a density of 1 unit/20-acre.

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.

This residential development policy replaced the previous 5-acre density and lot size policy in an effort to better preserve the rural character, appearance, and quality of life in the district. It is intended that the Village will adopt a new set of "conservation subdivision design" regulation in the Zoning Code based on a density of 1 unit/5 acres, a minimum open space requirement of 40-60%, and a minimum lot size of 1.0 acres.

To transition from a 5-acre to 20-acre minimum parcel size requirement and give guidance to property owners who may want to divide an existing "parent" parcel into smaller parcels that are greater than 10 acres and less than 20 acres in area, the following policy should be implemented through revisions to the Zoning and Subdivision Codes:

Existing parcels greater than 10 acres but less than 20 acres in area may be divided one time into parcels not less than 5 acres in area.

NOTE 1:	"Rural Preservation" District:	1 unit/ 20 acres (4 or fewer CSM lots)
		1 unit/ 5 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

WETLAND AND WATERBODY DELINEATION REPORT

Western half of Parcel: 141998
W148N12470 Pleasant View Drive
Germantown, Washington County, Wisconsin

November 18, 2024

WETLAND AND WATERBODY DELINEATION REPORT

Western half of Parcel: 141998
W148N12470 Pleasant View Drive
Germantown, Washington County, Wisconsin

Stephen W. Chu, Senior PWS
Wisconsin Assured Wetland Delineator

Prepared for:

Mr. Chuck Smith
2942 N 117th Street
Wauwatosa, WI 53222

Prepared by:

Stephen W. Chu
Wisconsin Assured Wetland Delineator
4263 Glenmore Road
Rockton, Illinois 61072

Our Ref.:

240010

Date:

November 18, 2024

This document is intended only for the use of the individual or entity for which it was prepared and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Any dissemination, distribution or copying of this document is strictly prohibited.

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee WI, WI, 53233

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

March 22, 2024

Stephen W. Chu, PWS
Arcadis U.S., Inc.
126 North Jefferson Street, Suite 400
Milwaukee, WI 53202

Subject: 2024 Assured Wetland Delineator Confirmation

Dear Mr. Chu:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2024 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

CONTENTS

1 Introduction 1
2 Statement of qualification 1
3 Background Information 1
3.1 USGS Topographic Maps 2
3.2 Contour Maps 2
3.3 Aerial Imagery 2
3.4 WDNR 24K Hydrography 2
3.5 WDNR WWI 2
3.6 FEMA Floodplain Maps 3
3.7 USDA NRCS WSS of Washington County, Wisconsin and WDNR Wetland Indicators 3
4 Methodology 4
5 Survey Results 5
5.1 Antecedent Precipitation 5
5.2 Vegetative Communities 5
5.3 Wetlands 5
Wetland Complex W01 6
5.4 Waterways 6
6 Conclusions 7
7 References 8

FIGURES

1 Project Location

2 1-Ft Contour Map

3 WWI, WDNR Hydrography, and FEMA Floodplain

4 NRCS Soils and WDNR Wetland Indicators

5 Delineated Wetlands and Waterbodies

6 Photo Point Locations

APPENDICES

A Antecedent Precipitation

B Representative Photographs

C Wetland Determination Data Forms

1 INTRODUCTION

This Wetland and Waterbody Delineation Report summarizes the results of a wetland and waterbody delineation survey conducted on November 9, 2024, by Stephen W. Chu, Senior PWS on behalf of the property owner, Mr. Chuck Smith, for the western half of Parcel: 141998 located at W148N12470 Pleasant View Drive, Germantown, Washington County, Wisconsin. The environmental survey area (ESA) is approximately 10-acres, located at 43.243616° latitude and -88.092970° longitude in Section 14, Township 9 North, Range 20 East.

The purpose of the wetland and waterbody delineation survey was to assess the presence or absence of wetlands and other waters that may be on the subject parcel, and to assess general ecological conditions within the environmental survey area (ESA).

2 STATEMENT OF QUALIFICATION

The wetland and waterbody delineation and report were performed and authored by Stephen W. Chu, Senior Professional Wetland Scientist (PWS) and Wisconsin Assured Wetland Delineator.

Mr. Stephen W. Chu is a Senior PWS (#1770), Wisconsin Department of Natural Resources (WDNR) Assured Wetland Professional, Certified Senior Ecologist, and Certified Arborist. He earned a Master of Science degree in Natural Resources and Environmental Sciences from the University of Illinois at Urbana-Champaign, and a Bachelor of Science degrees in Zoology and Conservation Biology from the University of Wisconsin-Madison. Mr. Chu has over 22 years of experience managing and completing complex ecological-related projects. His areas of expertise consist of wetland delineations, wetland mitigation design, wetland restoration, wetland and native area monitoring, habitat surveys, tree surveys, and threatened and endangered species surveys. Mr. Chu has extensive experience in fieldwork and permitting throughout the Midwest.

3 BACKGROUND INFORMATION

Prior to conducting the wetland and waterbody delineation survey, the following resources were reviewed to identify the potential location and extent of wetlands and waterbodies within the ESA:

- U.S. Geological Survey (USGS) topographic maps (Menomonee Falls Quadrangle) (USGS, 2024a).
- Washington County contour data (Washington County GIS, 2024).
- Current aerial imagery (Bing, 2024) and historic aerial imagery (Google Earth Pro, 2024).
- WDNR Hydrography mapped rivers and streams and mapped lakes and open water (WDNR, 2024a).
- WDNR Wisconsin Wetlands Inventory (WWI) dataset (WDNR, 2024b).
- Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 55131C0377D (FEMA, 2024).

- U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (WSS) of Washington County, Wisconsin (NRCS, 2024) and WDNR Wetland Indicators (WDNR, 2024b).

3.1 USGS Topographic Maps

According to topographic mapping (Figure 1), the eastern portion of the ESA contains a mapped marsh or swamp. A blue-dashed intermittent stream is mapped offsite, within the mapped marsh or swamp area, located directly southeast of the ESA. The subject stream is labeled as the Menomonee River and appears to flow from northeast to southwest, eventually draining into Lake Michigan.

3.2 Contour Maps

One-foot contour data was acquired from the Washington County GIS portal to evaluate drainage patterns within the ESA. The ESA exhibited a gently rolling topography. The maximum and minimum recorded elevations within the ESA (Figure 2) are approximately 873 and 851 feet above mean sea level, respectively. In general, the ESA drains from west to east.

3.3 Aerial Imagery

A review of current aerial imagery for the ESA indicates that the residence and ancillary structures are located within the northwestern portion of the ESA. The remaining portion of the ESA appears to be under hayfield production. The ESA is bound by row-crop agriculture fields to the north and west, single-family residence to the south, and forested wetlands to the east. Historical aerial imagery demonstrates that the surrounding areas adjacent to the ESA appears to remain relatively unchanged from at least 2000 to present.

3.4 WDNR 24K Hydrography

The WDNR hydrography data represent the WDNR's register of waterbodies, including linear features such as streams and rivers and polygons such as lakes and other open water features. According to WDNR hydrography data, no streams are present within the ESA. The closest mapped stream is approximately 20-feet east of the southeastern corner of the ESA. The subject stream is mapped as an intermittent second order stream, Menomonee River (WBIC 16000).

The ESA lies within the Village of Menomonee Fall - Menomonee River Sub-watershed (USGS Hydrologic Unit Code [HUC] 040400030401) and the Menomonee River watershed (HUC 0404000304). The site appears to eventually drain to the Menomonee River. Portions of the Menomonee River are considered a traditionally navigable waterway (TNW).

3.5 WDNR WWI

WWI maps are used as a guide, along with other data, to indicate the potential presence of wetlands. The information is not necessarily field-verified. The presence of a WWI feature is not a definitive indicator that

a wetland is present. Conversely, the absence of a WWI feature is not a definitive indicator that a wetland is not present.

The WWI data indicates one (1) mapped wetland complex located within the eastern portion of the ESA and continues northeast offsite. The mapped WWI feature, WDNR Wetland ID: 67423698863 is approximately 6.32-acres (including areas outside of the ESA) and is mapped as a Forested, Broad-leaved Deciduous, Wet Soil, Palustrine (T3K) wetland.

3.6 FEMA Floodplain Maps

The identification and location of mapped FEMA flood zones within the ESA were determined by reviewing the FEMA FIRM Panel 55131C0377D. The extent of digitized floodplain data is depicted in Figures 3**.** The majority of the ESA is mapped within an area of minimal flood hazard (Zone X). The eastern portion of the ESA is mapped within special flood hazards: 100-year floodplain (Zone AE), and the 500-year floodplain (Flood Hazard Zone X).

3.7 USDA NRCS WSS of Washington County, Wisconsin and WDNR Wetland Indicators

According to the USDA NRCS WSS for Washington County, three (3) soil map units, listed in Table 1, are mapped within the ESA. The WDNR Wetland Indicators data show the intersect of hydric soils mapped by the USDA NRCS and topography indicative of a wetland landscape position based on 10-meter USGS topographic data. Hydric soils are typically found within areas designated as wetlands.

Generally, soil units identified as hydric contain soils that indicate through their color and texture that they have experienced dominantly reducing (i.e.; oxygen poor) conditions, which are a result of inundation and/or saturation by water. The location and extent of the soil unit and wetland indicator identified within the ESA is depicted in Figure 4.

Table 1. Soil Map Units within the Environmental Survey Area

Soil Unit Symbol	Soil Map Unit	Hydric Rating	WDNR Wetland Indicator?
MgA	Martinton silt loam, 1 to 3 percent slopes	Predominantly non-hydric (10)	Partially Present
Mzb	Montgomery silty clay loam	Predominantly hydric (95)	Present
ShB	Saylesville silt loam, 2 to 6 percent slopes	Not Hydric (0)	None

4 METHODOLOGY

A pedestrian survey was conducted within the ESA to identify wetlands and waterbodies on November 9, 2024. Wetland boundaries were field-delineated according to Section 404 of the Clean Water Act routine onsite methodology described in the Technical Report Y-87-1 Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory, 1987) and subsequent guidance documents and the U.S. Army Corps of Engineers (USACE) 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0). The ESA is within the Central Feed Grains and Livestock Region Land Resource Region (USACE, 2012). National Wetland Indicator status and taxonomic nomenclature is referenced from The National Wetland Plant List (USACE, 2020). Indicators of hydric soil are based on the Field Indicators of Hydric Soils in the United States guide Version 9.0 (USDA, 2024).

Wetland delineation data were recorded on the USACE Midwest Supplement wetland determination data forms. In general, a representative data point was recorded for each wetland. Corresponding representative upland data points were recorded to document upland boundaries and conditions surrounding the wetlands within the ESA. Additional data points were recorded within WWI features and mapped hydric soils if wetland conditions were not observed.

Streams were identified as those waters that possessed a defined “bed and bank” or ordinary high water mark (OHWM) indicators and lacked a dominance of upland vegetation in the channel. Channels that parallel roadways were identified as upland drainage features and were not considered to be jurisdictional unless they had an identifiable OHWM, were identified on the USGS topographic map, or represented a presumed relocation of a natural channel.

The outer boundaries of each wetland and waterbody (determined by the OHWM) were delineated and recorded using a handheld Trimble R1 global positioning system receiver paired with Environmental Systems Research Institute software on a hand-held tablet. As features were collected, their spatial position was recorded with sub-meter accuracy and the features were given a unique feature identification (ID).

Precipitation data from approximately 90 days prior to the wetland and waterbody delineation surveys were obtained from the Germantown Wastewater Utility, Wisconsin (USC00473058) weather station (Midwestern Regional Climate Center 2024). The USACE Antecedent Precipitation Tool was utilized to determine if antecedent hydrologic conditions at the time of the survey were normal, wetter, or drier than the normal range.

5 SURVEY RESULTS

5.1 Antecedent Precipitation

Prior to conducting the field visit, antecedent precipitation data were analyzed. Data were obtained from a nearby weather station (Germantown Wastewater Utility, Wisconsin (USC00473058)) (Appendix A). The most recent rainfall event occurred on November 6, 2024. A total of 0.09-inches of precipitation was recorded that day by the weather station. Precipitation for the 14 days prior to the site visit was 0.8-inches. The USACE Antecedent Precipitation Tool indicates that the antecedent hydrologic conditions were drier than normal conditions, suggesting that climatic/hydrologic conditions were atypical for this time of year. It was assumed that the wetland hydrology indicators observed during the site visit may be less observable than it would be during normal conditions. As a result, the presence of hydrophytic vegetation and hydric soils were weighed more heavily when making the wetland boundary determination.

5.2 Vegetative Communities

Vegetative communities observed within the ESA consisted of mowed fallow hayfield, Palustrine Forested (PFO), Palustrine Scrub-Shrub (PSS), and Palustrine Emergent (PEM) wetland plant communities. Photographs of the ESA are provided in Appendix B and photo point locations are depicted in Figure 6**.**

The dominant plant species in the fallow hayfield consisted of tall fescue (*Schedonorus arundinaceus*) and Queen Anne's lace (*Daucus carota*).

The dominant plant species in the PFO plant community consisted of American elm (*Ulmus americana*), eastern cottonwood (*Populus deltoides*), common buckthorn (*Rhamnus cathartica*), and eastern woodland sedge (*Carex blanda*).

The dominant plant species in the PSS plant community consisted of red-osier dogwood (*Cornus sericea*) and common buckthorn.

The dominant plant species in the PEM plant community consisted of sandbar willow (*Salix interior*), red-osier dogwood, common buckthorn, and reed canary grass (*Phalaris arundinacea*).

5.3 Wetlands

As shown in Figure 5, one (1) wetland complex, W01, totaling 2.76-acres was delineated within the eastern portion of the ESA. The delineated wetland complex is comprised of PFO, PEM, and PSS wetland plant communities. W01 continues offsite to the east and appears to directly abut the Menomonee River. Portions of the Menomonee River are considered a TNW. USACE Wetland Determination Data Forms are provided in Appendix C and wetland characteristics are summarized in Table 2.

Table 2. Wetlands Identified within the ESA

Feature ID	Cowardin Classification	Delineated Wetland Area[1]	Observed Hydrologic Connection[2]
W01	Palustrine Forested/Scrub-Shrub/Emergent (PFO/SS/EM)	2.76-acres PEM: 1.6-acres PSS: 0.21-acres PFO: 0.95-acres	Subject wetland complex continues east offsite and appears to abut the Menomonee River. Portions of the Menomonee River are considered a TNW.
Total Delineated Wetlands:		2.76-acre	

Notes:
[1]The wetland may extend outside of the ESA; this acreage corresponds to the size of the feature located within the ESA.
[2]The determination of hydrologic connection is based on the boundary delineations and field observations and have not been formally approved by the USACE and/or WDNR.

Wetland Complex W01

W01 is a 2.76-acre wetland complex with PFO, PSS, and PEM plant communities. Four (4) wetland data points (DP01, DP02, DP04, and DP06) were recorded within W01. A total of four (4) upland data points (DP03, DP05, DP07 and DP08) were recorded in adjacent upland areas. The dominant species within W01 consisted of American elm, eastern cottonwood, common buckthorn, red-osier dogwood, sandbar willow, reed canary grass, and eastern woodland sedge.

The primary wetland hydrology indicators that were observed within the wetland data points consisted of Water Marks (B1) and Oxidized Rhizospheres on Living Roots (C3). The secondary wetland hydrology indicators observed at the wetland data points included Geomorphic Position (D2), and a positive FAC-Neutral Test (D5). The hydric soil indicators observed at the wetland data points were Depleted Below Dark Surface (A11), Thick Dark Surface (A12), Depleted Matrix (F3), and Redox Dark Surface (F6). The wetland boundary was determined by moderate changes in elevation and between the presence or absence of wetland hydrology, hydric soil indicators, and hydrophytic vegetation.

5.4 Waterways

As shown on Figure 5, no waterways were delineated within the ESA. An upland roadside ditch is located within the southern portion of the ESA. The subject drainage ditch did not exhibit a clear bed and bank or a discernable ordinary high-water mark (OHWM). An upland data point, DP08, was recorded within the eastern portion of the roadside ditch to confirm upland conditions. The drainage ditch does appear to eventually discharge offsite into the Menomonee River.

6 CONCLUSIONS

A wetland and waterbody delineation survey was conducted by Stephen W. Chu, SPWS for the 10-acres ESA on November 9, 2024. Mr. Chu delineated one (1) wetland complex, W01, totaling 2.76-acres. The subject wetland complex appears to abut the Menomonee River offsite. Portions of the Menomonee River are considered TNWs. The USACE and WDNR make the final determination regarding jurisdictional status of features.

This wetland delineation report is only valid for a period of 5 years. If you have any future plans developing the parcel, it is recommended that all necessary permits are secured in advance to the 5-year wetland delineation expiration date (November 9. 2029). If that is not possible, an updated wetland delineation may be required by the respected regulatory agencies.

7 REFERENCES

Bing, 2024. Aerial base-maps. Available online at: ESRI online streaming services. Accessed: November 2024.

Washington County, 2024. Washington County GIS Web Mapping. https://county.milwaukee.gov/EN/Administrative-Services/Land-Information-Office/GIS-Applications. Accessed: November 2024.

Environmental Laboratory, 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87. U.S. Army Corps of Engineer Waterways Experiment Stations, Vicksburg, Mississippi.

FEMA, 2024. National Flood Hazard Layer Flood Insurance Rate Map Panel 55131C0377D. Available online at: https://msc.fema.gov/portal/home. Accessed: November 2024.

Google Earth, 2024. Historic aerial imagery tool. Images from 2000 to 2024. Available online at: Google Earth streaming services. Accessed: November 2024.

Midwestern Regional Climate Center, 2024. cli-MATE Database. Available online at: https://mrcc.illinois.edu/CLIMATE/. Accessed: November 2024.

NRCS, 2024. WSS of Washington County, Wisconsin. Available online at: https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed: November 2024.

USACE, 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0). ed. J. S. Wakeley, R. W. Lichvar, C. V. Noble, and J. F. Berkowitz. ERDC/EL TR-12-1. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

USACE, 2022. National Wetland Plant List, version 3.6. https://nwpl.sec.usace.army.mil/. U.S. Army Corps of Engineers, Engineer Research and Development Center, Cold Regions Research and Engineering Laboratory, Hanover, NH.

United States Department of Agriculture (USDA), Natural Resources Conservation Service. 2024. Field Indicators of Hydric Soils in the United States, Version 9.0. L.M. Vasilas, G.W. Hurt, and J.F. Berkowitz (eds.). USDA, NRCS, in cooperation with the National Technical Committee for Hydric Soils.

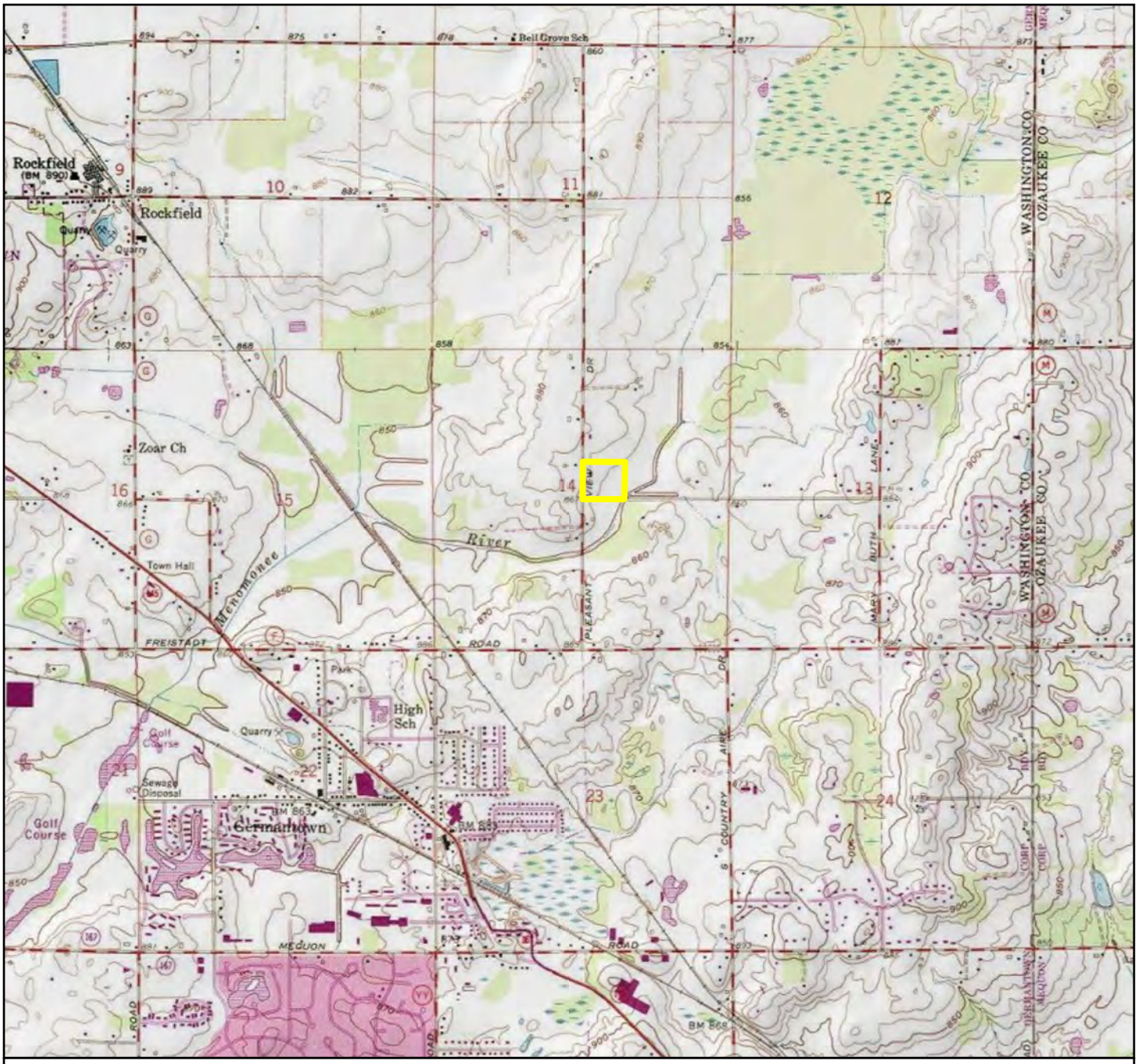
USGS, 2024a. Menomonee Falls Quadrangle Maps. Available online at: https://viewer.nationalmap.gov/advanced-viewer/. Accessed: November 2024.

USGS, 2024b. NHD. Available online at: https://viewer.nationalmap.gov/basic/?howTo=true. Accessed: May 2024.

WDNR, 2024a. Surface Water Data Viewer – 24k Hydrography Streams and Rivers. Available online at: https://dnrmaps.wi.gov/H5/?Viewer=SWDV. Accessed: November 2024.

WDNR, 2024b. Surface Water Data Viewer – Wisconsin Wetland Inventory. Available online at: https://dnrmaps.wi.gov/H5/?Viewer=SWDV. Accessed: November 2024.

FIGURES

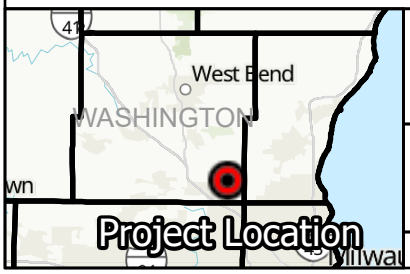


Legend

Environmental Survey Area ()

N

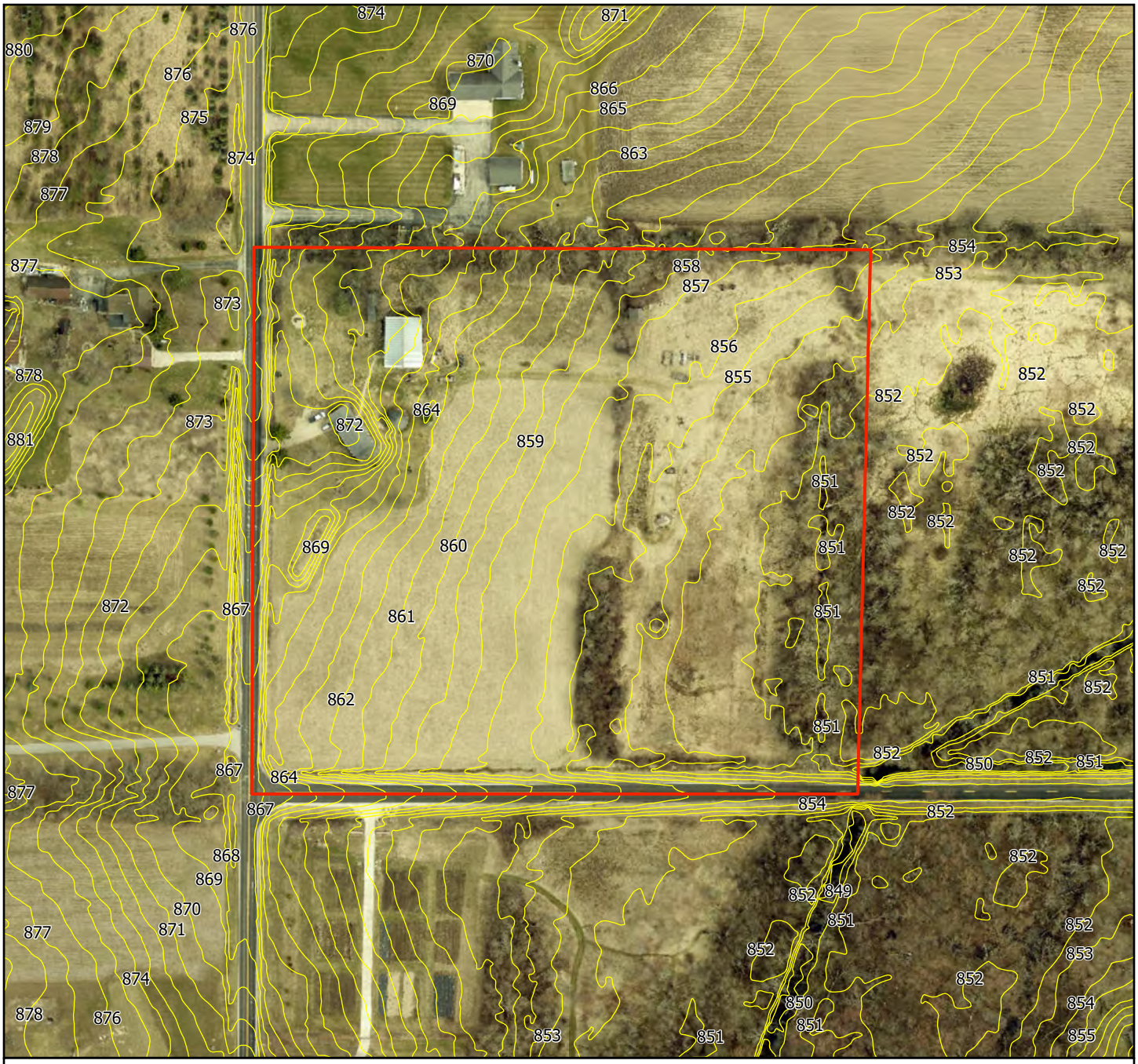
0 1,500 3,000 Feet



PROJECT LOCATION

W148N12470 Pleasant View Drive
Parcel: 141998
Germantown, Washington County, Wisconsin

FIGURE:
1



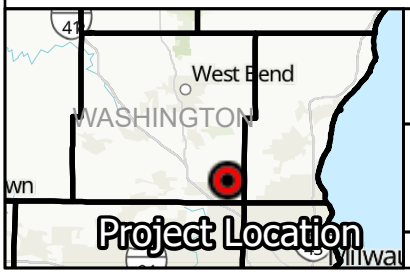
Legend

Environmental Survey Area (ESA)

1-Ft Contours

N

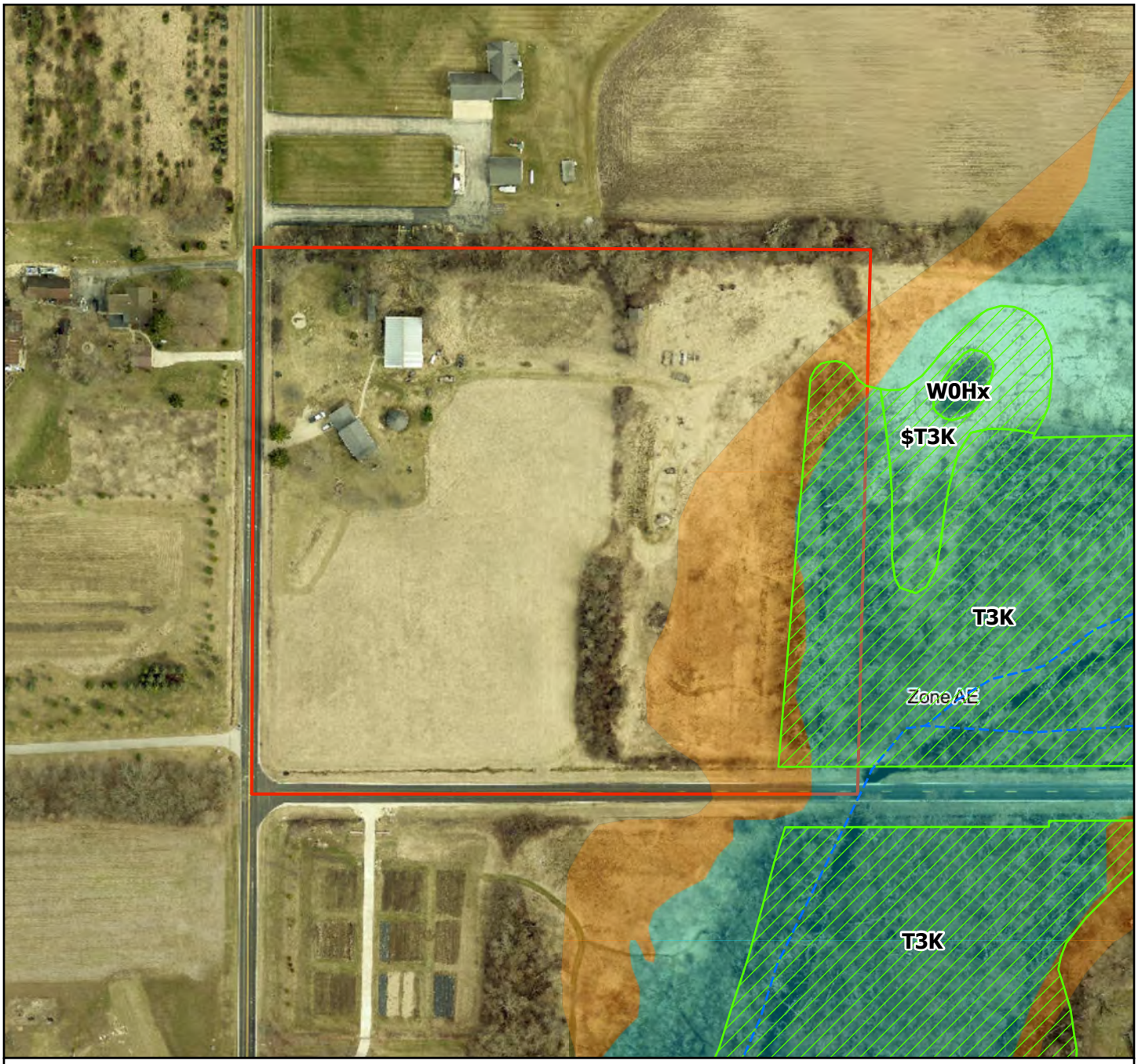
0 135 270 Feet



1-Ft. Contour Map

W148N12470 Pleasant View Drive
Parcel: 141998
Germantown, Washington County, Wisconsin

FIGURE:
2

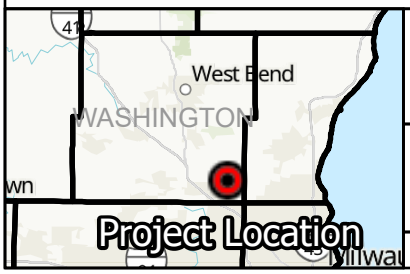


Legend

- Environmental Survey Area (ESA)
- Wisconsin Wetland Inventory
- Intermittent Stream
- 1% Annual Chance Flood Hazard (100-Yr Floodplain)
- 0.2% Annual Chance Flood Hazard (500-Yr Floodplain)

N

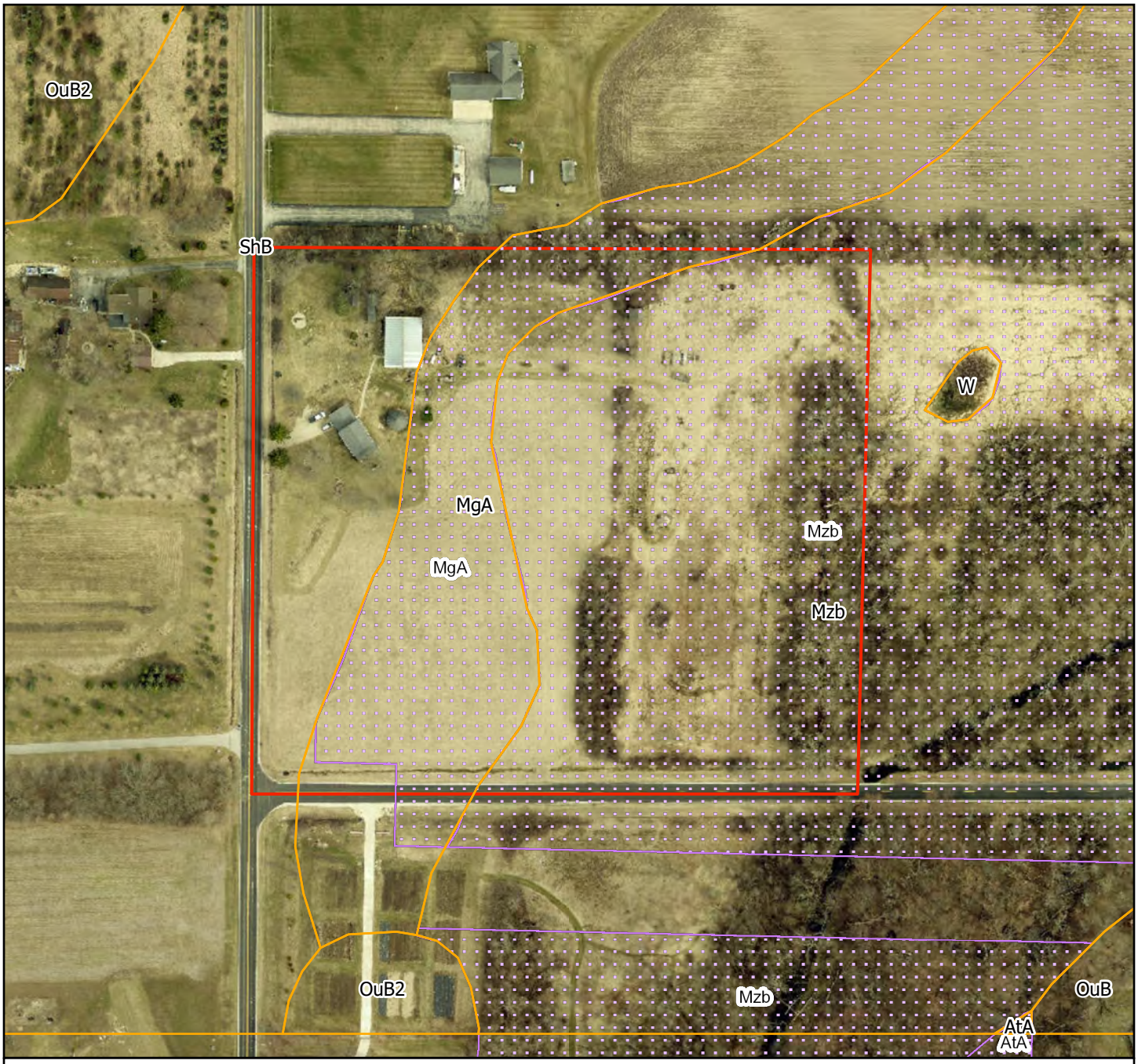
0 135 270 Feet



Wisconsin Wetland Inventory, WDNR 24K Hydrology, & FEMA Floodplain Map

W148N12470 Pleasant View Drive
Parcel: 141998
Germantown, Washington County, Wisconsin

FIGURE:
3



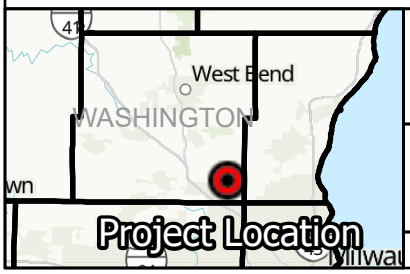
Legend

Soil ID	Soil Map Unit	Hydric Rating	WDNR Wetland Indicator?
MgA	Martinton silt loam, 1 to 3 percent slopes	Predominantly non-hydric (10)	Partially Present
Mzb	Montgomery silty clay loam	Predominantly hydric (95)	Present
ShB	Saylesville silt loam, 2 to 6 percent slopes	Not Hydric (0)	None

- Environmental Survey Area (ESA)
- USDA Wetspots
- Maximum Extent Wetland Indicators
- NRCS Soil Map Unit

N

0 135 270 Feet



WDNR WETLAND INDICATOR LAYER & NRCS SOILS MAP

W148N12470 Pleasant View Drive
Parcel: 141998
Germantown, Washington County, Wisconsin

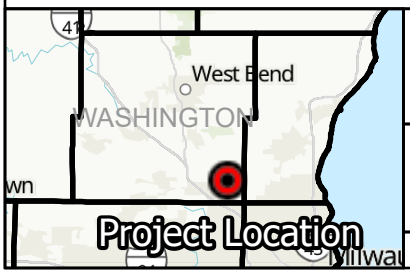
FIGURE:
4

Legend

- Environmental Survey Area (ESA)
- Upland Data Point Wetland
- Data Point
- Palustrine Emergent (PEM) Wetland (1.6-acres)
- Palustrine Forested (PFO) Wetland (0.95-acres)
- Palustrine Scrub-Shrub (PSS) Wetland (0.21-acres)

N

0 90 180 Feet



DELINEATED WETLANDS AND WATERBODIES

W148N12470 Pleasant View Drive
Parcel: 141998
Germantown, Washington County, Wisconsin

FIGURE:
5

Legend

- Environmental Survey Area (ESA)
- Photo Point Location
- Palustrine Emergent (PEM) Wetland (1.6-acres)
- Palustrine Forested (PFO) Wetland (0.95-acres)
- Palustrine Scrub-Shrub (PSS) Wetland (0.21-acres)

N

0 90 180 Feet

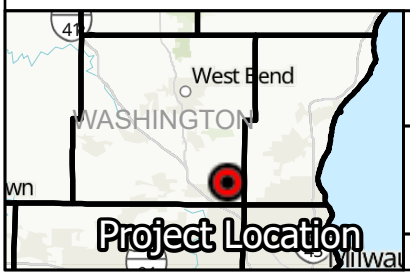


PHOTO POINT LOCATIONS

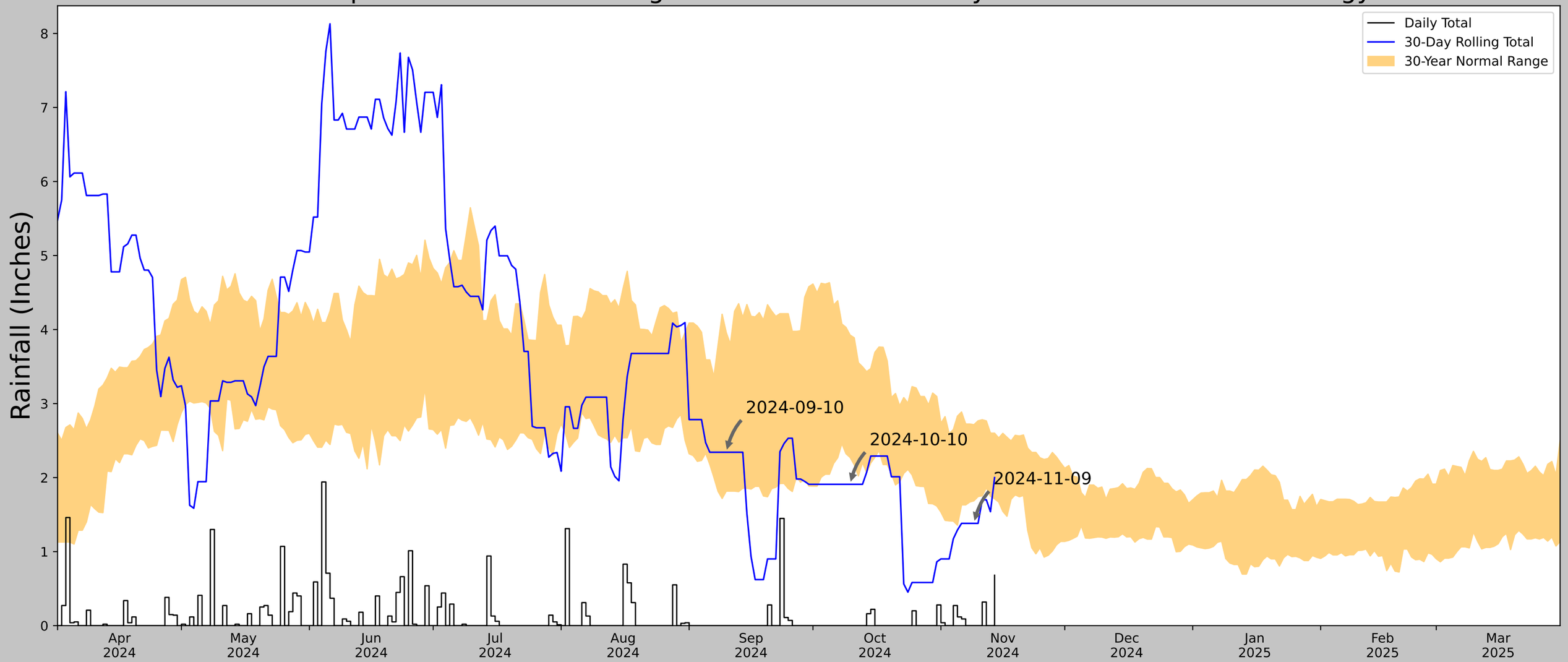
W148N12470 Pleasant View Drive
Parcel: 141998
Germantown, Washington County, Wisconsin

FIGURE:
6

APPENDIX A

Antecedent Precipitation

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	43.243616, -88.092970
Observation Date	2024-11-09
Elevation (ft)	862.38
Drought Index (PDSI)	Mild wetness (2024-10)
WebWIMP H_2O Balance	Wet Season

30 Days Ending	30th %ile (in)	70th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-11-09	1.687008	2.714567	1.38189	Dry	1	3	3
2024-10-10	2.272835	3.924803	1.909449	Dry	1	2	2
2024-09-10	1.816929	3.959055	2.34252	Normal	2	1	2
Result							Drier than Normal - 7

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
GERMANTOWN WASTEWATER UTILITY	43.2389, -88.1222	870.079	1.507	7.699	0.69	11307	80
GERMANTOWN 0.6 S	43.2268, -88.1214	855.971	0.837	14.108	0.388	7	10
GERMANTOWN 1.2 NE	43.2313, -88.1023	895.013	1.131	24.934	0.537	4	0
HUBERTUS 3.1 E	43.2368, -88.1589	890.092	1.853	20.013	0.871	2	0
CEDARBURG 3.7 WSW	43.2788, -88.0566	878.937	4.301	8.858	1.974	2	0
JACKSON 0.5 SSE	43.3144, -88.1617	895.997	5.582	25.918	2.657	3	0
JACKSON	43.3197, -88.1681	892.06	6.041	21.981	2.851	4	0
WEST BEND	43.3681, -88.0858	939.961	9.113	69.882	4.738	18	0
W BEND FIRE STN #2	43.4319, -88.1603	895.013	13.472	24.934	6.398	4	0
MT MARY COLLEGE	43.0722, -88.0294	714.895	12.431	155.184	7.523	2	0

US Army Corps of Engineers

ERDC

Figures and tables made by the Antecedent Precipitation Tool Version 2.0

Developed by: U.S. Army Corps of Engineers and U.S. Army Engineer Research and Development Center

APPENDIX B

Representative Photographs

REPRESENTATIVE PHOTOGRAPHS

Western Half of Parcel: 141998
W148N12470 Pleasant View Drive
Germantown, Washington County, Wisconsin

Photo: PP01

Date: 11-09-2024

Description:
PFO portion of Wetland Complex W01 and data point DP01.

Location:
Eastern portion of the ESA

Direction:
East

Photo: PP02

Date: 11-09-2024

Description:
PEM portion of Wetland Complex W01 and data point DP02

Location:
Eastern portion of the ESA

Direction:
South

REPRESENTATIVE PHOTOGRAPHS

Western Half of Parcel: 141998
W148N12470 Pleasant View Drive
Germantown, Washington County, Wisconsin

Photo: PP03

Date: 11-09-2024

Description:
Representative upland data point DP03

Location:
Eastern portion of the ESA

Direction:
North

Photo: PP04

Date: 11-09-2024

Description:
PSS portion of Wetland Complex W01 and data point DP04

Location:
Southeastern portion of the ESA

Direction:
South

REPRESENTATIVE PHOTOGRAPHS

Western Half of Parcel: 141998
W148N12470 Pleasant View Drive
Germantown, Washington County, Wisconsin

Photo: PP05

Date: 11-09-2024

Description:
Representative upland data point DP05

Location:
Southern portion of the ESA

Direction:
West

Photo: PP06

Date: 11-09-2024

Description:
PEM portion of Wetland Complex W01 and data point DP06

Location:
Southeastern portion of the ESA

Direction:
North

REPRESENTATIVE PHOTOGRAPHS

Western Half of Parcel: 141998
W148N12470 Pleasant View Drive
Germantown, Washington County, Wisconsin

Photo: PP07

Date: 11-09-2024

Description:
Representative upland data point DP07 within a WDNR wetland indicator polygon

Location:
Central portion of the ESA

Direction:
East

Photo: PP08

Date: 11-09-2024

Description:
Upland roadside ditch and representative upland data point DP08

Location:
Western portion of the ESA

Direction:
North

APPENDIX C

Wetland Determination Data Forms

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP01

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Floodplain Local relief (concave, convex, none): Concave

Slope (%): 0 Lat: 43.244041 Long: -88.091018 Datum: WGS84

Soil Map Unit Name: Montgomery silty clay loam NWI classification: T3K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Based on the presence of all three parameters, this area is a wetland. Representative PFO data point for wetalnd Complex W01.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Ulmus americana*	20	Yes	FACW
2. *Populus deltoides*	10	Yes	FAC
3. *Fraxinus pennsylvanica*	5	No	FACW
4.			
5.			
	35	=Total Cover	

Sapling/Shrub Stratum (Plot size: 15-Ft)			
1. *Rhamnus cathartica*	30	Yes	FAC
2. *Fraxinus pennsylvanica*	5	No	FACW
3.			
4.			
5.			
	35	=Total Cover	

Herb Stratum (Plot size: 5-Ft)			
1. *Carex blanda*	5	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	5	=Total Cover	

Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	30	x 2 =	60
FAC species	45	x 3 =	135
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	75 (A)		195 (B)

Prevalence Index = B/A = 2.60

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
PP01. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Loamy/Clayey	
6-10	10YR 2/1	98	10YR 4/6	2	C	PL/M	Loamy/Clayey	
10-24	10YR 4/1	90	10YR 4/6	10	C	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:
The criterion for hydric soil is met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	*OMB Control #: 0710-0024, Exp: 9/30/2027* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP02

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): 0 Lat: 43.243957 Long: -88.091221 Datum: WGS84

Soil Map Unit Name: Montgomery silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Based on the presence of all three parameters, this area is a wetland. Representative PEM data point for wetalnd Complex W01.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15-Ft)			
1. *Salix interior*	25	Yes	FACW
2.			
3.			
4.			
5.			
	25	=Total Cover	
Herb Stratum (Plot size: 5-Ft)			
1. *Phalaris arundinacea*	90	Yes	FACW
2. *Symphyotrichum novae-angliae*	10	No	FACW
3. *Schedonorus arundinaceus*	10	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	110	=Total Cover	
Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	125	x 2 =	250
FAC species	0	x 3 =	0
FACU species	10	x 4 =	40
UPL species	0	x 5 =	0
Column Totals:	135 (A)		290 (B)

Prevalence Index = B/A = 2.15

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
PP02. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP02

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 2/1	100					Loamy/Clayey	
4-18	10YR 2/1	98	10YR 4/6	2	C	PL/M	Loamy/Clayey	
18-24	10YR 4/1	90	10YR 4/6	10	C	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:
The criterion for hydric soil is met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP03

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Backslope Local relief (concave, convex, none): Convex

Slope (%): 0-1 Lat: 43.243989 Long: -88.091620 Datum: WGS84

Soil Map Unit Name: Mzb: Montgomery silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation X , Soil ____ , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Vegetation subject to periodic mowing. Based on the absence of all three parameters, this area is an upland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		=Total Cover	

Sapling/Shrub Stratum (Plot size: 15-Ft)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	

Herb Stratum (Plot size: 5-Ft)			
1. *Schedonorus arundinaceus*	90	Yes	FACU
2. *Daucus carota*	25	Yes	UPL
3. *Poa pratensis*	10	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	125	=Total Cover	

Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	10	x 3 =	30
FACU species	90	x 4 =	360
UPL species	25	x 5 =	125
Column Totals:	125 (A)		515 (B)

Prevalence Index = B/A = 4.12

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

____ 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
PP03. Vegetation subject to periodic mowing, a reference location approximately 50-Ft was used for species confirmation. The criterion for hydrophytic vegetation is not met.

SOIL

Sampling Point: DP03

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 2/1	100					Loamy/Clayey	
13-15	10YR 2/2	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Refusal at 15-inches. The criterion for hydric soil is not met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is not met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP04

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): 0-1 Lat: 43.243024 Long: -88.092004 Datum: WGS84

Soil Map Unit Name: Montgomery silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Based on the presence of all three parameters, this area is a wetland. Representative PSS data point for wetalnd Complex W01.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15-Ft)			
1. *Cornus sericea*	40	Yes	FACW
2. *Rhamnus cathartica*	30	Yes	FAC
3.			
4.			
5.			
	70	=Total Cover	
Herb Stratum (Plot size: 5-Ft)			
1. *Phalaris arundinacea*	20	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	20	=Total Cover	
Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	60	x 2 =	120
FAC species	30	x 3 =	90
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	90 (A)		210 (B)

Prevalence Index = B/A = 2.33

Hydrophytic Vegetation Indicators:

- ___ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
PP04. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP04

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/1	100					Loamy/Clayey	
6-15	10YR 2/1	98	10YR 4/6	2	C	M	Loamy/Clayey	
15-24	10YR 4/1	95	10YR 4/6	5	C	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:
The criterion for hydric soil is met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP05

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Backslope Local relief (concave, convex, none): Convex

Slope (%): 0-1 Lat: 43.243364 Long: -88.092086 Datum: WGS84

Soil Map Unit Name: Mzb: Montgomery silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation____, Soil____, or Hydrology____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation____, Soil____, or Hydrology____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Based on the absence of two of three parameters, this area is an upland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Fraxinus pennsylvanica*	5	Yes	FACW
2.			
3.			
4.			
5.			
	5	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15-Ft)			
1. *Rhamnus cathartica*	60	Yes	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size: 5-Ft)			
1. *Rhamnus cathartica*	25	Yes	FAC
2. *Schedonorus arundinaceus*	25	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	50	=Total Cover	
Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	5	x 2 =	10
FAC species	85	x 3 =	255
FACU species	25	x 4 =	100
UPL species	0	x 5 =	0
Column Totals:	115 (A)		365 (B)

Prevalence Index = B/A = 3.17

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
PP05. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP05

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/1	100					Loamy/Clayey	
14-24	10YR 3/1	95	10YR 4/6	5	C	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
Refusal at 15-inches. The criterion for hydric soil is not met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is not met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	*OMB Control #: 0710-0024, Exp: 9/30/2027* *Requirement Control Symbol EXEMPT:* *(Authority: AR 335-15, paragraph 5-2a)*

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP06

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave

Slope (%): 0-1 Lat: 43.242945 Long: -88.091915 Datum: WGS84

Soil Map Unit Name: Montgomery silty clay loam NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Based on the presence of all three parameters, this area is a wetland. Representative PEM data point for wetalnd Complex W01.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15-Ft)			
1. *Rhamnus cathartica*	5	Yes	FAC
2. *Acer negundo*	5	Yes	FAC
3.			
4.			
5.			
	10	=Total Cover	
Herb Stratum (Plot size: 5-Ft)			
1. *Phalaris arundinacea*	90	Yes	FACW
2. *Solidago canadensis*	10	No	FACU
3. *Symphyotrichum pilosum*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	105	=Total Cover	
Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	90	x 2 =	180
FAC species	10	x 3 =	30
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	115 (A)		270 (B)

Prevalence Index = B/A = 2.35

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No** ____

Remarks: (Include photo numbers here or on a separate sheet.)
PP06. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP06

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					Loamy/Clayey	
8-24	10YR 2/1	97	10YR 4/6	3	C	M	Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** X **No** ___

Remarks:
The criterion for hydric soil is met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP07

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Backslope Local relief (concave, convex, none): Convex

Slope (%): 0-1 Lat: 43.243481 Long: -88.092492 Datum: WGS84

Soil Map Unit Name: MgA: Martinton silt loam, 1 to 3 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation X , Soil ____ , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Vegetation subject to periodic mowing. Based on the absence of all three parameters, this area is an upland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		=Total Cover	

Sapling/Shrub Stratum (Plot size: 15-Ft)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	

Herb Stratum (Plot size: 5-Ft)			
1. *Schedonorus arundinaceus*	90	Yes	FACU
2. *Daucus carota*	25	Yes	UPL
3. *Symphyotrichum pilosum*	5	No	FACU
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	120	=Total Cover	

Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	95	x 4 =	380
UPL species	25	x 5 =	125
Column Totals:	120 (A)		505 (B)

Prevalence Index = B/A = 4.21

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

____ 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
PP07. Vegetation subject to periodic mowing. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP07

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 2/1	100					Loamy/Clayey	
14-20	10YR 3/2	100					Loamy/Clayey	
20-24	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
The criterion for hydric soil is not met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is not met.

U.S. Army Corps of Engineers **WETLAND DETERMINATION DATA SHEET – Midwest Region** See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R	***OMB Control #: 0710-0024, Exp: 9/30/2027*** ***Requirement Control Symbol EXEMPT:*** ***(Authority: AR 335-15, paragraph 5-2a)***

Project/Site: Western half of Parcel: 141998 City/County: Germantown / Washington Sampling Date: 11/09/24

Applicant/Owner: Mr. Chuck Smith State: WI Sampling Point: DP08

Investigator(s): Stephen W. Chu, SPWS Section, Township, Range: S14,T9N,R20E

Landform (hillside, terrace, etc.): Toeslope (Roadside ditch) Local relief (concave, convex, none): Concave

Slope (%): 0-1 Lat: 43.243481 Long: -88.092492 Datum: WGS84

Soil Map Unit Name: MgA: Martinton silt loam, 1 to 3 percent slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation X , Soil ____ , or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ____ No X

Are Vegetation ____ , Soil ____ , or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** **Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. Vegetation subject to periodic mowing. Data point located within a roadside ditch. Based on the absence of all three parameters, this area is an upland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30-Ft)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Sapling/Shrub Stratum (Plot size: 15-Ft)			
1.			
2.			
3.			
4.			
5.			
		=Total Cover	
Herb Stratum (Plot size: 5-Ft)			
1. *Schedonorus arundinaceus*	90	Yes	FACU
2. *Phalaris arundinacea*	20	No	FACW
3. *Pastinaca sativa*	5	No	UPL
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	115	=Total Cover	
Woody Vine Stratum (Plot size: 30-Ft)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	20	x 2 =	40
FAC species	0	x 3 =	0
FACU species	90	x 4 =	360
UPL species	5	x 5 =	25
Column Totals:	115 (A)		425 (B)
Prevalence Index = B/A =			3.70

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

____ 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** ____ **No** X

Remarks: (Include photo numbers here or on a separate sheet.)
PP07. Vegetation subject to periodic mowing. The criterion for hydrophytic vegetation is met.

SOIL

Sampling Point: DP08

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-9	10YR 3/2	100					Loamy/Clayey	
9-24	10YR 3/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: None

Depth (inches): ___

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
The criterion for hydric soil is not met.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:
Wisconsin Wetland Inventory, National Hydrography Dataset, NRCS Soils Map, Google Aerial Imagery, WDNR 24K Hydrology Data and USGS Topographic Maps

Remarks:
Based on the APT tool, antecedent hydrologic conditions are drier than normal. The criterion for wetland hydrology is not met.

Stephen W. Chu, PWS
Wisconsin Assured Wetland Delineator
4263 Glenmore Road
Rockton, IL 61072
Tel 815 871 7248

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: January 31, 2025

Re: Charles Smith CSM

Kevin and Jeff,

Here is my review comments for the CSM received from Charles Smith for the property located at W148 N12470 Pleasant View Drive

Certified Survey Map

Applicant or Owner: Charles R. Smith

Land Surveyor/Firm: Grady L. Gosser, PLS – Trio Engineering LLC

1. There are professional land surveyor seals on each sheet, but no signatures of the professional land surveyor who prepared the document to any of the 5 sheets of the document.

2. The wetlands as mapped need to include the 25' setback line.

3. Add the following note to the document: *"Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code".*

4. The ¾"x18" iron rod set symbol for the SE corner of Lot 2 is missing from Sheet 1 of 5 (Overall Detail Sheet) and needs to be added. All of the other monumented corners for both proposed lots are shown on this sheet.

5. Show by dimensions, the existing septic mound system is encroaching into the dedicated right of way of Pleasant View Drive. An additional note maybe required by the Village Planner regarding the septic system encroaching into Village Road right of way.

6. Is there a mortgage on this property and is a certificate of mortgagee needed? If the property is owned without a lien, then the owner needs to submit a letter from the lender to the Village that the property is free and clear of any mortgage.

7. The point of beginning of the described land is not shown on sheet 1 or 2 of 5.

8. The location of passing soil borings on proposed Lot 2 showing it is a viable lot for an onsite septic system.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals and signature of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Prior to Recording the Certified Survey Map or Subdivision Plat

The professional land surveyor is responsible for submitting a copy of the AutoCAD drawing file (.dwg) of the document in version 2023 via email to the Village Surveyor or Village Engineer for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 14th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against the following application: REZONING a portion of the subject property from the A-1: Agricultural District to the Rs-1: Single-Family District pursuant to Code Sec. 17.14 and REZONING a portion of the subject property from the A-1: Agricultural District to the A-2: Agricultural District pursuant to Code Sec. 17.13.

Applicant:
Josh Pudelko, Agent for Trio Engineering, LLC, and Charles Smith, Property Owner

Property Address: W148N12470 Pleasant View Drive (GTNV_141998)

Property Description (LEGAL DESCRIPTION – PROPOSED LOT 1 TO BE REZONED Rs-1):
BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, NOW BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 14, THENCE SOUTH 88°32'12" WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 14, 1294.41 FEET TO A POINT; THENCE NORTH 01°01'25" WEST AND ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SAID NORTHEAST 1/4 OF SAID SECTION 14, 520.87 FEET TO THE PLACE OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;

THENCE SOUTH 88°29'23" WEST, 1021.60 FEET TO A POINT; THENCE SOUTH 30°20'06" WEST, 342.56 FEET TO A POINT; THENCE SOUTH 88°51'45" WEST, 55.00 FEET TO A POINT; THENCE NORTH 01°08'15" WEST, 430.65 FEET TO A POINT ON THE SOUTH LINE OF CERTIFIED SURVEY MAP NO. 5478; THENCE NORTH 88°29'23" EAST AND ALONG THE SAID SOUTH LINE, 1255.73 FEET TO A POINT ON THE SAID EAST LINE; THENCE SOUTH 01°01'25" EAST AND ALONG THE SAID EAST LINE, 140.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID PARCEL CONTAINS 217,801 SQUARE FEET (OR 5.0000 ACRES) OF LAND, MORE OR LESS.

Property Description (LEGAL DESCRIPTION – PROPOSED LOT 2 TO BE REZONED A-2):
BEING A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, NOW BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 14, THENCE SOUTH 88°32’12” WEST AND ALONG THE SOUTH LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 14, 1294.41 FEET TO A POINT; THENCE NORTH 01°01’25” WEST AND ALONG THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SAID NORTHEAST 1/4 OF SAID SECTION 14, 40.00 FEET TO THE PLACE OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;

CONTINUING THENCE NORTH 01°01'25" WEST AND ALONG THE SAID EAST LINE, 480.87 FEET TO A POINT; THENCE SOUTH 88°29'23" WEST, 1021.60 FEET TO A POINT; THENCE SOUTH 30°20'06" WEST, 342.56 FEET TO A POINT; THENCE SOUTH 88°51'45" WEST, 55.00 FEET TO A POINT; THENCE SOUTH 01°08'15" EAST, 189.18 FEET TO A POINT; THENCE NORTH 88°32'12" EAST, 1254.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID PARCEL CONTAINS 560,791 SQUARE FEET (OR 12.8740 ACRES) OF LAND, MORE OR LESS.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: https://www.germantownwi.gov/589/Proposed-Development-Projects

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

Donna Ott, Village Clerk
Dated this 19th day of March 2025

To Be Published On: March 26th and April 2nd, 2025

BUSINESS OF THE PLAN COMMISSION

MEETING DATE: April 14, 2025

PLACEMENT: Action Item

ITEM TITLE: Donald Thoma, Accurate Surveying & Engineering, LLP Agent for Shepherd ETAL, property owners, N104W21677 Willow Creek Road (GTNV312-993) and Laskowski Revocable Family Trust, property owner N101W21628 Birch Lane (GTNV312-990); Rezoning from RS-1: Single-Family Residential to A-2: Agricultural and two (2) Certified Survey Maps (CSM) for a Land Exchange and Property Line Adjustment. (PUBLIC HEARING & ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

ATTACHMENT:

1. Staff Report-4-14-25-Shepherd-Laskowski-CSM-Rezoning
2. 2-Accurate Survey-Laskowski-Apps
3. 3-Accurate Survey-Shepherd-Apps
4. 4-Laskowski CSM
5. 5-Shepherd CSM
6. 6-Exchange Areas-Graphic
7. 7-Legal Desc-Land Area to Laskowski
8. 8-Legal Desc-Land Area to Shepherd
9. 9-Settlement Agreement-Laskowski-Shepherd
10. 10-Villag Surveyor Review-Laskowski CSM-2-21-25
11. 11-Village Surveyor Review-Shepherd CSM-2-21-25

STAFF RECOMMENDATION:

ACTION BY Committee:

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

4/14/24 Plan Commission Meeting

Accurate Surveying / Laskowski Trust & Shepherd ETAL

Village Planner Report **Germantown, Wisconsin**

Summary

Don Thoma, Accurate Surveying & Engineering LLP, agent for the Lisa Laskowski Revocable Family Trust and the ownership group of Michael Shepherd, Maureen Piontek, Kathleen Fritz, and Daniel Shepherd as "tenants in common", are seeking approval of two (2) separate Certified Survey Maps (CSM) to exchange portions of their respective property and relocate the common property line between their property.

Location: N104 W21677 Willow Creek Road (Shepherd ETAL property)
N101 W21628 Birch Lane (Laskowski Trust property)

Property Owners:

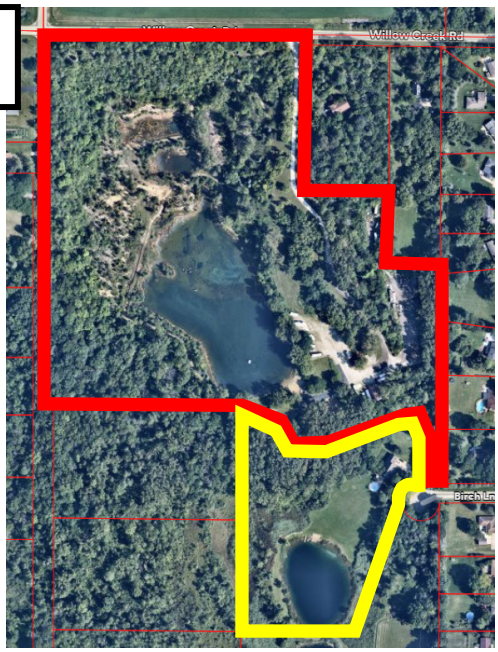
Shepherd ETAL
12860 Greenbriar Lane
New Berlin, WI

Laskowski Family Trust
N101 W21628 Birch Lane
Germantown, WI

Current & Proposed Zoning: A-2: Agricultural (Shepherd ETAL property)
Rs-1: Single-Family (Laskowski Trust property)

Adjacent Land Uses		Zoning
North	Agricultural	A-1/A-2
South	Residential	Rs-1
East	Residential	Rs-3/Rs-4
West	Residential (V of Richfield)	Rs-2/Rs-3

Location Map
(larger image last page)



Proposal/Background

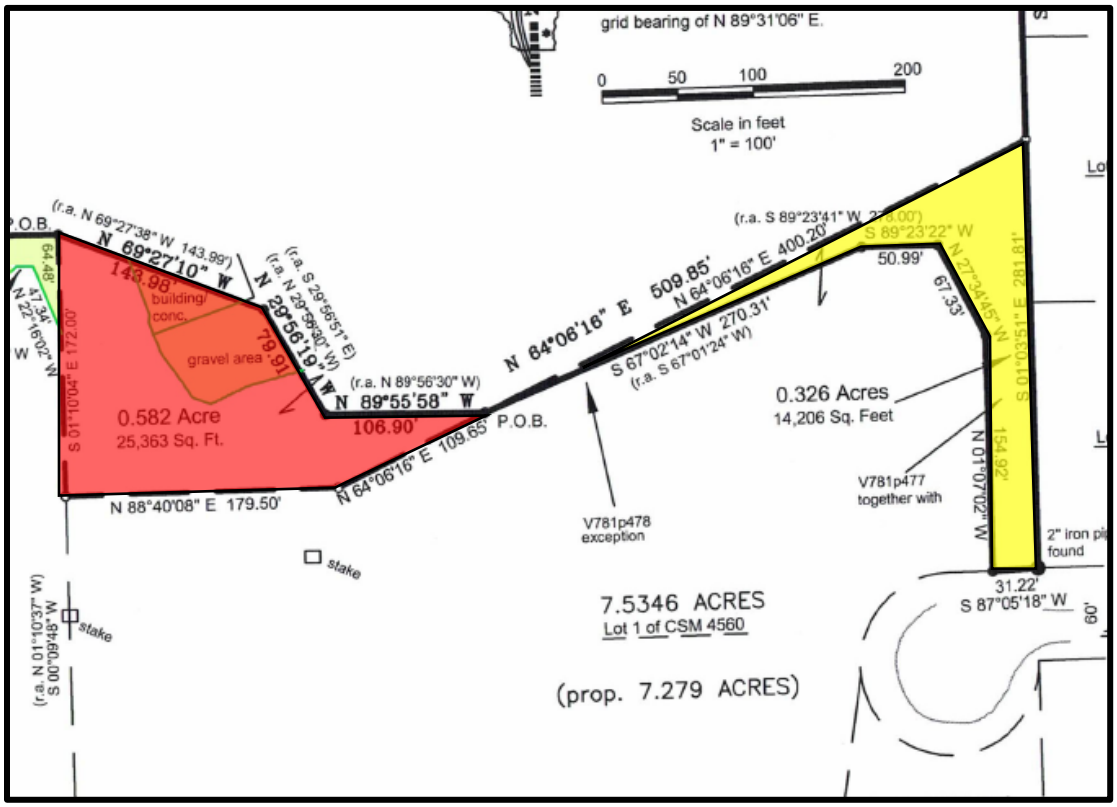
Don Thoma, Accurate Surveying & Engineering LLP, agent for the Lisa Laskowski Revocable Family Trust and the ownership group of Michael Shepherd, Maureen Piontek, Kathleen Fritz, and Daniel Shepherd as "tenants in common", are seeking approval of two (2) separate Certified Survey Maps (CSM) to finalize an agreement to exchange portions of their respective property and relocate the common property line between their property.

The two (2) adjoining property owners have entered into a settlement agreement (copy enclosed) to exchange land via quit claim deeds that also requires Village approval of two certified survey maps (one for each property).

Certified Survey Maps

As shown in the two CSM's and other supporting documents (see enclosed), the settlement agreement was reached to resolve a building and other encroachments by Shepherd onto the Laskowski property and to adjust the common property line. The graphic below shows the two areas of exchange along the existing property line (SOLID line) and the proposed property line (DASHED line).Each of the two CSM's reflects the agreed to land exchange and new common property line:

- .582 acre area (RED) from Laskowski to Shepherd
- .326 acre area (YELLOW) from Shepherd to Laskowski



Rezoning

Because the Shepherd property is zoned A-2: Agricultural and the Laskowski property is zoned Rs-1: Single-Family Residential, the exchange areas are required to be rezoned as follows:

- .582 acre area from Rs-1 to A-2 (RED area from Laskowski to Shepherd)
- .326 acre area from A-2 to Rs-1 (YELLOW area from Shepherd to Laskowski)

Staff Comment

The resulting parcels, the 29.31 acre Shepherd property and the 7.279 acre Laskowski property, will be consistent with the respective A-2 and Rs-1 Zoning District requirements in terms of parcel size and location within the Willow Creek-Weidenbach Neighborhood under the 2050 Plan.

As shown in the CSM's and other supporting documents, the settlement agreement was reached to resolve a building and other encroachments by Shepherd onto the Laskowski property. The most significant encroachment in Staff's opinion is the approximately 40' x 60' metal roof structure that was constructed across the common property line in an area south of the large quarry lake (the Shepherd property is a former gravel pit that operated during the late 1950's through the 1990's). This and other structures that appear on aerial photos of the property were not properly permitted through the Village and remain potential Building Code violations. Although zoned A-2: Agricultural, current uses of the Shepherd property appear to include a private campground with multiple RV's and boats and construction equipment and material storage; all of which are potential Zoning Code violations. These issues are separate from the proposed rezoning & CSM applications needed to consummate the settlement agreement between Shepherd and Laskowski and will be addressed at a later date with the Shepherd property owners.

As part of the settlement agreement, and in addition to exchanging land, the parties are also entering into a separate Access & Maintenance Agreement that will allow Shepherd to continue to use an area of encroachment and existing water valve that were installed by Shepherd on the Laskowski property. Village approval of this agreement is not required.

Village Engineer/Surveyor

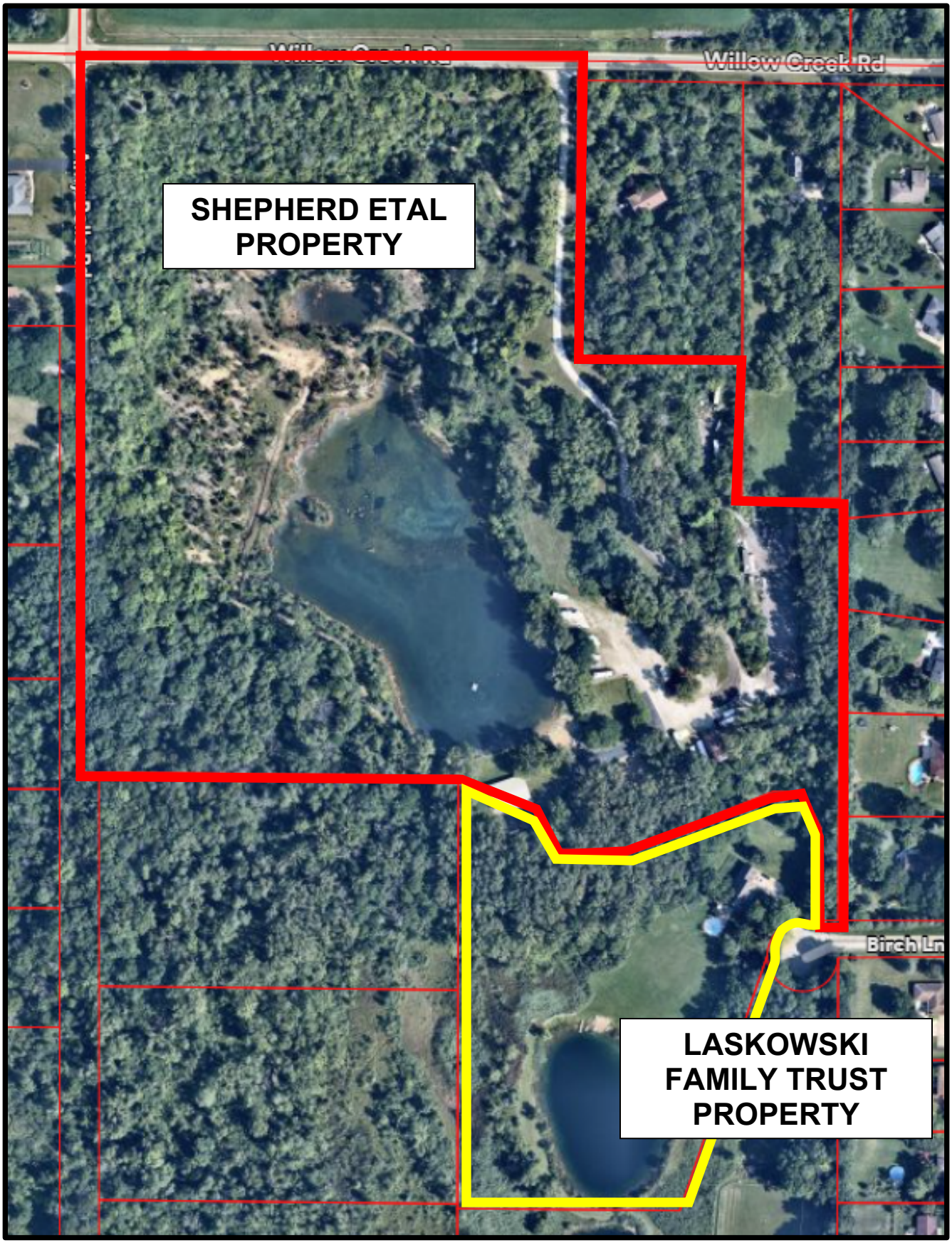
The Village's surveying consultant has identified a couple of minor technical corrections that need to be made to both CSM's in memos dated February 21, 2025 (copies enclosed).

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed Certified Survey Map (CSM) for the Shepherd ETAL property and the proposed Certified Survey Map (CSM) for the Laskowski Family Trust property as submitted subject to the following conditions:

1. All technical issues and plan correction identified by the Village Surveyor's review memo dated February 21, 2025 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.

2. The Village signature block on both CSM's shall be revised to reflect the correct Village officials prior to submitting the CSM's for recording.


Willow Creek Rd
SHEPHERD ETAL PROPERTY
Birch Ln
LASKOWSKI FAMILY TRUST PROPERTY

Village of Germantown ...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid DL Date 2/11/25
CHK # 13597

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1

APPLICANT OR AGENT

Donald J. Thoma
AccurateSurveying&EngineeringLLP
2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ( )
E-Mail don@accuratesurveying.net

PROPERTY OWNER

Lisa Laskowski Revocable Family Trust
% Lisa A. Laskowski - Trustee
N101W21628 Birch Lane
Colgate WI 53017
Phone (773) 218-6449

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N101W21628 Birch Lane, Colgate WI 53017	GTNV-312990

3

PURPOSE OF LAND SPLIT

Lot line adjustment. The two owners are resolving some lot lines from occupation and future access from Birch Lane.	Will the land split require rezoning? yes	
	From A-2	To RS-1

4

READ AND INITIAL THE FOLLOWING:

DL I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

DL I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

DL I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — Date 2/11/25 — Owner — Date 2/11/25

RECEIVED FEB 11 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

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: 2/11/25 Received by: [illegible]
chk # 3597

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

Donald J. Thoma
AccurateSurveying&EngineeringLLP
2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ( )
E-Mail don@accuratesurveying.net

PROPERTY OWNER

Lisa Laskowski Revocable Family Trust
% Lisa A. Laskowski - Trustee
N101W21628 Birch Lane
Colgate WI 53017
Phone ( )

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N101W21628 Birch Lane, Colgate WI 53017	GTNV-312990

3

REZONING REQUEST

FROM	TO
A-2	RS-1

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attachment

RECEIVED
FEB 11 2025
OFFICE OF THE VILLAGE PLANNER
GERMANTOWN

5 PURPOSE OF REZONING REQUEST

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

Lot line adjustment

6 SUPPORTING DOCUMENTATION:

- [x] ~~Plat of Survey~~ CSM (1:100)
- [ ] Site Plan and elevations for new construction (can be conceptual)

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant: Accurate Surveying — Date: 1-14-25

Owner — Date: 2/11/25

Village of

Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

02/12/2025 08:57AM Jennifer
000841-0001
Payment Effective Date 02/12/2025

MISCELLANEOUS

PLAT REVIEW FEES (GENPLT)	
2025 Item: GENPLT	
1 @ $3,045.0000	
PLAT REVIEW FEES (GENPLT)	$3,045.00
	$3,045.00
Subtotal	**$3,045.00**
Total	**$3,045.00**
CHECK	$3,045.00
Check Number3597	
Change due	**$0.00**

Thank you for your payment

CUSTOMER COPY

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: 2/10/25 Received by: DK
Chk # 5867

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

Donald J. Thoma
AccurateSurveying&EngineeringLLP
2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ( )
E-Mail don@accuratesurveying.net

PROPERTY OWNER

Fritz, Piontek, Shepherd & Shepherd ETAL
12860 W Greenbriar Lane
New Berlin WI 53151
Phone (414) 801-6052
Mike Shepherd

2 PROPERTY ADDRESS OR GENERAL LOCATION | **TAX KEY NUMBER**

N104W21677 Willow Creek Road, Colgate WI 53017 | GTNV-312993

3 REZONING REQUEST

FROM	TO
RS-1	A-2

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attachment

RECEIVED
FEB 10 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

5 PURPOSE OF REZONING REQUEST

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

Lot line Adjustment

6 SUPPORTING DOCUMENTATION:

☒ ~~Plat of Survey~~ CSM (1:100)

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant: Accurate Surveying — Date: 1-14-25

Owner — Date: 2-10-25

Village of Germantown
...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid 2/10/25 Date

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1

APPLICANT OR AGENT
Donald J. Thoma
AccurateSurveying&EngineeringLLP
2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ( )
E-Mail don@accuratesurveying.net

PROPERTY OWNER
Fritz, Piontek, Shepherd & Shepherd ETAL
12860 W Greenbriar Lane
New Berlin WI 53151
Phone (414) 801-6052
Mike Shepherd

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N104W21677 Willow Creek Road, Colgate WI 53017	GTNV-312993

3 **PURPOSE OF LAND SPLIT**

Lot line adjustment. The two owners are resolving some lot lines from occupation and future access from Birch Lane.	Will the land split require rezoning? yes	
	From RS-1	To A-2

4 **READ AND INITIAL THE FOLLOWING:**

MJS I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

MJS I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

MJS I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

RECEIVED
FEB 10 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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

Applicant 1/21/25 Date
Owner 1/21/25 Date

Village of Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

02/10/2025 11:57AM Jennifer
000839-0039
Payment Effective Date 02/07/2025

MISCELLANEOUS
ZONING FEES (GENZON)
2025 Item: GENZON
1 @ $3,045.0000
ZONING FEES (GENZON) $3,045.00

$3,045.00

Subtotal	$3,045.00
Total	$3,045.00
CHECK	$3,045.00
Check Number5865	
Change due	$0.00

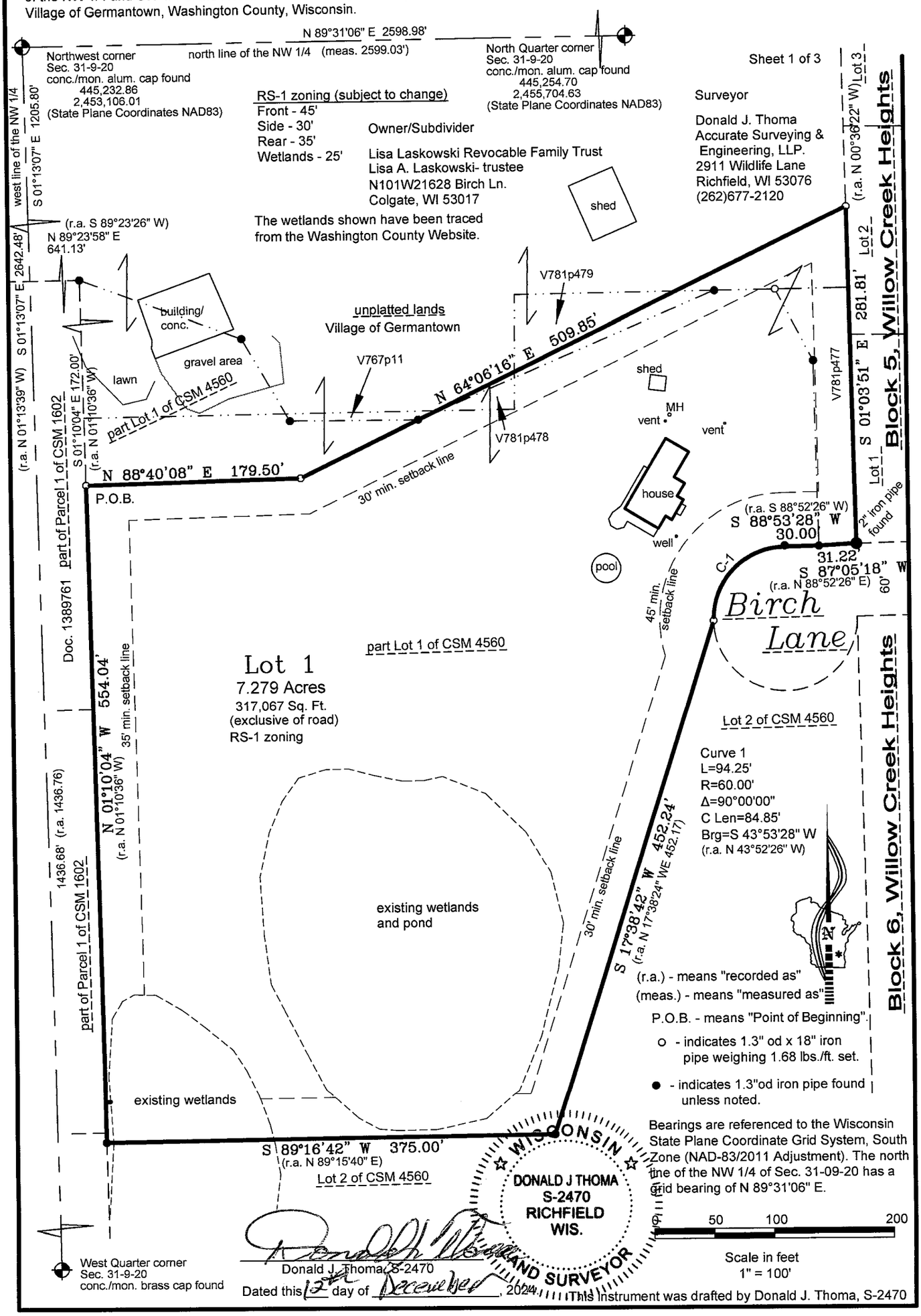
Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Sheet 1 of 3



(r.a.) - means "recorded as"
(meas.) - means "measured as"
P.O.B. - means "Point of Beginning".
o - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
● - indicates 1.3"od iron pipe found unless noted.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The north line of the NW 1/4 of Sec. 31-09-20 has a grid bearing of N 89°31'06" E.

Donald J. Thoma, S-2470

Dated this 12th day of December, 2024

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

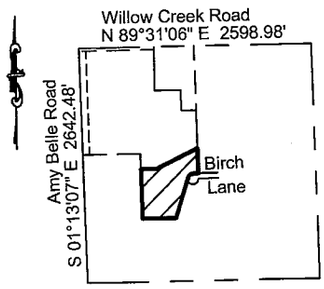
Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

NW 1/4 Section 31-9-20

Scale: 1' = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Lisa A. Laskowski, I have surveyed, divided and mapped the land shown and described hereon, part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet, to the point of beginning of lands herein described; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence S 88°53'28" W, continuing along said north right-of-way line, 30.00 feet; thence southwesterly continuing along said right-of-way of Birch Lane and along the arc of a curve to the left 94.25 feet, radius 60.00 feet, delta 90°00'00", chord S 43°53'28" W 84.85 feet; thence S 17°38'42" W, along the southeasterly line of said Lot 1 of Certified Survey Map No. 4560, 452.24 feet; thence S 89°16'42" W, along the south line of said Lot 1, 375.00 feet; thence N 01°10'04" W, along said west line of said Lot 1, 554.04 feet, to the point of beginning.

Containing 7.279 acres (317,067 square feet) more or less.

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

Dated this 12th day of December, 2024

WISCONSIN DONALD J THOMA S-2470 RICHFIELD WIS. LAND SURVEYOR

Donald J. Thoma, S-2470

Owner's Certificate:

As owner Lisa Laskowski Revocable Family Trust / Lisa A. Laskowski - Trustee, I hereby certify that I caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that there is no mortgage on this property and this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission Village of Germantown Village Board

_____

Lisa Laskowski Revocable Family Trust / Lisa A. Laskowski - Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this ____ day of _____, 202__, the above named Trustee is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

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

My commission expires _____

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

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

of Germantown on this _____ day of _____, 202__.

_____ Dean Wolter - Chairperson

_____ Deborah J. Remich - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 202__.

_____ Dean Wolter - Village President

_____ Donna Ott - Village Clerk

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 12th day of December, 2024.

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

Washington County Certified Survey Map

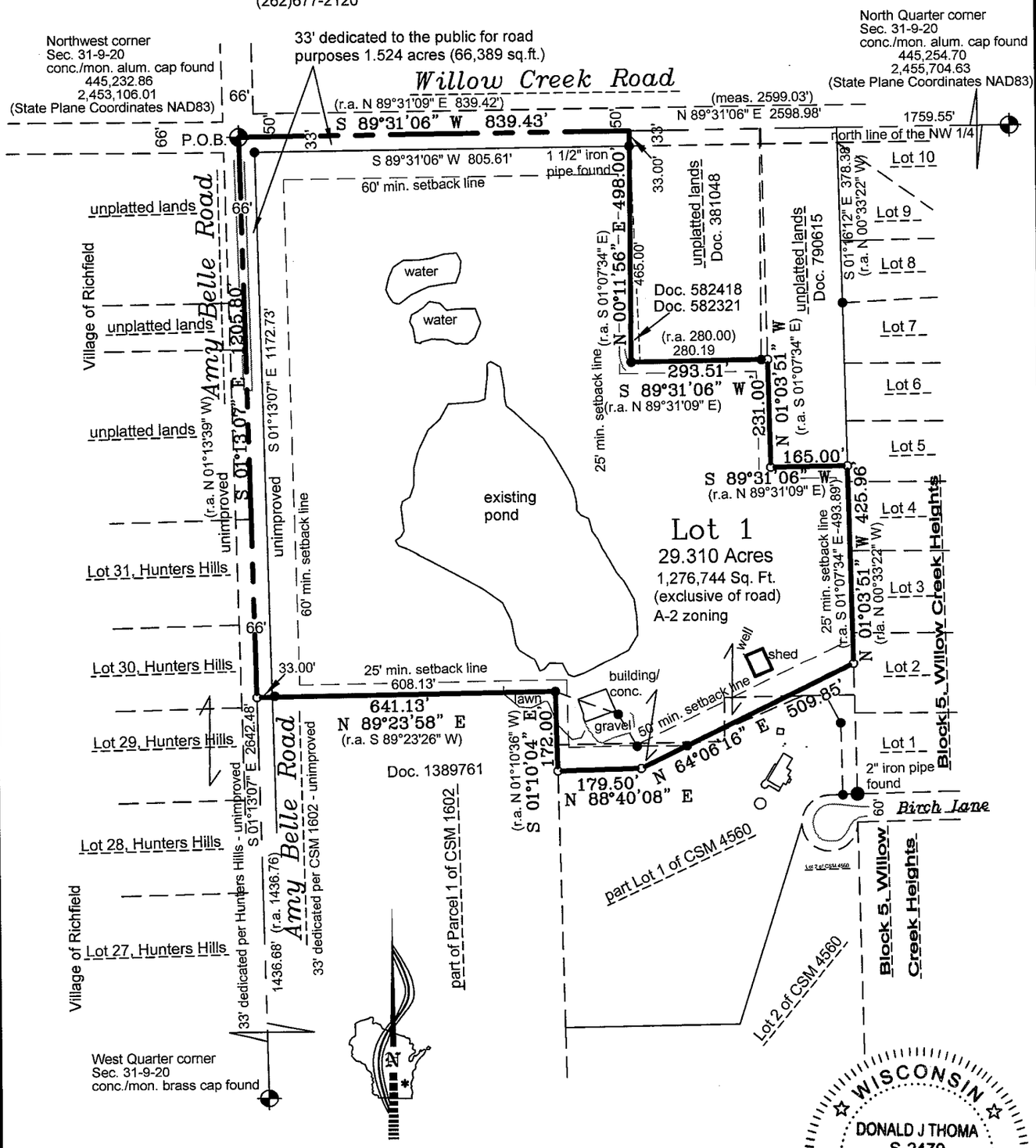
Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

A-2 zoning (subject to change)
Front - 60'
Side - 25'
Rear - 50'
Wetlands - 25'

Surveyor
Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076
(262)677-2120

Owner/Subdivider
Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd
12860 W. Greenbriar Ln.
New Berlin, WI 53151

Sheet 1 of 3



(r.a.) - means "recorded as"
(meas.) - means "measured as"
P.O.B. - means "Point of Beginning".
o - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
● - indicates 1.3"od iron pipe found unless noted.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The north line of the NW 1/4 of Sec. 31-09-20 has a grid bearing of N 89°31'06" E.

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

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470
Dated this 12th day of December, 2024.

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

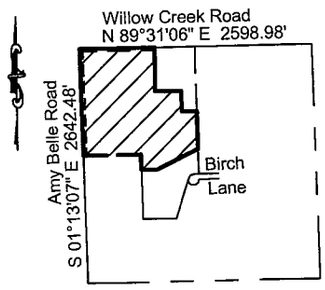
Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

NW 1/4 Section 31-9-20

Scale: 1' = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Michael Shepherd, I have surveyed, divided and mapped the land shown and described hereon, part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence N 01°03'51" W, along said west line of Willow Creek Heights subdivision, 425.96 feet, to the southeast corner of lands described in Document No. 790615, as recorded in the Washington County Registry; thence S 89°31'06" W, along the south line of said Document No. 790615, 165.00 feet; thence N 01°03'51" W, along the west line of said Document No. 790615, 231.00 feet; thence S 89°31'06" W, along the easterly extension and south line of lands described in Document No. 381048, 582418 and 582321, as recorded in the Washington County Registry, 293.51 feet, to a 1.3 inch od iron pipe found; thence N 00°11'56" E, along the west line of said Document No. 582418 and 582321, 498.00 feet, to the intersection of the north line of said NW 1/4; thence S 89°31'06" W, along said north line, 839.43 feet, to the point of beginning.

Containing 30.834 acres (1,343,133 square feet) more or less.

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

Dated this 12th day of December, 2024

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Owner's Certificate:

As owners we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated that part of Willow Creek Road and Amy Belle Road to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map. We also certify that there is no mortgage on this property and this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission Village of Germantown Village Board

Kathleen M. Fritz - Owner Maureen Piontek - Owner

Daniel T. Shepherd, - Owner Michael J. Shepherd- Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this ____ day of _____, 202__, the above named Trustee is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

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

My commission expires _____

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

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

of Germantown on this _____ day of _____, 202__.

_____ Dean Wolter - Chairperson

_____ Deborah J. Remich - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Willow Creek Road and Any Belle Road for public road purposes as shown on Sheet 1 of 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 202__.

_____ Dean Wolter - Village President

_____ Donna Ott - Village Clerk

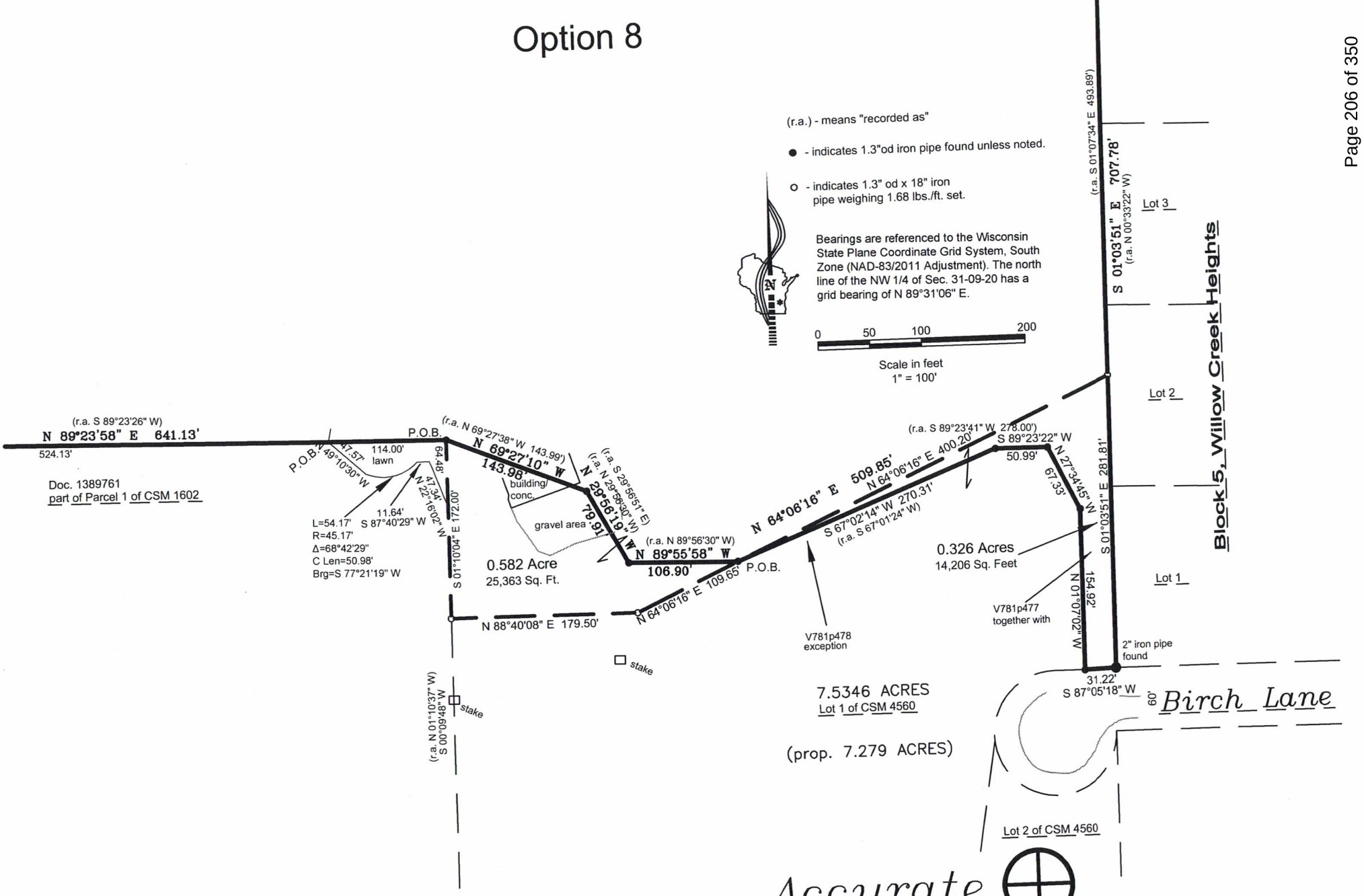
WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 12th day of December, 2024.

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

Option 8



Accurate Surveying & Engineering LLP

Land Surveying, Consulting, Developing

2911 Wildlife Lane
Richfield, WI 53076

262 677-2120

Accurate
Surveying & Engineering LLP
Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Lisa Laskowski Revocable Family Trust to Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd:

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560, being the point of beginning of lands herein described; thence S 01°10'04" E, along the west line of said Lot 1 of Certified Survey Map No. 4560, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560; thence N 89°55'58" W, along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 106.90 feet; thence N 29°56'19" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 79.91 feet; thence N 69°27'10" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 143.98 feet, to the point of beginning.

Containing 0.582 acre (25,363 square feet) more or less.

Accurate
Surveying & Engineering LLP
Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

December 12, 2024

RE: Legal description for lawn area on part of Parcel 1 of Certified Survey Map No. 1602 owned by, Lisa Laskowski Revocable Family Trust:

Part of Parcel One (1) of Certified Survey Map No. 1602 as recorded in the Washington County Registry in Volume 8 of Certified Survey Maps on pages 190-192 as Document No. 385561, in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 524.13 feet, to the point of beginning of lands herein described; thence continuing N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 114.00 feet to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 64.48 feet; thence N 22°16'02" W, 47.34 feet; thence S 87°40'29" W, 11.64 feet; thence southwesterly along the arc of a curve 54.17 feet, radius 45.17 feet, delta 68°42'29", chord S 77°21'19" W 50.98 feet; thence N 49°10'30" W, 47.57 feet, to the point of beginning.

Accurate
Surveying & Engineering LLP
Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd to Lisa Laskowski Revocable Family Trust:

Part of Lots 1 and 2 of Certified Survey Map No. 2387 as recorded in the Washington County Registry in Volume 12 of Certified Survey Maps on pages 327-329 as Document No. 436648 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet, to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560 and the point of beginning of lands herein described; thence continuing N 64°06'16" E, 400.20 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence N 01°07'02" W, along the easterly line of said Lot 1 of Certified Survey Map No. 4560, 154.92 feet; thence N 27°34'45" W, along the northeasterly line of said Lot 1 of Certified Survey Map No. 4560, 67.33 feet; thence S 89°23'22" W, along the northerly line of Certified Survey Map No. 4560, 50.99 feet; thence S 67°02'14" W, along the northerly line of said Lot 1 of Certified Survey Map No. 4560, 270.31 feet, to the point of beginning.

Containing 0.326 acre (14,206 square feet) more or less.

Releasing any and all access rights to Birch Lane by easement or access reservation as shown on said Certified Survey Maps No. 2387 and 1602.

Accurate
Surveying & Engineering LLP
Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd to Lisa Laskowski Revocable Family Trust:

Part of Lots 1 and 2 of Certified Survey Map No. 2387 as recorded in the Washington County Registry in Volume 12 of Certified Survey Maps on pages 327-329 as Document No. 436648 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet, to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560 and the point of beginning of lands herein described; thence continuing N 64°06'16" E, 400.20 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence N 01°07'02" W, along the easterly line of said Lot 1 of Certified Survey Map No. 4560, 154.92 feet; thence N 27°34'45" W, along the northeasterly line of said Lot 1 of Certified Survey Map No. 4560, 67.33 feet; thence S 89°23'22" W, along the northerly line of Certified Survey Map No. 4560, 50.99 feet; thence S 67°02'14" W, along the northerly line of said Lot 1 of Certified Survey Map No. 4560, 270.31 feet, to the point of beginning.

Containing 0.326 acre (14,206 square feet) more or less.

Releasing any and all access rights to Birch Lane by easement or access reservation as shown on said Certified Survey Maps No. 2387 and 1602.

Accurate
Surveying & Engineering LLP
Land Surveying, Developing and Consulting
2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

December 12, 2024

RE: Legal description for land, Lisa Laskowski Revocable Family Trust to Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd:

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560, being the point of beginning of lands herein described; thence S 01°10'04" E, along the west line of said Lot 1 of Certified Survey Map No. 4560, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560; thence N 89°55'58" W, along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 106.90 feet; thence N 29°56'19" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 79.91 feet; thence N 69°27'10" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 143.98 feet, to the point of beginning.

Containing 0.582 acre (25,363 square feet) more or less.

SETTLEMENT AGREEMENT AND MUTUAL RELEASE

This Settlement Agreement and Mutual Release (the "Agreement") is made and entered into as of this 1st day of April, 2025 ("Effective Date") by and between Lisa Laskowski, Trustee of the Lisa Laskowski Revocable Family Trust ("Laskowski"), and Michael Shepherd, Maureen Piontek, Kathleen Fritz and Daniel Shepherd (collectively, "Shepherd"). Laskowski and Shepherd are hereinafter collectively referred to as the Parties.

RECITALS

WHEREAS, Laskowski is the owner of that certain real property and improvements commonly known as N101 W21628 Birch Lane, Colgate, WI 53017 and with Tax Parcel ID No. 312990 ("Laskowski Property"); and

WHEREAS, Shepherd owns, as tenants-in-common, that certain real property and improvements commonly known as N104 W21677 Willow Creek Road, Colgate, WI 53017 and with Tax Parcel ID No. 312993 ("Shepherd Property"), which shares its southern border with the Laskowski Property; and

WHEREAS, Shepherd (i) constructed and owns a building that encroaches the northwest section of the Laskowski Property, and (ii) extended its lawn onto and operates a water valve on the northwest section of the Laskowski Property, both as depicted on Exhibit A attached hereto (the "Encroachment"); and

WHEREAS, the Parties hereby agree to exchange portions of their respective properties with each other via Quit Claim Deed and execute an easement agreement for the benefit of Shepherd to access and maintain the lawn and water valve located on the Laskowski Property, in accordance with the terms herein; and

WHEREAS, the parties acknowledge and agree that they are exchanging reasonably equivalent value for the consideration, obligations, promises and covenants that they each are providing to each other to resolve the Encroachment, and that such consideration, obligations, promises and covenants are sufficient to support the enforceability of this Agreement under applicable law.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference.

2. Certified Survey Maps. The Parties hereby agree to reasonably cooperate with the Village of Germantown, Wisconsin (the "Village") in order to finalize and approve the proposed certified survey maps, attached hereto as Exhibits B-1 and B-2 (collectively, the "CSMs"), which depict the New Laskowski Property and the New Shepherd Property, respectively (each as defined hereafter). The Parties hereby acknowledge and agree such CSMs are drafts and may be modified, upon mutual agreement by Laskowski, Shepherd and the Village, prior to the execution and recording of the same. Upon the Village's approval of the CSMs, Laskowski and Shepherd hereby agree to execute such CSMs where required by either party, and submit original signatures pages to such CSMs to Laskowski's counsel with Godfrey & Kahn, S.C. ("Laskowski's Counsel"). Laskowski's Counsel shall submit such executed CSMs for recording with the Washington County Register of Deeds in accordance with Section 9 hereafter.

3. Quit Claim Deeds. Upon approval and recording of the CSMs in accordance with Section 2 above:

(a) Transfer of Laskowski Property. Laskowski shall convey a portion of the Laskowski Property (the "Conveyed Laskowski Land") to Shepherd via the recording of the quit claim deed attached hereto as Exhibit C-1 (the "Laskowski Deed"), in accordance with Section 9 hereafter. The remainder of the Laskowski Property shall be legally described as set forth on Exhibit C-2 and attached hereto (the "New Laskowski Property"), subject to the modification of Exhibit B-1 pursuant to Section 2 above, upon the recording of the Laskowski Deed;

(b) Transfer of Shepherd Property. Shepherd shall convey a portion of the Shepherd Property (the "Conveyed Shepherd Land") to Laskowski via the recording of the quit claim deed attached hereto as Exhibit D-1 attached hereto (the "Shepherd Deed", together with the Laskowski Deed, the "Deeds"), in accordance with Section 9 hereafter. The remainder of the Shepherd Property shall be legally described as set forth on Exhibit D-2 and attached hereto (the "New Shepherd Property"), subject to the modification of Exhibit B-2 pursuant to Section 2 above, upon the recording of the Shepherd Deed; and

(c) Property Taxes. The Parties hereby agree not to prorate applicable property taxes incurred against the Laskowski Property or Shepherd Property prior to or after the recording of the Deeds. Laskowski shall be obligated to pay such taxes levied against the New Laskowski Property upon receipt of a tax bill from the applicable taxing authority. Shepherd shall be obligated to pay such taxes levied against the New Shepherd Property upon receipt of a tax bill from the applicable taxing authority.

4. Conveyance of Easement. Upon approval of the CSMs in accordance with this Agreement, the Parties shall record an Access and Maintenance Easement Agreement setting forth the terms and conditions under which Shepherd may access and maintain the Encroachment located on the Laskowski Property, in substantially the same form as set forth on Exhibit E attached hereto (the "Easement Agreement"), in accordance with Section 9 hereafter.

5. Mutual Release; Indemnification.

(a) From and after the recording of the Deeds, Laskowski shall have no further rights or claims to the Conveyed Laskowski Land. Shepherd shall hereby indemnify and hold harmless Laskowski from and against any and all losses, costs (including reasonable attorneys' fees and legal expenses), liabilities, claims, injuries, deaths and damages to persons or property which occur after the recording of the Deeds in connection to Shepherd's ownership, maintenance or operation of the Conveyed Laskowski Land and that arise after the Effective Date. Laskowski shall hereby indemnify and hold harmless Shepherd from and against any and all losses, costs (including reasonable attorneys' fees and legal expenses), liabilities, claims, injuries, deaths and damages to persons or property which occurred prior to the recording of the Deeds in connection to Laskowski's ownership, maintenance or operation of the Conveyed Laskowski Land and that arise after the Effective Date.

(b) From and after the recording of the Deeds, Shepherd shall have no further rights or claims to the Conveyed Shepherd Land. Laskowski shall hereby indemnify and hold harmless Shepherd from and against any and all losses, costs (including reasonable attorneys' fees and legal expenses), liabilities, claims, injuries, deaths and damages to persons or property which occur after the recording of the Deeds in connection to Laskowski's ownership, maintenance or operation of the Conveyed Shepherd Land and that arise after the Effective Date. Shepherd shall hereby indemnify and hold harmless Laskowski from and against any and all losses, costs (including reasonable attorneys' fees and legal expenses), liabilities, claims, injuries, deaths and damages to persons or property which

occurred prior to the recording of the Deeds in connection to Shepherd's ownership, maintenance or operation of the Conveyed Shepherd Land and that arise after the Effective Date.

6. Authority. By executing this Agreement, each party represents and warrants to each other party to this Agreement that it has all necessary power and authority to execute and deliver this Agreement, and that this Agreement is a valid and binding obligation of the signing party, enforceable against it in accordance with its terms, except as such enforcement may be limited by bankruptcy, insolvency, moratorium, reorganization or other similar laws affecting the enforcement of creditors' rights generally and judicial limitations on the enforcement of the remedy of specific performance and other equitable remedies. Each signing party agrees to indemnify, defend and hold harmless the other parties to this Agreement from and against any and all claims, costs, damages and injuries (including reasonable attorneys' fees and legal costs) suffered by the other parties to this Agreement as a result of a breach of this section.

7. No Representations Except as Stated Herein. Each Party represents and warrants that the other Party has not made any promise, representation, or warranty, express or implied, not contained herein, concerning the subject matter of this Agreement to induce it to execute this Agreement, and that this Agreement was not executed in reliance on any such promise, representation, or warranty.

8. Legal Advice. Each Party to this Agreement represents and warrants that it has obtained the advice of counsel of choice, has carefully read and fully understands all the terms in this Agreement, including the release and obligations contained herein, and has entered into this Agreement voluntarily.

9. Recording.

(a) Shepherd hereby agrees to pay the costs of recording the CSMs, Deeds and Easement Agreement (collectively, the "Recordable Documents") with the Washington County Register of Deeds. The Recordable Documents shall be submitted by Laskowski's Counsel for recording with the Washington County Register of Deeds no later than fifteen (15) business days after the Village's approval of the CSMs pursuant to Section 2 above, with the updated legal descriptions included in the CSMs attached to the respective Recordable Document, and in the following order:

i. The CSMs;

ii. The Deeds; and

iii. The Easement Agreement.

(b) Shepherd shall pay Laskowski's Counsel for the cost of such aforementioned recording and survey expenses no later than fourteen (14) days after Shepherd's receipt of an invoice for such costs from Laskowski's Counsel.

10. Attorneys' Fees. Subject to Section 9 above, Laskowski and Shepherd each agrees to bear its own costs, expenses, and attorneys' fees associated with the negotiation and drafting of this Agreement, and the negotiations leading to this Agreement.

11. Integration and Severability. This Agreement, together with its Exhibits, consists of the entire, complete, and integrated agreement and understanding of the Parties concerning the subject matter herein, and shall, except as set forth herein, supersede, terminate, and cancel all other previous oral or written proposals or negotiations between the Parties relating to the subject matter of this Agreement. If any provision or portion of this Agreement is held invalid, void, or unenforceable under any applicable

statute or rule of law, only that provision, or portion thereof, shall be deemed omitted from this Agreement, and only to the extent to which it is held invalid, and the remainder of the Agreement shall remain in full force and effect.

12. Governing Law, Venue, and Waiver. This Agreement shall be construed and governed by the laws of the State of Wisconsin without giving effect to any choice of law or conflict of law rules or provisions that would cause the application of the laws of any jurisdiction other than the State of Wisconsin.

13. Amendments and Modifications. This Agreement may not be amended or modified in any manner except by written agreement of the Parties, executed by all of the Parties, after the full execution of this Agreement.

14. Construction. The Parties acknowledge and agree that each of them has participated in drafting this Agreement, and as a result, nothing in this Agreement shall be construed in favor of one Party against another Party.

15. Headings. The section headings in this Agreement are for convenience only; they form no part of this Agreement and shall not affect its interpretation.

16. Successors and Assigns. This Agreement is intended to bind and inure to the benefit of and be enforceable by each of the Parties and their respective heirs, successors, and assigns.

17. Counterparts. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed to be an original, and such counterparts shall together constitute one and the same Agreement. Furthermore, a faxed or emailed original signature page shall be deemed an original.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS HEREOF, the Parties sign below indicating their intent to be bound by all of the terms and conditions of this Agreement.

LASKOWSKI:

LISA LASKOWSKI REVOCABLE FAMILY TRUST

By: _____
Lisa Laskowski, Trustee

SHEPHERD:

_____
Michael Shepherd

_____
Maureen Piontek

_____
Kathleen Fritz

_____
Daniel Shepherd

[SIGNATURE PAGE TO SETTLEMENT AGREEMENT]

EXHIBIT A

Encroachment

(SEE ATTACHED)

Option 8

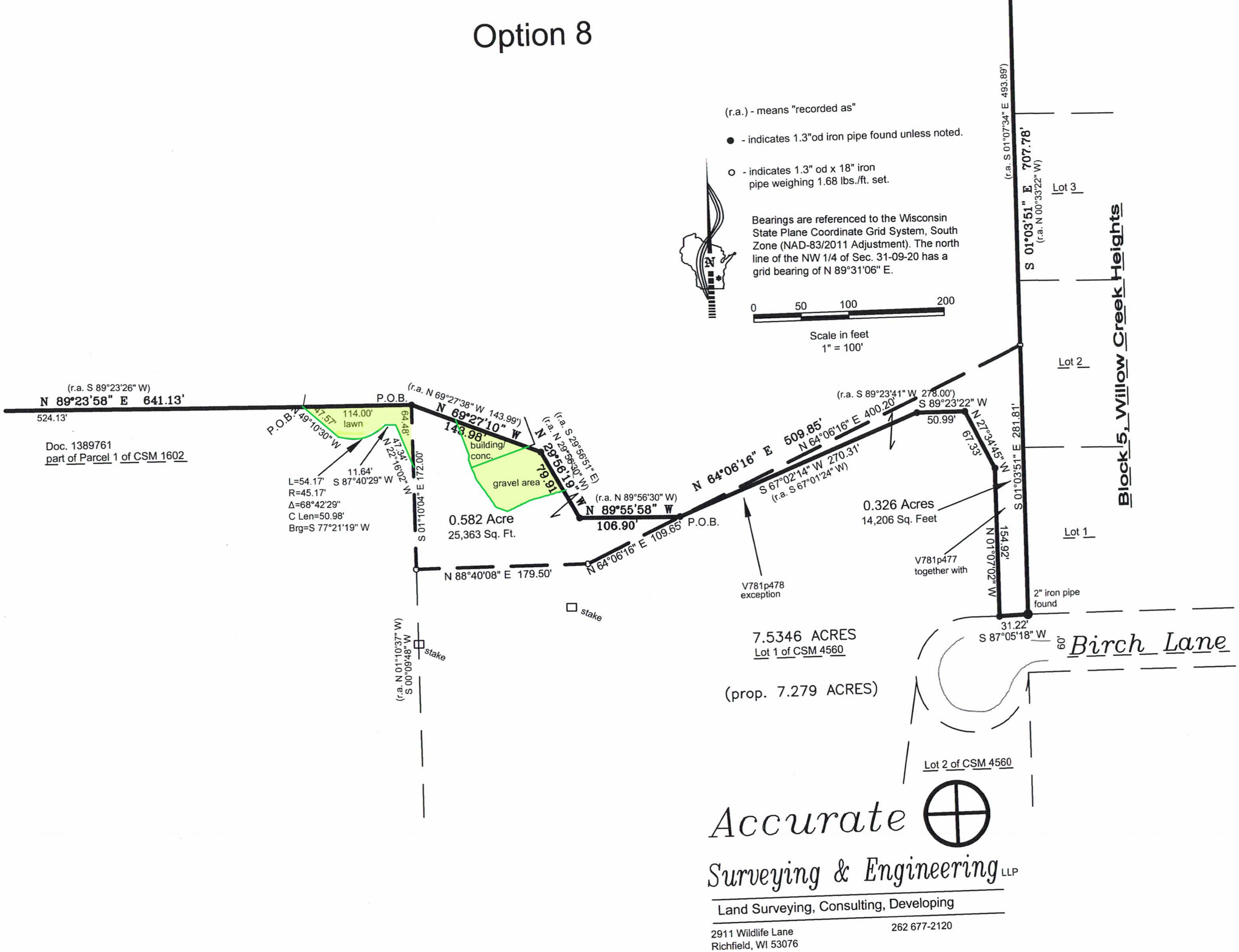

(r.a.) - means "recorded as"
● - indicates 1.3"od iron pipe found unless noted.
o - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The north line of the NW 1/4 of Sec. 31-09-20 has a grid bearing of N 89°31'06" E.
0 50 100 200
Scale in feet
1" = 100'
(r.a. S 01°07'34" E 493.89')
S 01°03'51" E 707.78'
(r.a. N 00°33'22" W)
Lot 3
Lot 2
Lot 1
Block 5, Willow Creek Heights
(r.a. S 89°23'26" W)
N 89°23'58" E 641.13'
524.13'
Doc. 1389761
part of Parcel 1 of CSM 1602
P.O.B.
(r.a. N 69°27'38" W 143.99')
N 69°27'10" W
143.98'
(r.a. S 29°56'51" E)
(r.a. N 29°56'30" W)
N 29°56'19" W
79.91'
(r.a. N 89°56'30" W)
N 89°55'58" W
106.90'
P.O.B.
N 64°06'16" E 109.65'
N 64°06'16" E 509.85'
N 64°06'16" E 400.20'
S 67°02'14" W 270.31'
(r.a. S 67°01'24" W)
(r.a. S 89°23'41" W 278.00')
S 89°23'22" W
50.99'
N 27°34'45" W
67.33'
S 01°03'51" E 281.81'
S 01°03'20" E
154.92'
N 01°07'02" W
31.22'
S 87°05'18" W
2" iron pipe found
V781p477 together with
V781p478 exception
0.326 Acres
14,206 Sq. Feet
0.582 Acre
25,363 Sq. Ft.
114.00' lawn
64.48'
47.57'
P.O.B. N 49°10'30" W
47.34'
N 22°16'02" W
11.64'
S 87°40'29" W
L=54.17'
R=45.17'
Δ=68°42'29"
C Len=50.98'
Brg=S 77°21'19" W
building/ conc.
gravel area
S 01°10'04" E 172.00'
N 88°40'08" E 179.50'
stake
(r.a. N 01°10'37" W)
S 00°09'48" W
stake
7.5346 ACRES
Lot 1 of CSM 4560
(prop. 7.279 ACRES)
60'
Birch Lane
Lot 2 of CSM 4560
Accurate
Surveying & Engineering LLP
Land Surveying, Consulting, Developing
2911 Wildlife Lane
Richfield, WI 53076
262 677-2120

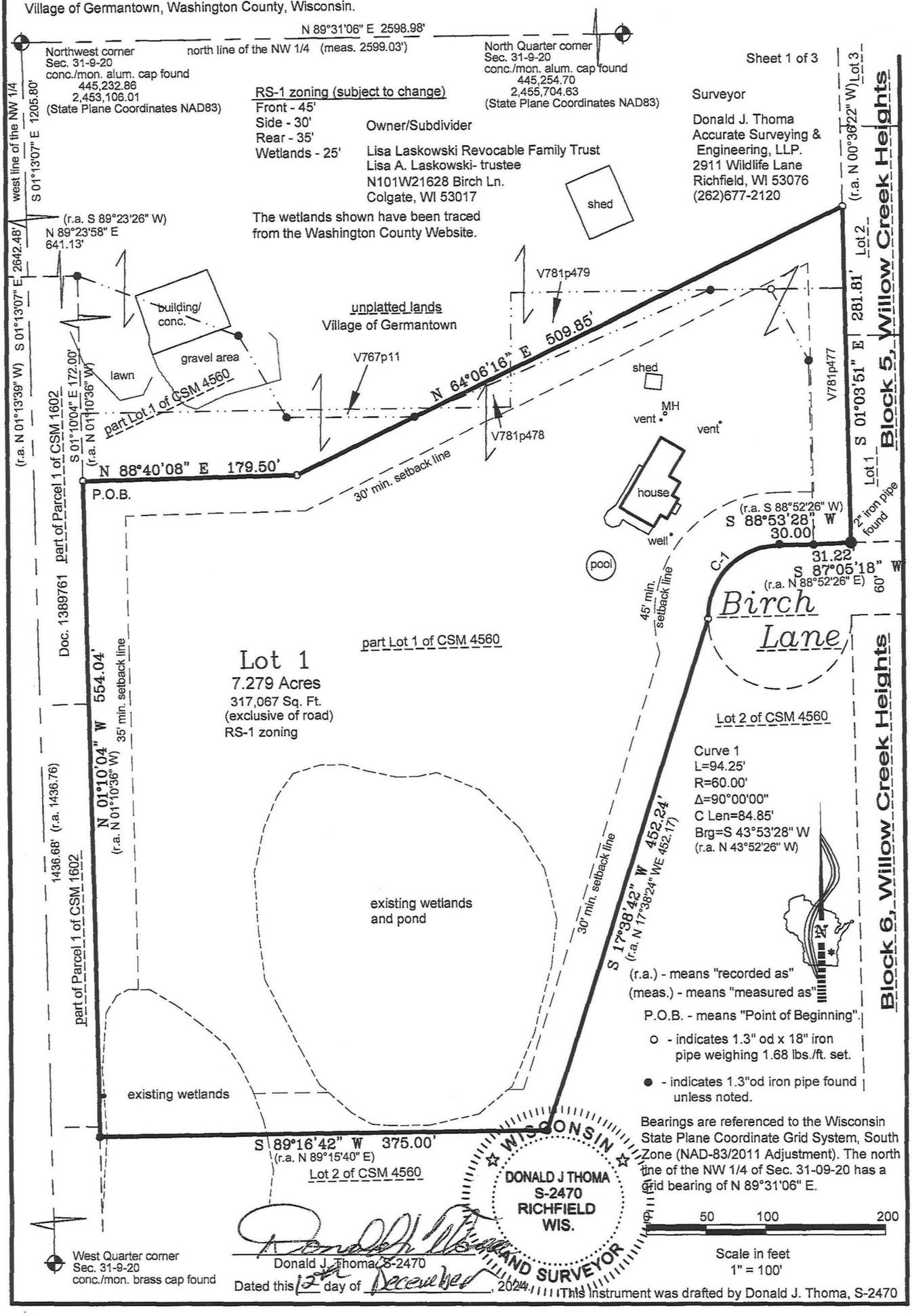
EXHIBIT B-1

New Laskowski Property CSM

(SEE ATTACHED)

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



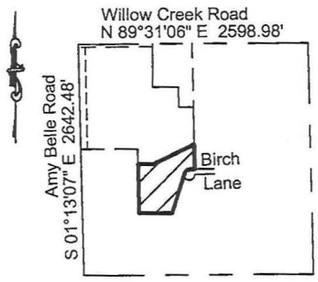
Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

NW 1/4 Section 31-9-20

Scale: 1' = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Lisa A. Laskowski, I have surveyed, divided and mapped the land shown and described hereon, part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet, to the point of beginning of lands herein described; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence S 88°53'28" W, continuing along said north right-of-way line, 30.00 feet; thence southwesterly continuing along said right-of-way of Birch Lane and along the arc of a curve to the left 94.25 feet, radius 60.00 feet, delta 90°00'00", chord S 43°53'28" W 84.85 feet; thence S 17°38'42" W, along the southeasterly line of said Lot 1 of Certified Survey Map No. 4560, 452.24 feet; thence S 89°16'42" W, along the south line of said Lot 1, 375.00 feet; thence N 01°10'04" W, along said west line of said Lot 1, 554.04 feet, to the point of beginning.

Containing 7.279 acres (317,067 square feet) more or less.

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

Dated this 12th day of December 2024

WISCONSIN DONALD J THOMA S-2470 RICHFIELD WIS. LAND SURVEYOR

Donald J. Thoma S-2470

Owner's Certificate:

As owner Lisa Laskowski Revocable Family Trust / Lisa A. Laskowski - Trustee, I hereby certify that I caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map. I also certify that there is no mortgage on this property and this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission Village of Germantown Village Board

Lisa Laskowski Revocable Family Trust / Lisa A. Laskowski - Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 1st day of April, 2025, the above named Trustee is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

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

My commission expires 3/12/27

NOTARY PUBLIC DANIEL PEAL STATE OF WISCONSIN

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

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

of Germantown on this _____ day of _____, 202__.

_____ Dean Wolter - Chairperson

_____ Deborah J. Remich - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 202__.

_____ Dean Wolter - Village President

_____ Donna Ott - Village Clerk

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 12th day of December, 2024.

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

EXHIBIT B-2

New Shepherd Property CSM

(SEE ATTACHED)

Washington County Certified Survey Map

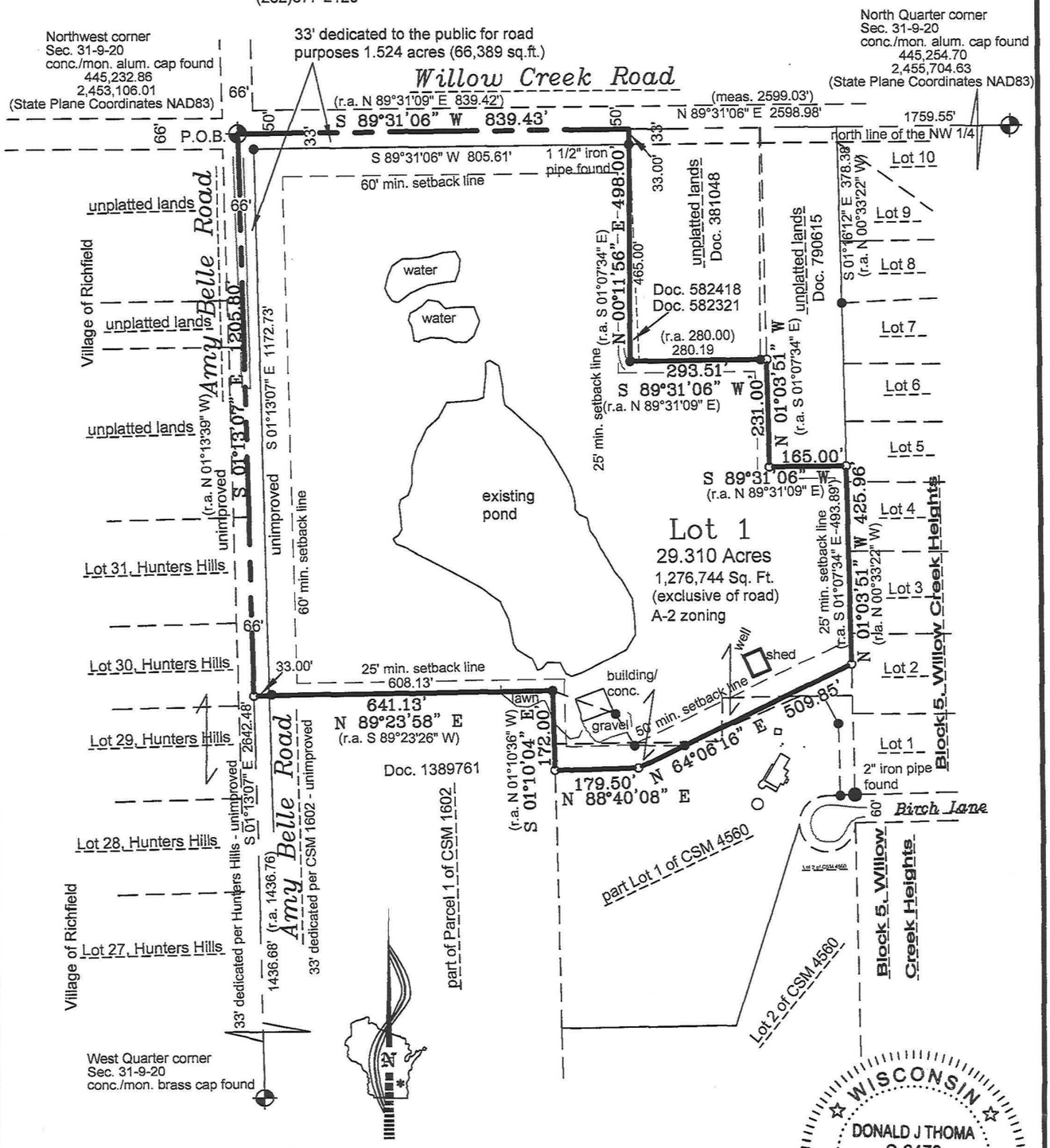
Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

A-2 zoning (subject to change)
Front - 60'
Side - 25'
Rear - 50'
Wetlands - 25'

Surveyor
Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076
(262)677-2120

Owner/Subdivider
Kathleen M. Fritz, Daniel T. Shepherd, Maureen Piontek & Michael J. Shepherd
12860 W. Greenbriar Ln.
New Berlin, WI 53151

Sheet 1 of 3



(r.a.) - means "recorded as"
(meas.) - means "measured as"
P.O.B. - means "Point of Beginning".
o - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
● - indicates 1.3"od iron pipe found unless noted.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The north line of the NW 1/4 of Sec. 31-09-20 has a grid bearing of N 89°31'06" E.

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

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470
Dated this 12th day of December, 2024.

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

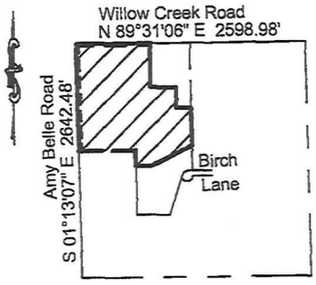
Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

NW 1/4 Section 31-9-20

Scale: 1' = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Michael Shepherd, I have surveyed, divided and mapped the land shown and described hereon, part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence N 01°03'51" W, along said west line of Willow Creek Heights subdivision, 425.96 feet, to the southeast corner of lands described in Document No. 790615, as recorded in the Washington County Registry; thence S 89°31'06" W, along the south line of said Document No. 790615, 165.00 feet; thence N 01°03'51" W, along the west line of said Document No. 790615, 231.00 feet; thence S 89°31'06" W, along the easterly extension and south line of lands described in Document No. 381048, 582418 and 582321, as recorded in the Washington County Registry, 293.51 feet, to a 1.3 inch od iron pipe found; thence N 00°11'56" E, along the west line of said Document No. 582418 and 582321, 498.00 feet, to the intersection of the north line of said NW 1/4; thence S 89°31'06" W, along said north line, 839.43 feet, to the point of beginning.

Containing 30.834 acres (1,343,133 square feet) more or less.

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

Dated this 12th day of December, 2024

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Owner's Certificate:

As owners we hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated that part of Willow Creek Road and Amy Belle Road to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map. We also certify that there is no mortgage on this property and this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission — Village of Germantown Village Board

Kathleen M. Fritz - Owner

Maureen Piontek - Owner

Daniel T. Shepherd, - Owner

Michael J. Shepherd- Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this 1st day of April, 2025, the above named Trustee is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

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

KRISTIA N. ANDERSON
NOTARY PUBLIC
STATE OF WISCONSIN

My commission expires is permanent.

Washington County Certified Survey Map

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

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

of Germantown on this _____ day of _____, 202__.

_____ Dean Wolter - Chairperson

_____ Deborah J. Remich - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Willow Creek Road and Any Belle Road for public road purposes as shown on Sheet 1 of 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 202__.

_____ Dean Wolter - Village President

_____ Donna Ott - Village Clerk

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 12th day of December, 2024.

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

EXHIBIT C-1

Laskowski Deed

(SEE ATTACHED)

State Bar of Wisconsin Form 3 - 2003

QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between Lisa Laskowski as Trustee of the Lisa Laskowski Revocable Family Trust ("Grantor," whether one or more), and Michael Shepherd, Maureen Piontek, Kathleen Fritz and Daniel Shepherd, as tenants in common ("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Washington County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

SEE ATTACHED EXHIBIT A.

Recording Area

Name and Return Address
Michael Shepherd
N104 W21677 Willow Creek Road
Colgate, WI 53017

312990
Parcel Identification Number (PIN)

This is not homestead property.
~~(is)~~ (is not)

Dated , 2025

GRANTOR:

LISA LASKOWSKI REVOCABLE FAMILY TRUST

(SEAL) (SEAL)
*

(SEAL) (SEAL)
*

* Lisa Laskowski, Trustee

NOTARY PUBLIC
DANIEL PEAL
STATE OF WISCONSIN

AUTHENTICATION

Signature(s)

authenticated on .

*

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Kristia N. Anderson
Godfrey & Kahn, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
Washington COUNTY)

Personally came before me on April 1st, 2025, the above-named Lisa Laskowski, Trustee of the Lisa Laskowski Revocable Family Trust to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Daniel Peal
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/12/27)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.

Godfrey & Kahn, 1 E Main St Ste 500 Madison WI 53703
Kristia Anderson
Phone: 6082879674 Fax:

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

EXHIBIT A

Legal Description

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560, being the point of beginning of lands herein described; thence S 01°10'04" E, along the west line of said Lot 1 of Certified Survey Map No. 4560, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560; thence N 89°55'58" W, along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 106.90 feet; thence N 29°56'19" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 79.91 feet; thence N 69°27'10" W, continuing along said northerly line of said Lot 1 of Certified Survey Map No. 4560, 143.98 feet, to the point of beginning.

Containing 0.582 acre (25,363 square feet) more or less.

EXHIBIT C-2

Legal Description of New Laskowski Property

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet, to the point of beginning of lands herein described; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence S 88°53'28" W, continuing along said north right-of-way line, 30.00 feet; thence southwesterly continuing along said right-of-way of Birch Lane and along the arc of a curve to the left 94.25 feet, radius 60.00 feet, delta 90°00'00", chord S 43°53'28" W 84.85 feet; thence S 17°38'42" W, along the southeasterly line of said Lot 1 of Certified Survey Map No. 4560, 452.24 feet; thence S 89°16'42" W, along the south line of said Lot 1, 375.00 feet; thence N 01°10'04" W, along said west line of said Lot 1, 554.04 feet, to the point of beginning.

Containing 7.279 acres (317,067 square feet) more or less.

EXHIBIT D-1

Shepherd Deed

(SEE ATTACHED)

Document Number

State Bar of Wisconsin Form 3 - 2003

QUIT CLAIM DEED

Document Name

THIS DEED, made between Michael Shepherd, Maureen Piontek, Kathleen Fritz and Daniel Shepherd, as tenants in common ("Grantor," whether one or more), and Lisa Laskowski as Trustee of the Lisa Laskowski Revocable Family Trust ("Grantee," whether one or more).

Grantor, quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Washington County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

*SEE ATTACHED EXHIBIT A.

Recording Area

Name and Return Address
Lisa Laskowski
N101 W21628 Birch Lane
Colgate, WI 53017

312993
Parcel Identification Number (PIN)

This is not homestead property.
~~(is)~~ (is not)

Dated _____, 2025

*SEE ATTACHED SIGNATURE PAGES

_____ (SEAL) _____ (SEAL)
* _____ * _____

_____ (SEAL) _____ (SEAL)
* _____ * _____

AUTHENTICATION

Signature(s) _____

_____

authenticated on _____ .

_____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Kristia N. Anderson
Godfrey & Kahn, S.C.

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____ ,
the above-named _____

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____

* _____

Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

*Type name below signatures.

Kathleen Fritz

STATE OF WISCONSIN)
KMF)SS
COUNTY OF ~~Waukesha~~ Milwaukee)

Personally came before me on March 18, 2025, the above-named Kathleen Fritz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

Daniel Shepherd

STATE OF WISCONSIN)
)SS
COUNTY OF Waukesha)

Personally came before me on March 18, 2025, the above-named Daniel Shepherd, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

This document was drafted by:
Godfrey & Kahn, S.C.
Kristia N. Anderson
833 E. Michigan St., Suite 1800
Milwaukee, WI 53202

[SIGNATURE PAGE TO QUIT CLAIM DEED]

GRANTOR:

Michael Shepherd

STATE OF WISCONSIN)
)SS
COUNTY OF WAUKESHA)

Personally came before me on March 18, 2025, the above-named Michael Shepherd, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

Maureen Piontek

STATE OF WISCONSIN)
)SS
COUNTY OF Waukesha)

Personally came before me on March 18, 2025, the above-named Maureen Piontek, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

(Signatures continue)

[SIGNATURE PAGE TO QUIT CLAIM DEED]

EXHIBIT A

Legal Description

Part of Lots 1 and 2 of Certified Survey Map No. 2387 as recorded in the Washington County Registry in Volume 12 of Certified Survey Maps on pages 327-329 as Document No. 436648 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest comer of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest comer of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast comer of Parcel 1 of said Certified Survey Map No. 1602 and the northwest comer of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 109.65 feet, to the intersection of the northerly line of said Lot 1 of Certified Survey Map No. 4560 and the point of beginning of lands herein described; thence continuing N 64°06'16" E, 400.20 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01° 03'51" E, along said west line of Willow Creek Heights subdivision, 281. 81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence N 01°07'02" W, along the easterly line of said Lot 1 of Certified Survey Map No. 4560, 154.92 feet; thence N 27°34'45" W, along the northeasterly line of said Lot 1 of Certified Survey Map No. 4560, 67.33 feet; thence S 89°23'22" W, along the northerly line of Certified Survey Map No. 4560, 50.99 feet; thence S 67°02'14" W, along the northerly line of said Lot 1 of Certified Survey Map No. 4560, 270.31 feet, to the point of beginning.

Containing 0.326 acre (14,206 square feet) more or less.

Releasing any and all access rights to Birch Lane by easement or access reservation as shown on said Certified Survey Maps No. 2387 and 1602.

EXHIBIT D-2

Legal Description of New Shepherd Property

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence N 01°03'51" W, along said west line of Willow Creek Heights subdivision, 425.96 feet, to the southeast corner of lands described in Document No. 790615, as recorded in the Washington County Registry; thence S 89°31 '06" W, along the south line of said Document No. 790615, 165.00 feet; thence N 01°03'51" W, along the west line of said Document No. 790615, 231.00 feet; thence S 89°31'06" W, along the easterly extension and south line of lands described in Document No. 381048, 582418 and 582321, as recorded in the Washington County Registry, 293.51 feet, to a 1.3 inch rod iron pipe found; thence N 00°11'56" E, along the west line of said Document No. 582418 and 582321, 498.00 feet, to the intersection of the north line of said NW 1/4; thence S 89°31'06" W, along said north line, 839.43 feet, to the point of beginning.

Containing 30.834 acres (1,343,133 square feet) more or less.

EXHIBIT E

Easement Agreement

(SEE ATTACHED)

31907400.5

DOCUMENT NO.

ACCESS AND MAINTENANCE EASEMENT AGREEMENT

THIS SPACE RESERVED FOR RECORDING DATA

NAME AND RETURN ADDRESS
Kristia Anderson
Godfrey & Kahn, S.C.
833 East Michigan Street
Suite 1800
Milwaukee, WI 53202

See Exhibits A and B attached hereto

Parcel Identification Number

THIS ACCESS AND MAINTENANCE EASEMENT AGREEMENT (the "Agreement") is made effective as of the __ day of _____, 2025 (the "Effective Date"), by and between Lisa Laskowski, Trustee of the Lisa Laskowski Revocable Family Trust ("Grantor"), and Michael Shepherd, Maureen Piontek, Kathleen Fritz and Daniel Shepherd (collectively, "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of the real estate described on the attached **Exhibit A** (the "Grantor Property"), and Grantee is the owner of the real estate described on the attached **Exhibit B** (the "Grantee Property"), as tenants-in-common; and

WHEREAS, Grantee (i) maintains a lawn on the Grantee Property that partially extends onto the Grantor Property (the "Lawn"), and (ii) installed and maintains a water valve entirely located on the Grantor Property (the "Water Valve", together with the Lawn, the "Encroachments"); and

WHEREAS, Grantee desires to continue to access and maintain the Encroachments on Grantor's Property, as more particularly depicted on the attached **Exhibit C** and labeled therein as "lawn" (the "Easement Area"); and

WHEREAS, Grantor desires to grant an access and maintenance easement to Grantee upon, across and along the Easement Area so that Grantee may continue to access and maintain the Encroachments, as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual promises and agreements set forth herein, and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby covenant and agree as follows:

1. Term. This Agreement shall be perpetual and shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns. Upon any transfer or conveyance of either the Grantor Property or the Grantee Property, the transferor shall be released from any liability under this Agreement (to the extent of the interest transferred) accruing after the date of such transfer relative to the real estate so transferred or conveyed, and the transferee shall be bound by and deemed to have assumed the obligations of its transferor arising after the date of such transfer or conveyance. Notwithstanding the foregoing, this Agreement is terminable upon thirty (30) days written notice from Grantor to Grantee.

2. Grant of Easements. Grantor hereby grants and conveys to Grantee a perpetual right and easement over and across that Easement Area.

3. Restoration. After the exercise of any of its rights hereunder, Grantee shall promptly restore the Easement Area and any impacted portions of the Grantor Property, to the same condition in

which they existed prior to the exercise of such rights. The exercise of any rights hereunder by Grantee shall not affect Grantor's use of the Grantor Property.

4. Work. Grantee shall be responsible, at its sole cost and expense, for any maintenance, repairs and/or replacements, whether elected, required or advisable, within the Easement Area with respect to the Encroachments, including but not limited to maintenance and inspection requirements set forth by any governmental entities with jurisdiction over the Grantor Property and Grantee Property (the "Work"). All Work performed shall be in a good, workmanlike and expeditious manner and in compliance with all applicable laws.

5. Notice of Work. Grantee shall provide Grantor with 48 hours' notice prior to performing any Work in the Easement Area, except for common maintenance performed on the Lawn and Water Valve.

6. Use of the Easement Area. Grantee shall not construct any improvements in the Easement Area. Grantee shall not engage in or permit any other use of the Easement Area that may unreasonably (i) interfere with Grantor's use of the Grantor Property without the prior written consent of Grantor, in its sole discretion, or (ii) or violate any applicable local, municipal, state or federal laws.

7. Insurance and Indemnification. Grantee shall provide Grantor, upon request, proof of liability insurance in single limits of liability of not less than One Million Dollars ($1,000,000.00) for bodily injury or property damage, which liability insurance shall name Grantor and its successors as an additional insured. Grantee shall indemnify and hold Grantor and its successors and their respective employees, tenants, contractors, agents, licensees, successors and assigns (herein collectively, the "Indemnified Parties") harmless from and against any and all loss, cost, damage, liability or expense (including reasonable attorneys' fees actually incurred and court costs) ever incurred by any of the Indemnified Parties in connection with Grantee's activities conducted on the Grantor Property, except to the extent caused by the negligence or willful misconduct of any of the Indemnified Parties.

8. Liens. Grantee shall not cause or permit to be filed, recorded or enforced against the Grantor Property any mechanics', materialmens', or contractors' liens, or any claim for damage or any action affecting the title to the Grantor Property arising from any work performed on the Easement Area. Grantee shall indemnify, defend and hold Grantor harmless from any and all liability, losses, costs and causes of action and expenses in connection with or resulting from liens or claims arising from work performed on the Easement Area pursuant to this Agreement.

9. Severability. If any term or provision of this Agreement is held to be invalid or unenforceable by a court of competent jurisdiction, then such holding shall not affect any other terms or provision of this Agreement, and the same shall continue to be effective to the fullest extent permitted by law.

10. Miscellaneous. This Agreement shall be governed in accordance with the laws of the State of Wisconsin. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers. This Agreement may only be amended by a writing signed by both parties.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor and Grantee have set their hands and seals as the day, month and year first above written.

GRANTOR:

LISA LASKOWSKI REVOCABLE FAMILY TRUST

By: _____
Lisa Laskowski, Trustee

STATE OF WISCONSIN)
)SS
COUNTY OF Washington)

Personally came before me on April 1st, 2025, the above-named Lisa Laskowski, Trustee of the Lisa Laskowski Revocable Family Trust, to me known to be the person who executed the foregoing instrument and acknowledged the same on behalf of the Trust.

By: _____
Name Printed: Daniel Peal
Notary Public, State of: Wisconsin
My Commission Expires: 3/12/27

NOTARY PUBLIC
DANIEL PEAL
STATE OF WISCONSIN

(*Signatures continue*)

[SIGNATURE PAGE TO EASEMENT AGREEMENT]

GRANTEE:

Michael Shepherd

STATE OF WISCONSIN)
)SS
COUNTY OF Waukesha)

Personally came before me on March 18, 2025, the above-named Michael Shepherd, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

Maureen Piontek

STATE OF WISCONSIN)
)SS
COUNTY OF Waukesha)

Personally came before me on March 18, 2025, the above-named Maureen Piontek, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

(Signatures continue)

[SIGNATURE PAGE TO EASEMENT AGREEMENT]

Kathleen Fritz

STATE OF WISCONSIN)
~~389-20~~ KMF)SS
COUNTY OF Milwaukee)

Personally came before me on March 18, 2025, the above-named Kathleen Fritz, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

Daniel Shepherd

STATE OF WISCONSIN)
389-82-0022)SS
COUNTY OF Waukesha)

Personally came before me on March 18, 2025, the above-named Daniel Shepherd, to me known to be the person who executed the foregoing instrument and acknowledged the same.

By: Jacquelyn Berens
Name Printed: Jacquelyn Berens
Notary Public, State of: Wisconsin
My Commission Expires: March 17, 2029

This document was drafted by:
Godfrey & Kahn, S.C.
Kristia N. Anderson
833 E. Michigan St., Suite 1800
Milwaukee, WI 53202

[SIGNATURE PAGE TO EASEMENT AGREEMENT]

EXHIBIT A

GRANTOR PROPERTY

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet, to the point of beginning of lands herein described; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence S 01°03'51" E, along said west line of Willow Creek Heights subdivision, 281.81 feet, to a 2 inch iron pipe found marking the north right-of-way line of Birch Lane; thence S 87°05'18" W, along said north right-of-way line, 31.22 feet; thence S 88°53'28" W, continuing along said north right-of-way line, 30.00 feet; thence southwesterly continuing along said right-of-way of Birch Lane and along the arc of a curve to the left 94.25 feet, radius 60.00 feet, delta 90°00'00", chord S 43°53'28" W 84.85 feet; thence S 17°38'42" W, along the southeasterly line of said Lot 1 of Certified Survey Map No. 4560, 452.24 feet; thence S 89°16'42" W, along the south line of said Lot 1, 375.00 feet; thence N 01°10'04" W, along said west line of said Lot 1, 554.04 feet, to the point of beginning.

Containing 7.279 acres (317,067 square feet) more or less.

EXHIBIT B

GRANTEE PROPERTY

Part of Lot One (1) of Certified Survey Map No. 4560 as recorded in the Washington County Registry in Volume 30 of Certified Survey Maps on pages 283-286 as Document No. 701316, being a redivision of Lots 1 and 2 of Certified Survey Map No. 2387 and a division of Parcel 2 of Certified Survey Map No. 1602 as recorded in the Washington County Registry, all in part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 31, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Northwest corner of said Section 31; thence S 01°13'07" E, along the west line of said NW 1/4, 1205.80 feet, to the northwest corner of said Certified Survey Map No. 1602; thence N 89°23'58" E, along the north line of said Certified Survey Map No. 1602, 641.13 feet, to the northeast corner of Parcel 1 of said Certified Survey Map No. 1602 and the northwest corner of said Lot 1 of Certified Survey Map No. 4560; thence S 01°10'04" E, along the west line of said Lot 1, 172.00 feet; thence N 88°40'08" E, 179.50 feet; thence N 64°06'16" E, 509.85 feet, to a point in the west line of Willow Creek Heights subdivision; thence N 01°03'51" W, along said west line of Willow Creek Heights subdivision, 425.96 feet, to the southeast corner of lands described in Document No. 790615, as recorded in the Washington County Registry; thence S 89°31 '06" W, along the south line of said Document No. 790615, 165.00 feet; thence N 01°03'51" W, along the west line of said Document No. 790615, 231.00 feet; thence S 89°31'06" W, along the easterly extension and south line of lands described in Document No. 381048, 582418 and 582321, as recorded in the Washington County Registry, 293.51 feet, to a 1.3 inch rod iron pipe found; thence N 00°11'56" E, along the west line of said Document No. 582418 and 582321, 498.00 feet, to the intersection of the north line of said NW 1/4; thence S 89°31'06" W, along said north line, 839.43 feet, to the point of beginning.

Containing 30.834 acres (1,343,133 square feet) more or less.

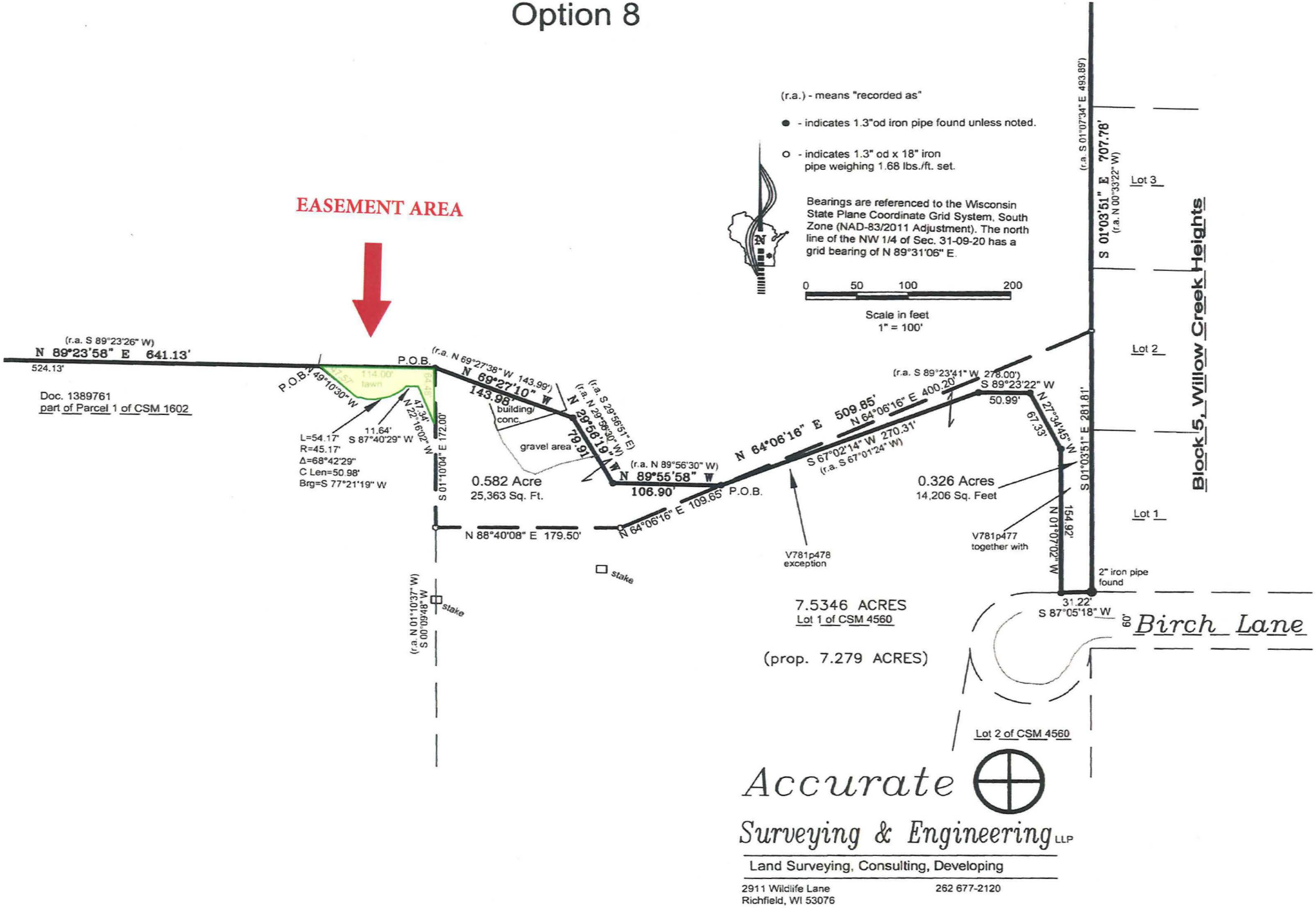
EXHIBIT C

EASEMENT AREA

(SEE ATTACHED)

31893181.3

Option 8


EASEMENT AREA
(r.a.) - means "recorded as"
● - indicates 1.3"od iron pipe found unless noted.
○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The north line of the NW 1/4 of Sec. 31-09-20 has a grid bearing of N 89°31'06" E.
0 50 100 200
Scale in feet
1" = 100'
(r.a. S 89°23'26" W)
N 89°23'58" E 641.13'
524.13'
Doc. 1389761
part of Parcel 1 of CSM 1602
P.O.B.
N 49°10'30" W
114.00' lawn
47.34'
N 22°16'02" W
11.64'
S 87°40'29" W
L=54.17'
R=45.17'
Δ=68°42'29"
C Len=50.98'
Brg=S 77°21'19" W
S 01°10'04" E 172.00'
(r.a. N 69°27'38" W 143.99')
N 69°27'10" W
143.98'
building/ conc.
gravel area
(r.a. S 29°56'51" E)
(r.a. N 29°59'30" W)
N 29°56'19" W
79.91'
(r.a. N 89°56'30" W)
N 89°55'58" W
106.90'
0.582 Acre
25,363 Sq. Ft.
N 88°40'08" E 179.50'
N 64°06'16" E 109.65'
P.O.B.
N 64°06'16" E 509.85'
N 64°06'16" E 400.20'
S 67°02'14" W 270.31'
(r.a. S 67°01'24" W)
V781p478
exception
stake
stake
(r.a. N 01°10'37" W)
S 00°09'48" W
7.5346 ACRES
Lot 1 of CSM 4560
(prop. 7.279 ACRES)
(r.a. S 89°23'41" W 278.00')
S 89°23'22" W
50.99'
N 27°34'45" W
67.33'
0.326 Acres
14,206 Sq. Feet
V781p477
together with
N 01°07'02" W
154.92'
S 01°03'51" E 281.81'
31.22'
S 87°05'18" W
2" iron pipe found
60'
Birch Lane
Lot 2 of CSM 4560
(r.a. S 01°07'34" E 493.89')
S 01°03'51" E 707.78'
(r.a. N 00°33'22" W)
Lot 3
Lot 2
Lot 1
Block 5, Willow Creek Heights
Accurate
Surveying & Engineering LLP
Land Surveying, Consulting, Developing
2911 Wildlife Lane
Richfield, WI 53076
262 677-2120

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: February 21, 2025

Re: Fritz-Piontek-Shepherd CSM

Kevin,

Here is my review comments for the CSM received 2/17/2025.

Certified Survey Map

Applicant or Owner: Lisa Laskowski Revocable Family Trust
Land Surveyor/Firm: Don Thoma, PLS – Accurate Surveying & Engineering LLP.

1. The monuments marking the Northwest and North ¼ corners are Berntsen W-1-B aluminum monuments and not concrete as stated. These descriptions need to be revised.

2. No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as

required by Wisconsin Statute and Village Ordinances as part of the land division approval.

The digital mapping should be prepared using the NAD83 Datum (2011 Adjustment)

Prior to Recording the Certified Survey Map or Subdivision Plat
The professional land surveyor is responsible for submitting a copy of the AutoCAD drawing file (.dwg) of the document in version 2023 via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

Professional Land Surveying and Mapping Services
W174 N9467 Joper Road, Menomonee Falls, Wisconsin, 53051
262-250-8003 office pointlandsurveying@gmail.com email

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: February 21, 2025

Re: Fritz-Piontek-Shepherd CSM

Kevin,

Here is my review comments for the CSM received 2/17/2025.

Certified Survey Map

Applicant or Owner: Fritz-Piontek-Shepherd Etal
Land Surveyor/Firm: Don Thoma, PLS – Accurate Surveying & Engineering LLP.

1. The monuments marking the Northwest and North ¼ corners are Berntsen W-1-B aluminum monuments and not concrete as stated. These monument descriptions need to be revised.

2. No review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as

required by Wisconsin Statute and Village Ordinances as part of the land division approval.

The digital mapping should be prepared using the NAD83 Datum (2011 Adjustment)

Prior to Recording the Certified Survey Map or Subdivision Plat
The professional land surveyor is responsible for submitting a copy of the AutoCAD drawing file (.dwg) of the document in version 2023 via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

04/14/25 Plan Commission Meeting

Wehinger / Ceremuga / Ihde

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Savannah Wehinger, Property Owner and Agent for John and Christine Ceremuga, and Daniel and Christina Ihde, Property Owners, is requesting approval for Rezoning portions of property from the Rs-1: Single-Family Residential District to the Rs-4: Single-Family Residential District and a portion of property from the Rs-4: Single-Family Residential District to the Rs-1: Single-Family Residential District, and a Certified Survey Map to accommodate the adjustment of property lines between three (3) existing parcels. Properties are located at W204 N10530/10558/10578 Hilltop Drive in the Willow Creek-Weidenbach Neighborhood.

Location: W204 N10530 Hilltop Drive
W204 N10558 Hilltop Drive
W204 N10578 Hilltop Drive

Applicant/ Owner:

Savannah Wehinger	Daniel & Christina Ihde	John & Christine Ceremuga
W204 N10558 Hilltop Dr	W204 N10530 Hilltop Dr	W204 N10578 Hilltop Dr
Germantown, WI 53022	Germantown, WI 53022	Germantown, WI 53022

Current Zoning: Rs-1: Single-Family Residential District
Rs-4: Single-Family Residential District

Proposed Zoning: Rs-4: Single-Family Residential District (Lot 1)
Rs-1: Single-Family Residential District (Lot 2)
Rs-4: Single-Family Residential District (Lot 3)

Adjacent Land Uses		**Zoning**
North	Residential/Agricultural	Rs-2/A-1
South	Residential/Commercial	Rs-4/B-3
East	Residential	Rd-2
West	Residential	Rs-3/Rs-4

Proposal
Savannah Wehinger, Property Owner and Agent for John and Christine Ceremuga, and Daniel and Christina Ihde, Property Owners, is requesting approval for Rezoning portions of property from the Rs-1: Single-Family Residential District to the Rs-4: Single-Family Residential District and a portion of property from the Rs-4: Single-Family Residential District to the Rs-1: Single-Family Residential District, and a Certified Survey Map to accommodate the adjustment of property lines between three (3) existing parcels. Properties are located at W204 N10530/10558/10578 Hilltop Drive in the Willow Creek-Weidenbach Neighborhood.

Certified Survey Map (CSM)
The proposed CSM will reconfigure property lines between three (3) existing parcels that maintain single-family residences. The purpose of adjusting lot lines between the parcels is strictly “cleanup” to eliminate the existing odd configuration of the parcel lines and to provide more spacing (i.e. distance) from existing structures to property lines on Lot 1 and Lot 3 in the CSM. No change in use or development is proposed on the subject CSM lots as part of the application. Attached to this memo (prior to the CSM drawing) is an illustration showing the existing lot line layout/configuration for reference.

Rezoning
While the proposed CSM strictly transfers acreage (i.e. lot line adjustment) between three (3) existing parcels, a Rezoning application is required due to the fact the subject parcels are not all within the same zoning designation. Lot 1 and Lot 3 in the CSM are zoned Rs-4 Single-Family Residential District and Lot 2 is zoned Rs-1: Single Family Residential District. To avoid a split-zoning scenario for the lots after the acreage is transferred, each portion of property/acreage that is being transferred will be Rezoned into the “parent” parcel’s designation. A breakdown of the proposed lots, acreage, and their zoning designation is shown below on the following page:

OWNER	CSM LOT	ZONING & ACREAGE
WEHINGER	LOT 1	Rs-4; 0.93 Acres
IHDE	LOT 2	Rs-1; 6.43 Acres
CEREMUGA	LOT 3	Rs-4; 0.86 Acres

Staff Comments

Community Development: Planning & Zoning

The properties are currently zoned Rs-1: Single-Family Residential District and Rs-4: Single-Family Residential District and are located in the Willow Creek-Weidenbach Neighborhood as designated under the Village's 2050 Comprehensive Plan. No change in use or development is proposed as part of this application. The purpose of this application is to adjust lot lines between three (3) existing parcels to eliminate the odd property line configuration that currently exists. Given the fact the properties will maintain single-family residential use and comply with development standards, staff finds the proposal consistent with the Village Zoning Code and 2050 Plan, as single-family residential use is permitted in the applicable zoning districts and is listed as a desirable land use in the Willow-Creek-Weidenbach Neighborhood.

Village Surveyor

The Village Surveyor identified a series of minor technical corrections in a February 21, 2025, memo which is included as an attachment to this report. The applicant has since submitted a revised Certified Survey Map (CSM) and supporting documents addressing the Village Surveyor's comments. No further corrections are required per the Village Surveyor.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed Rezoning for portions of property from the Rs-1: Single-Family Residential District to the Rs-4: Single-Family Residential District (Lot 1; 0.93 acres and Lot 3; 0.86 acres) and a portion of property from the Rs-4: Single-Family Residential District to the Rs-1: Single-Family Residential District (Lot 2; 6.43 acres).

APPROVE the proposed Certified Survey Map (CSM) for Savannah Wehinger, John and Christine Ceremuga, and Daniel and Christina Ihde, to accommodate the adjustment of property lines between three (3) existing parcels for properties located at W204 N10530/10558/10578 Hilltop Drive, subject to the following condition:

1. The Village signature block shall be revised to reflect correct Village officials prior to submitting CSM for recording.

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: 2/11/25 Received by: SB
Chk #144

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

Savannah Wehinger

Phone (608)289-0371
E-Mail savannah.wehinger@gmail.com

PROPERTY OWNER

Savannah Wehinger
W204N10558 Hilltop Dr.
Daniel Ihde
W204N10530 Hilltop Dr.
John Ceremuga
W204N10578 Hilltop Dr.

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W204N10558 Hilltop Dr. Germantown, WI 53022	GTNV_293974
W204N10530 Hilltop Dr. Germantown, WI 53022	GTNV_293975
W204N10578 Hilltop Dr. Germantown, WI 53022	GTNV_293973

3

REZONING REQUEST

FROM	TO
RS-4	RS-1
RS-1	RS-4

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

see attached CSM

RECEIVED
FEB 11 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

5 PURPOSE OF REZONING REQUEST

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

adjusting property lines

5

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100)

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Savannah Wehinger 2/11/25
Applicant Date

2-11-25
Owner Date

2/11/25
Owner Date

2/11/25
Owner Date

Village of Germantown ...Willkommen

SCANNED

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements

Paid R Date 2/11/25
Chk # 144

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1

APPLICANT OR AGENT

Savannah Wehinger

Phone (608) 289-0371

Fax ( ) n/a

E-Mail savannah.wehinger@gmail.com

PROPERTY OWNER

Savannah Wehinger
W204N10558 Hilltop Dr.
Daniel Ihde
W204N10530 Hilltop Dr.
John Ceremuga
W204N10578 Hilltop Dr.

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W204N10558 Hilltop Dr. Germantown, WI 53022 W204N10530 Hilltop Dr. Germantown, WI 53022 W204N10578 Hilltop Dr. Germantown, WI 53022	GTNV_293974 GTNV_293975 GTNV_293973

3

PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
adjust property lines	yes	
	From RS-4/RS-1	To RS-1/RS-4

4

READ AND INITIAL THE FOLLOWING:

SW I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

SW I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

SW I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

RECEIVED
FEB 11 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 2/11/25 Date

Owner 2/11/25 Date

John J. Ceremuga 2-11-25
Owner Date

Owner 2/11/25 Date

EXISTING LOT LAYOUT & PROPERTY LINES

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor:
Richard Simon
Cornerstone Land Surveying, Inc.
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

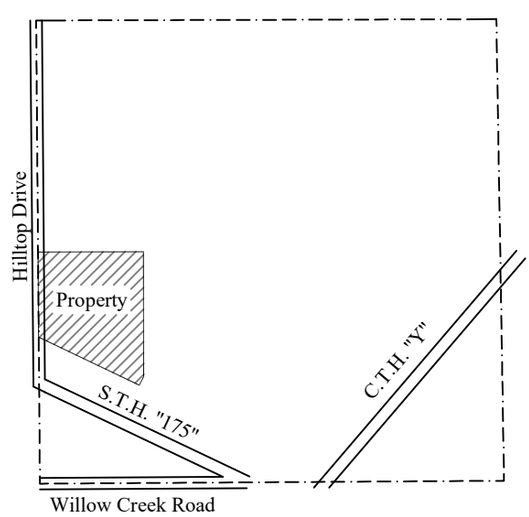
Owners:
Savannah Wehinger
W204 N10558 Hilltop Drive
Germantown, WI 53022

Owners:
Daniel R. Ihde
Christina M. Ihde
W204 N10530 Hilltop Drive
Germantown, WI 53022

Owners:
John Ceremuga
Christine F. Ceremuga
W204 N10578 Hilltop Drive
Germantown, WI 53022

Location Map

Southwest $\frac{1}{4}$ of Section 29-09-20

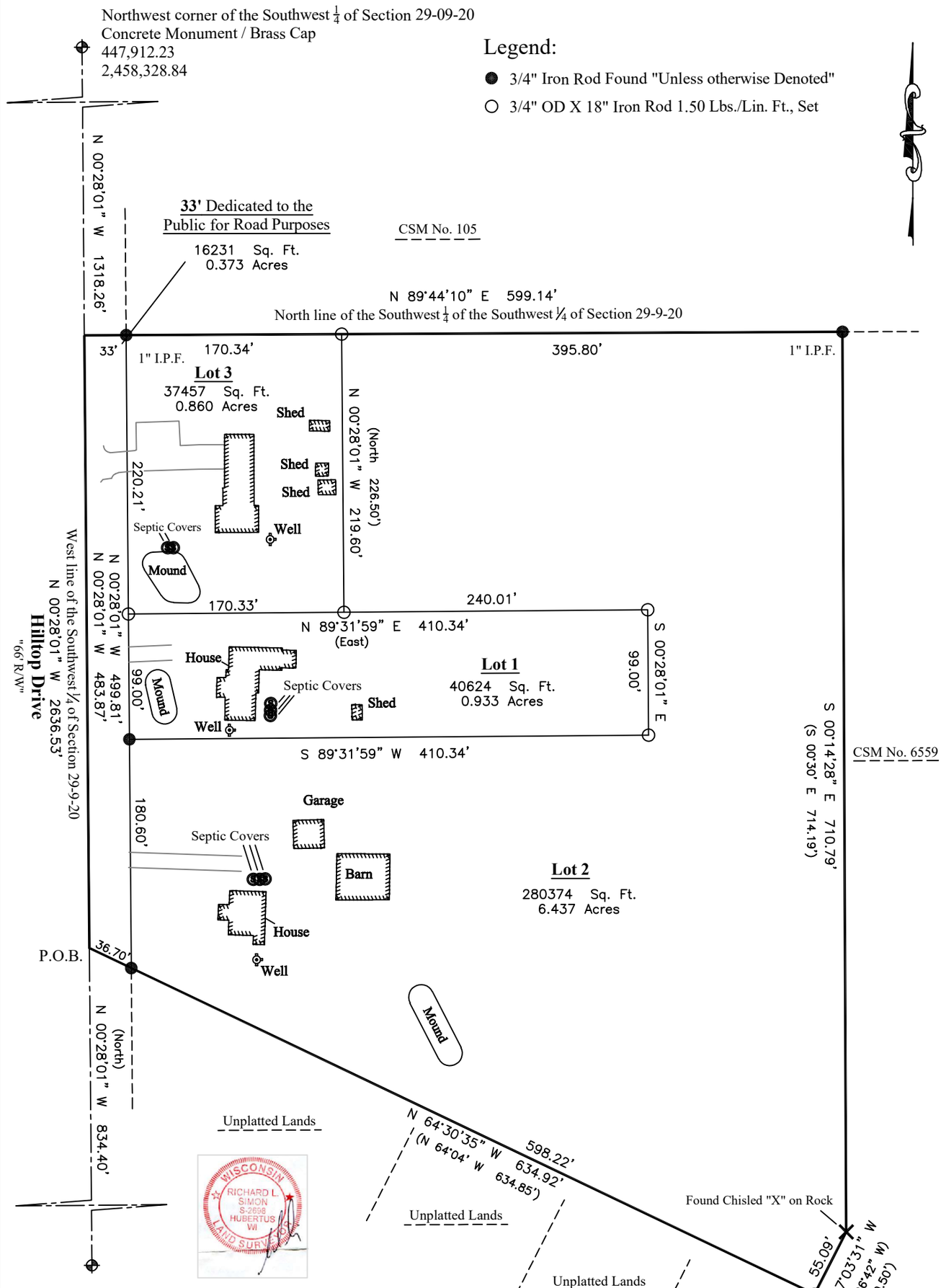


Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Scale 1"= 100'

0' 100' 200'



Southwest corner of the Southwest $\frac{1}{4}$ of Section 29-09-20
Concrete Monument / Brass Cap
445,276.05
2,458,350.33

This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have Surveyed:

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:
Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Commencing at the Southwest corner of said Southwest $\frac{1}{4}$; thence N00°28'01"W along the West line of said Southwest $\frac{1}{4}$; 834.40 feet to the point of beginning of this description; thence continuing N00°28'01"W along said West line, 483.87 feet to a point on the North line of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$; thence N89°44'10"E along said North line, 599.14 feet; thence S00°14'28"E, 710.79 feet; thence S27°03'31"W, 55.09 feet; thence N64°30'35"W, 634.92 feet to the point of beginning of this description.

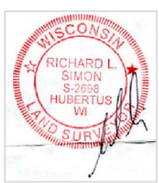
Said description contains 374,686 Sq. Ft or 8.602 Acres

That I have made such survey, division, dedication, and map by the direction of Savannah Wehinger, Daniel R. Ihde, Christina M. Ihde, John Ceremuga and Christine F. Ceremuga, Owners.

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in in surveying, dividing, dedicating, and mapping the same.

Dated this 3rd day of December, 2024
Revised this 4th day of February, 2025
Revised this 26th day of February, 2025



_____
Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Notes:

1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) Bearings are referenced to the West Line of the Southwest $\frac{1}{4}$ of Section 29-09-20, bearing N 00°28'01"W.
(State Plane Coordinate System South Zone (NAD 83)).
3) Bearings or Distance in ( ) are recorded measurements.

This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

I, Savannah Wehinger, do hereby certify that I caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map. As Owner, we hereby dedicate that part of Hilltop Drive to the Village of Germantown for public road purposes as represented on Sheet 2 of 7 of this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____day of _____,_____

_____ _____
Savannah Wehinger

State of Wisconsin) SS
_____ County)

Personally came before me this _____day of _____, _____, the above named Savannah Wehinger to me, known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____

Consent of Mortgagee

I, _____ of _____, mortgagee of the above described land, do hereby consent to the surveying, dividing, and mapping of the described land on this Certified Survey Map, and I do hereby consent to the certificate of Savannah Wehinger, as owner of said land.

Witness the hand and seal of said mortgagee this _____ day of _____, _____.

_____
Bank Officer

State of Wisconsin) SS
_____ County)

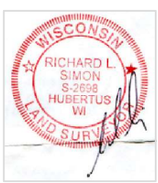
Personally came before me this _____day of _____, _____, the above named

_____ to me, known to be the person who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____



This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, Daniel R. Ihde and Christina M. Ihde, do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map. As Owners, we hereby dedicate that part of Hilltop Drive to the Village of Germantown for public road purposes as represented on Sheet 2 of 7 of this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____day of _____,_____

_____ _____ _____
Daniel R. Ihde

_____
Christina M. Ihde

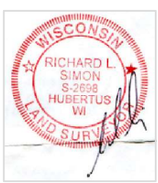
State of Wisconsin) SS
_____ County)

Personally came before me this _____day of _____, _____, the above named
Daniel R. Ihde and Christina M. Ihde to me, known to be the people who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____



This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, John Ceremuga and Christine F. Ceremuga, do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map. As Owners, we hereby dedicate that part of Hilltop Drive to the Village of Germantown for public road purposes as represented on Sheet 2 of 7 of this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____day of _____,_____

_____ _____ _____
John Ceremuga

_____
Christine F. Ceremuga

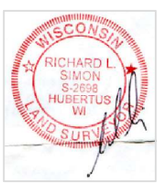
State of Wisconsin) SS
_____ County)

Personally came before me this _____day of _____, _____, the above named
John Ceremuga and Christine F. Ceremuga to me, known to be the people who executed the foregoing instrument and acknowledge the same.

_____
Notary Public

_____ County, State of Wisconsin

My commission expires:_____



This instrument drafted by Richard L. Simon

Certified Survey Map No. _____

Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin.

Village of Germantown Planning Commission Approval

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

_____ day of _____, 20____

_____

Dean Wolter, Chairman Dated

_____

Deborah J. Remich, Secretary Dated

Village of Germantown Board Approval

This Certified Survey Map, being a division of (Part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin), having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Hilltop Drive for public road purposes as shown on Sheet 2 of 7 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this

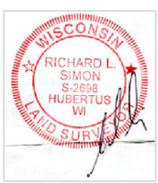
_____ day of _____, _____

_____

Dean Wolter, Village President Dated

_____

Donna Ott, Village Clerk Dated



This instrument drafted by Richard L. Simon

Lot 1

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Southwest $\frac{1}{4}$; thence N00°28'01"W along the West line of said Southwest $\frac{1}{4}$; 834.40 feet; thence S64°30'35"E, 36.70 feet to a point on the Easterly Right of Way of Hilltop Drive; thence N00°28'01"W along said Right of Way, 180.60 feet to the point of beginning of this description; thence continuing N00°28'01"W along said Right of Way, 99.00 feet; thence N89°31'59"E, 410.34 feet; thence S00°28'01"E, 99.00 feet; thence S89°31'59"W, 410.34 feet to the point of beginning of this description.

Said description containing 40624 Sq. Ft. or 0.933 Acres

Lot 2

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Southwest $\frac{1}{4}$; thence N00°28'01"W along the West line of said Southwest $\frac{1}{4}$; 834.40 feet; thence S64°30'35"E, 36.70 feet to a point on the Easterly Right of Way of Hilltop Drive and the point of beginning of this description ; thence N00°28'01"W, 180.60 feet; thence N89°31'59"E, 410.34 feet; thence N00°28'01"W, 99.00 feet; thence S89°31'59"W, 240.01 feet; thence N00°28'01"W, 219.60 feet to a point on the North line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N89°44'10"E along said North line, 395.80 feet; thence S00°14'28"E, 710.79 feet; thence S27°03'31"W, 55.09 feet; thence N64°30'35"W, 598.22 feet to the point of beginning of this description.

Said description containing 280374 Sq. Ft. or 6.437 Acres

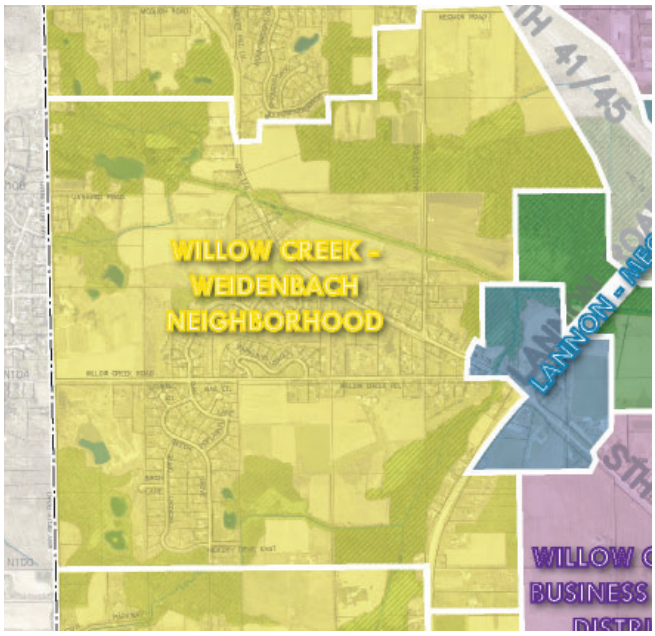
Lot 3

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Southwest $\frac{1}{4}$; thence N00°28'01"W along the West line of said Southwest $\frac{1}{4}$; 834.40 feet; thence S64°30'35"E, 36.70 feet to a point on the Easterly Right of Way of Hilltop Drive; thence N00°28'01"W along said Easterly Right of Way, 279.60 feet to the point of beginning of this description; thence continuing N00°28'01"W along said Right of Way, 220.21 feet to a point on the North line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence N89°44'10"E along said North line, 170.34 feet; thence S00°28'01"E, 219.60 feet; thence S89°31'59"W, 170.33 feet to the point of beginning of this description.

Said description containing 37457 Sq. Ft. or 0.860 Acres

Willow Creek-Weidenbach NEIGHBORHOOD



GENERAL CHARACTER

The Willow Creek-Weidenbach neighborhood is a predominantly single-family residential neighborhood located in the southwest area of the Village. The neighborhood is home to residential subdivisions north and south of Willow Creek Road and along Appleton Avenue, pre-existing commercial properties scattered along Appleton Avenue and individual large-lot residential lots and agricultural parcels throughout the neighborhood. Residential zoning within this neighborhood is predominantly Rs-4 (2.2 DU's/acre with minimum 20,000 sqft lots) and Rs-2 (.5 DU's/acre with minimum 2-acre lots).

SPECIAL FEATURES

Transportation The Willow Creek - Weidenbach neighborhood is bounded by the western limits of the Village and the Lannon-Mequon Road Corridor to the east. Appleton Avenue (Hwy 175 runs from the north central area of the neighborhood, south and east to connect with Lannon Road, which provides access to I-41.

Environmental, Natural & Agricultural Environmental corridor areas make up a large portion of the northern, eastern and southern areas of the neighborhood. Much of the remaining undeveloped area is in agricultural row crop production.

Public Park, Education, Safety & Utility Weidenbach Park is located in the south-central area of the Weidenbach neighborhood, containing 4 acres. This neighborhood is located outside the Sewer Service Area. Residential lots are served by onsite septic and well water.

PREFERRED FUTURE LAND USE

Willow Creek-Weidenbach Neighborhood

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	D	u	u	u	u	u	u	D	u	u	D	Yes	No	A	U	D	see NOTE 2 and NOTE 3

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.

Desirable future land uses within the Willow Creek-Weidenbach neighborhood include undeveloped open space, recreational areas, agricultural and hobby farm uses, and limited residential development given that this neighborhood is currently outside of the sewer service area. Future residential development is acceptable at an average density of 1 DU/5 acres for 4 or fewer individual lots created by minor land division (certified survey map), or 1 DU/3 acres for 5 or greater conservation subdivision lots.

In the event that the SSA is expanded and public sewer and water facilities extended into this neighborhood, future residential development is acceptable at an average density of 2.2 DU's/acre for 4 or fewer lots created by minor land division (certified survey map) or 3.5 DU's/acre for 5 or more lots in a conservation subdivision.

Other than the pre-existing commercial parcels along Appleton Avenue, no additional commercial uses are intended to develop in this neighborhood.

NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no sewer & water)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)

See all notes on page 42.

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: February 21, 2025

Re: Savannah Wehinger-Daniel Ihde-John Ceremuga CSM

Kevin,

Here is my review comments for the CSM received 2/17/2025.

Certified Survey Map

Applicant or Owner: Savannah Wehinger-Daniel Ihde-John Ceremuga
Land Surveyor/Firm: Richard Simon, PLS – Cornerstone Land Surveying, Inc.

1. The Village Clerks name is Donna Ott. Please correct the Village Board approval certificate accordingly.

2. The secretary of the Planning Commission is Deborah J. Remich. Please correct the Village Planning Commission approval certificate accordingly.

3. POB not annotated on the map.

4. A certificate of mortgagee was provided for Savannah Wehinger but not for owners Daniel Ihde or John Ceremuga. If these two owners do not have a lender and the properties are free of mortgage, then the owners need to provide:

   - Complete statements per Chapter 236.21(2)(a)
   - Lending institution name, signature of bank officer and date.
   - Notary statement, seal, signature and date.

   The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a

completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

The digital mapping should be prepared using the NAD83 Datum (2011 Adjustment)

Prior to Recording the Certified Survey Map or Subdivision Plat
The professional land surveyor is responsible for submitting a copy of the AutoCAD drawing file (.dwg) of the document in version 2023 via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Sincerely,

Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

Professional Land Surveying and Mapping Services
W174 N9467 Joper Road, Menomonee Falls, Wisconsin, 53051
262-250-8003 office pointlandsurveying@gmail.com email

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 14th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for the following application: REZONING application to rezone portions of the following described area from the Rs-1: Single-Family Residential to the Rs-4: Single-Family Residential to accommodate the adjustment of property lines between three (3) parcels as described below:

Applicant: John & Christine Ceremuga, Property Owners
Property Address: W204N10578 Hilltop Drive (GTNV_293973)

Applicant: Savannah Wehinger, Property Owner
Property Address: W204N10558 Hilltop Drive (GTNV_293974)

Applicant: Daniel & Christina Ihde, Property Owners
Property Address: W204N10530 Hilltop Drive (GTNV_293975)

Property Description:
Part of the Southwest ¼ of the Southwest ¼ of Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin bounded and described as follows:
Commencing at the Southwest corner of said Southwest ¼; thence N 00°28'01" W, along the west line of said Southwest ¼ , 834.40 feet to the point of beginning of this description; thence continuing N 00°28'01" W, along said west line, 483.87 feet to a point on the north line of the Southwest ¼ of said Southwest ¼; thence N 89°44'10" E, along said north, 599.14 feet; thence S 00°14'28" E, 710.79 feet; ; thence S 27°03'31" W, 55.09 feet; ; thence N 64°30'35" W, 634.92 feet to the point of beginning. Said description contains 8.602 acres (374,686 sqft).

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website: https://www.germantownwi.gov/589/Proposed-Development-Projects

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

Donna Ott, Village Clerk
Dated this 19th day of March 2025

To Be Published On: March 26th and April 2nd, 2025

SITE PLAN REVIEW

04/14/25 Plan Commission Meeting

Design 2 Construct / WAGO Corporation

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Design 2 Construct, Agent for WAGO Corporation, Property Owner. Site Plan Review application for an 18,626 square foot building addition to an existing industrial/warehousing facility located at N120 W19129 Freistadt Road in the Germantown Industrial Park.

Location: N120 W19129 Freistadt Road

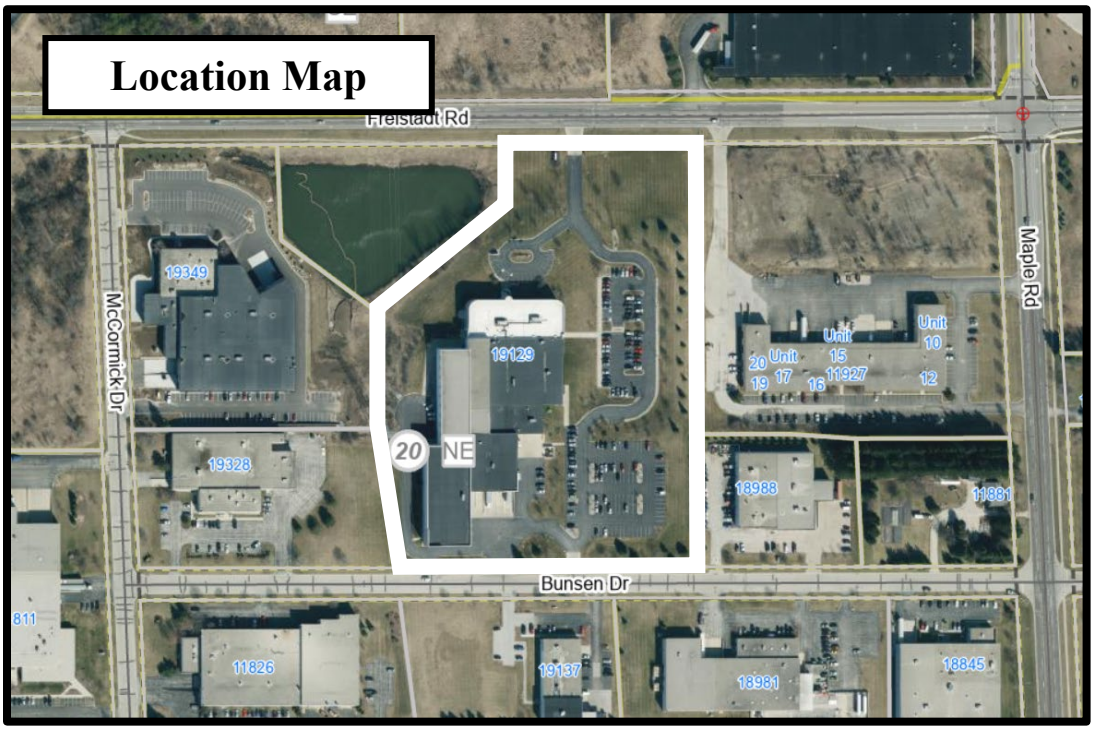
Applicant/ Owner:

Design 2 Construct
N173 W21010 NW Passage
Jackson, WI 53037

WAGO Corporation
N120 W19129 Freistadt Road
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

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



Background/Proposal

Design 2 Construct, Agent for WAGO Corporation, Property Owner. Site Plan Review application for an 18,626 square foot building addition to an existing industrial/warehousing facility located at N120 W19129 Freistadt Road in the Germantown Industrial Park.

WAGO Corporation is an international manufacturer of electronic, electrical, and automation control products with its North American headquarters located at this facility in the Village of Germantown. The facility currently employs 135 people with an expectation of an increase to 140 employees after the proposed expansion. The hours of operation are Monday through Friday 8:00AM – 4:30PM.

Site Plan

The site is 12.02 acres in area with an existing 98,440 square foot manufacturing and warehousing facility and offices, in addition to off-street parking areas around the building. As presented on the site plan, the proposed construction includes an 18,626 square foot building expansion adding to the existing warehousing space, a standalone trash enclosure, and landscape plantings to replace trees removed due to the building expansion and new plantings that will screen the trash enclosure from the public roadway. The building will be constructed using a combination of decorative precast concrete wall panels with varying depths and accent paint, painted hollow metal doors and frames, and aluminum overhead doors. The finishes of all materials will match the existing building.

Parking, Access, and Traffic Circulation

Access to the site will continue with three (3) access driveways from Bunsen Drive to the south side of the property along with internal driveway connections linking the employee parking areas on the south to the executive and visitor parking area on the north side of the property, where there will continue to be one (1) access driveway from Freistadt Road.

The Village's parking guidelines recommend 1 space/500 square feet principal building area for manufacturing and warehousing uses, which equates to 234 parking spaces based on the total square footage (117,250 sq ft) of the WAGO facility after expansion. While there are 213 parking spaces proposed after construction, staff understands that the facility, and particularly the building addition, is predominantly warehousing area which is exempted by the Village code in terms including the square footage in the required parking calculations. Furthermore, staff has been advised that WAGO will implement the future parking areas as shown on the submitted plans when they expand the existing facility with additional office space and customer service and/or meeting areas.

Storm Water Management

Existing and proposed on-site storm sewer and catch basins, roof drains, and drainage swales will be used to convey run-off to the existing regional storm water basin located northwest of the WAGO site. The Village Engineer confirms that there is adequate capacity in the regional basin to accommodate the proposed building expansion and associated impervious surface increase. Total impervious surface area on site after

construction is proposed at 50.2%, which is under the maximum allowed per zoning code standards for the M-1: Limited Industrial District (80%).

Landscaping and Buffering
No significant changes to the landscaping on site are proposed. As previously mentioned, the project includes landscape plantings to replace trees removed due to the building expansion and new plantings that will screen the trash enclosure from the public roadway near Bunsen Drive.

Lighting
No additional site lighting is proposed.

Signage
No additional exterior signage is proposed.

Staff Comments
Community Development: Planning & Zoning
The zoning for this parcel in the Germantown Industrial Park is M-1: Limited Industrial, and the proposed site improvements comply with the M-1 zoning district regulations. The industrial/manufacturing use that WAGO maintains at the subject location is a desirable land use under the Village's 2050 Comprehensive Plan in the Germantown Industrial Park District. Staff has added standard conditions of approval to this site plan application but finds the proposal consistent with the Village Zoning Code and 2050 Comprehensive Plan.

Public Works/Village Engineer/Utilities
The Village Engineer confirms that there is adequate capacity in the regional basin to accommodate the proposed building expansion and associated impervious surface increase. Total impervious surface area on site after construction is proposed at 50.2%, which is under the maximum allowed per zoning code standards for the M-1: Limited Industrial District (80%).

Since the project proposal includes relocation of an existing hydrant, the Village's Superintendent of Water Utility has specified the shut down of the hydrant shall be coordinated with the Water Utility and the relocation of the hydrant be inspected by an approved inspection firm.

VILLAGE STAFF RECOMMENDATION

APPROVE the site plan application for WAGO Corporation for an 18,626 square foot building addition to an existing industrial/warehousing facility located at N120 W19129 Freistadt Road, subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site development and building plan set submitted and dated February 10, 2025, and February 11, 2025, and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the civil, landscaping, and architectural plan sheets per index listed on the Title Sheet of the development and building plan set noted under this condition.
2. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
3. The landscaping plan shall be subject to final approval/acceptance from the Village Forester prior to commencing construction activities.
4. The shut down and relocation of the hydrant shown on the Utility Plan (sheet C1.06 of development plan) shall be coordinated with the Village's Superintendent of Water Utility and the relocation of the hydrant shall be inspected by an approved inspection firm.
5. Per the Village's Superintendent of Wastewater Utility, the applicant/owner shall submit a Notice of Intent (NOI) form to the Village for the proposed building addition prior to issuance of any permits.
6. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations.
7. Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines. The proposed dumpster enclosure shall be screened from the public roadway pursuant to the submitted landscaping plan.
8. Applicant/owner shall provide a roof plan with the location of all roof-mounted HVAC units and any other roof-mounted equipment along with sightline diagrams as part of all future building permitting/plans. RTU's shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways. If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's shall be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and occupancy.

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID DR DATE 2/11/25

chk #120759

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

Mark Hertzfeldt
Design 2 Construct
N173W21010 Northwest Passage
Jackson, WI 53037

Phone (262) 677-9933
E-Mail mhertzfeldt

PROPERTY OWNER

Greg Rinn
WAGO Corporation
N120W19129 Freistadt Rd
Germantown, WI 53022

Phone (262) 509-8381
E-Mail greg.rinn@WAGO.com

2 PROPERTY ADDRESS

N120W19129 Freistadt Rd
Germantown, WI 53022

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

North	South	East	West
Gehl Foods / Vacant Land Industrial	Mahuta Tool Corp Industrial	College Hunks / Innovation Mold Industrial	Enercon Ind. / MGS Industrial

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 02.07.2025 Date

Owner 2/7/2025 Date

RECEIVED FEB 10 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Community Development Department
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

February 7, 2025

Re: Project Narrative for WAGO Corporation

Introduction:

Included with this project narrative you will find the graphical information regarding the proposed business development located at N120W19129 Freistadt Road. The proposed development will be an expansion of the existing business for WAGO Corporation. The new development will include an addition of 18,626 square feet.

Existing Site:

The existing site is approximately 12.1 acres and is currently occupied by WAGO corporation offices as well as production and warehousing facilities. The site frontage is similarly zoned property to the West, Bunsen Drive and similarly zoned property to the South, similarly zoned property to the east, Freistadt Road and similarly zoned property to the North. Vehicular access to the site is from Freistadt Road and Bunsen Drive.

The base zoning of the site is designated "M-1 Limited Industrial" and the proposed use is permitted per the Zoning Ordinance.

Plan of Operation:

WAGO Corporation is an electrical component fabricator. The plan of operation for the new development will be the same as with their current operations. This consists of production, warehousing and shipping/receiving.

The office hours are Monday-Friday from 8:00 AM – 4:30 PM. WAGO currently employs 135 people. That number is expected to increase 140 people after the proposed expansion.

Proposed Building/Site:

The proposed building addition is approximately 18,626 square feet. The site design provides 189 total existing parking spaces (including 7 accessible spaces. The site plan indicates a potential future expansion for building and parking which are not part of this submittal

The building will be constructed using a combination of decorative precast concrete wall panels with varying depths and accent paint, painted hollow metal doors and frames and aluminum overhead doors. The finishes of all materials will an exact match to the existing building. See enclosed drawings and imagery for further information.

HVAC units are intended to be located on the roof. While actual physical screening is not proposed, we plan on locating the units as central as possible. Based on the overall size/height of the building the HVAC units would not be visible.

A standalone trash enclosure is proposed along Bunsen Drive. This enclosure will be constructed with the same materials as the building addition and will be fully screened with landscaping.

Storm-water management is addressed by utilizing the existing regional stormwater pond (adjacent to the property) which was designed to account for impervious areas on this property.

Landscaping for the site will consist of replacement of trees that are lost due to the proposed addition. Foundation plantings are not proposed. The overall site is very heavily planted with deciduous and coniferous trees. The proposed trash enclosure will be screened with coniferous plants. Plans are included as part of this submittal package for consideration by the Plan Commission.

No new site lighting is proposed as part of this submittal.

No new signage is proposed as part of this submittal.

We do not believe this new development will negatively impact or be a nuisance to the surrounding neighborhood. This is an expansion of a long-standing established use and is consistent with the nature of the surrounding neighborhood which is currently a business/industrial park.
The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact our office.

Sincerely,
Mark Hertzfeldt

Design 2 Construct Development Corporation

BUILDING DESIGN FOR:

WAGO CORPORATION

N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

LOCATION MAP

PROJECT DATA:

SHEET INDEX:

		REV DATE	REV DATE
TS	TITLE SHEET		
CIVIL			
C1.01	EXISTING CONDITIONS PLAN		
C1.02	OVERALL SITE PLAN		
C1.03	PROJECT SITE PLAN		
C1.04	EROSION CONTROL PLAN		
C1.05	GRADING PLAN		
C1.06	UTILITY PLAN		
C2.01	CONSTRUCTION NOTES		
C2.02	SITE DETAILS		
C2.03	EROSION CONTROL & UTILITY DETAILS		
LANDSCAPING			
L1.0	LANDSCAPE DEMO PLAN		
ARCHITECTURAL			
A1.0	ARCHITECTURAL/ LANDSCAPE SITE PLAN		
A1.1	ENLARGED TRASH ENCLOSURE		
A2.1	FIRST FLOOR PLAN - OVERALL		
A4.0	EXISTING EXTERIOR ELEVATIONS		
A4.1	PROPOSED EXTERIOR ELEVATIONS		
A10.1	RENDERING		
A10.2	RENDERING		
A10.3	RENDERING		

PROJECT CONTACTS

ARCHITECT — MARK HERTZFELDT
SUPERVISING PROFESSIONAL

PROJECT MANAGER — ALEX WOLF

PROJECT NO. — 24-00244

DATE — 02.11.2025

SEAL

DESIGN
•
CONSTRUCTION

PHONE (262) 677-9933
FAX (262) 677-9934
•
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

The drawing is not to be reproduced or changed without the written permission of Design 2 Construct

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

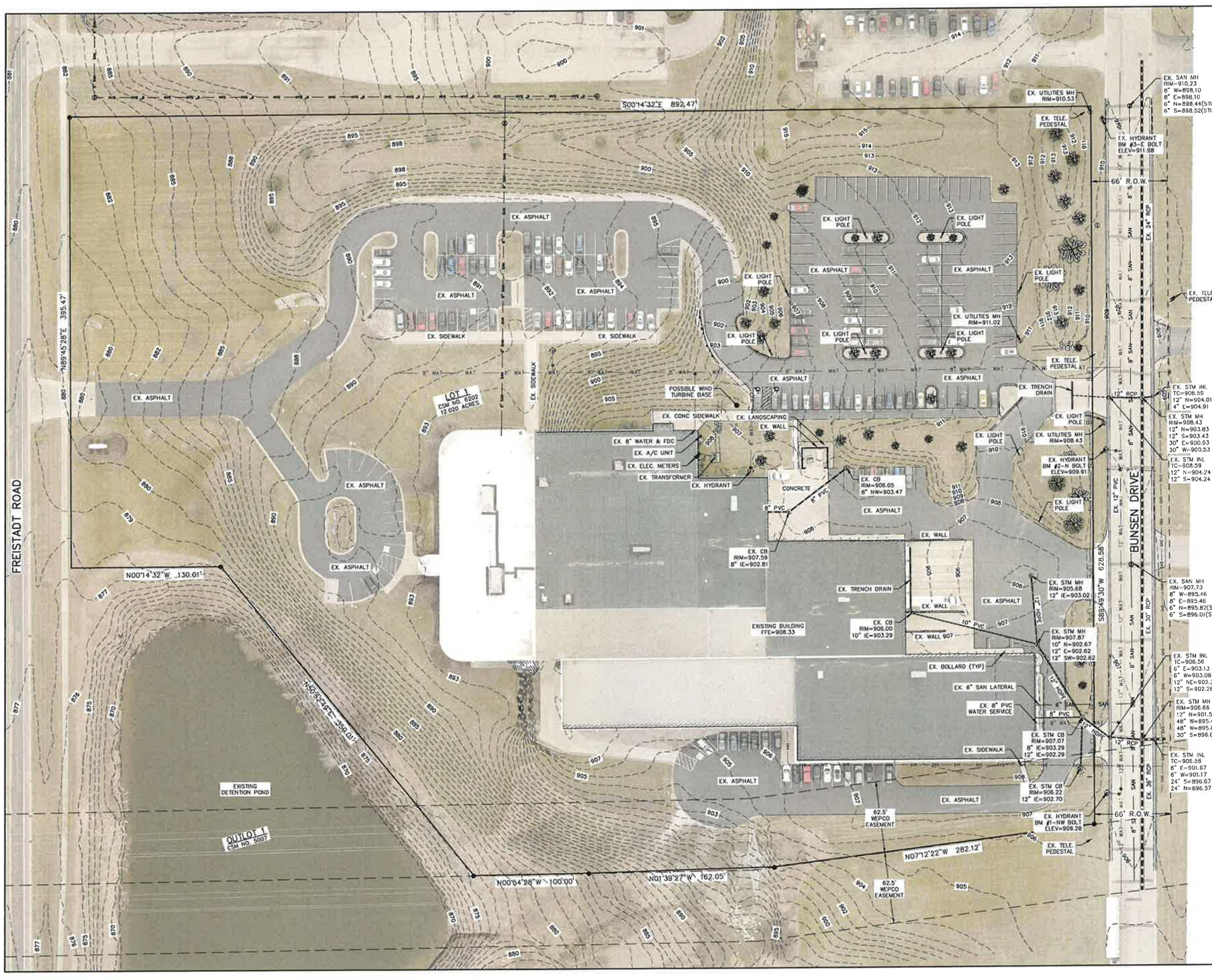
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
•
PHONE 262.677.9933
FAX 262.677.9934
•
info@design2construct.com

BUILDING DESIGN FOR:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

SHEET TITLE
TITLE SHEET

REVISIONS

PROJECT DATA
DATE 02.11.2025
JOB NO. 24-00244
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO.
TS



LEGEND:

- 896 – EXISTING MINOR CONTOUR.
- 895 – EXISTING MAJOR CONTOUR.
- OHEL – OVERHEAD ELECTRIC LINE.
- BuEl – BURIED ELECTRIC LINE.
- BuTel – BURIED TELEPHONE LINE.
- FO – FIBER OPTIC LINE.
- GAS – GAS LINE.
- SAN – SANITARY SEWER MAIN OR LATERAL.
- WAT – WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC – ELECTRIC METER.
- GAS – GAS METER.
- GAS – GAS VALVE.
- FIRE HYDRANT.
- E – POWER POLE.
- SN – SANITARY SEWER MANHOLE.
- ST – STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T – TELEPHONE PEDESTAL.
- TRAN – TRANSFORMER.
- W – WATER VALVE.
- PROPERTY IRON FOUND

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
722 Wisconsin Street, West Bend, WI 53095
262.243.7500 www.parishsurvey.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS PLAN

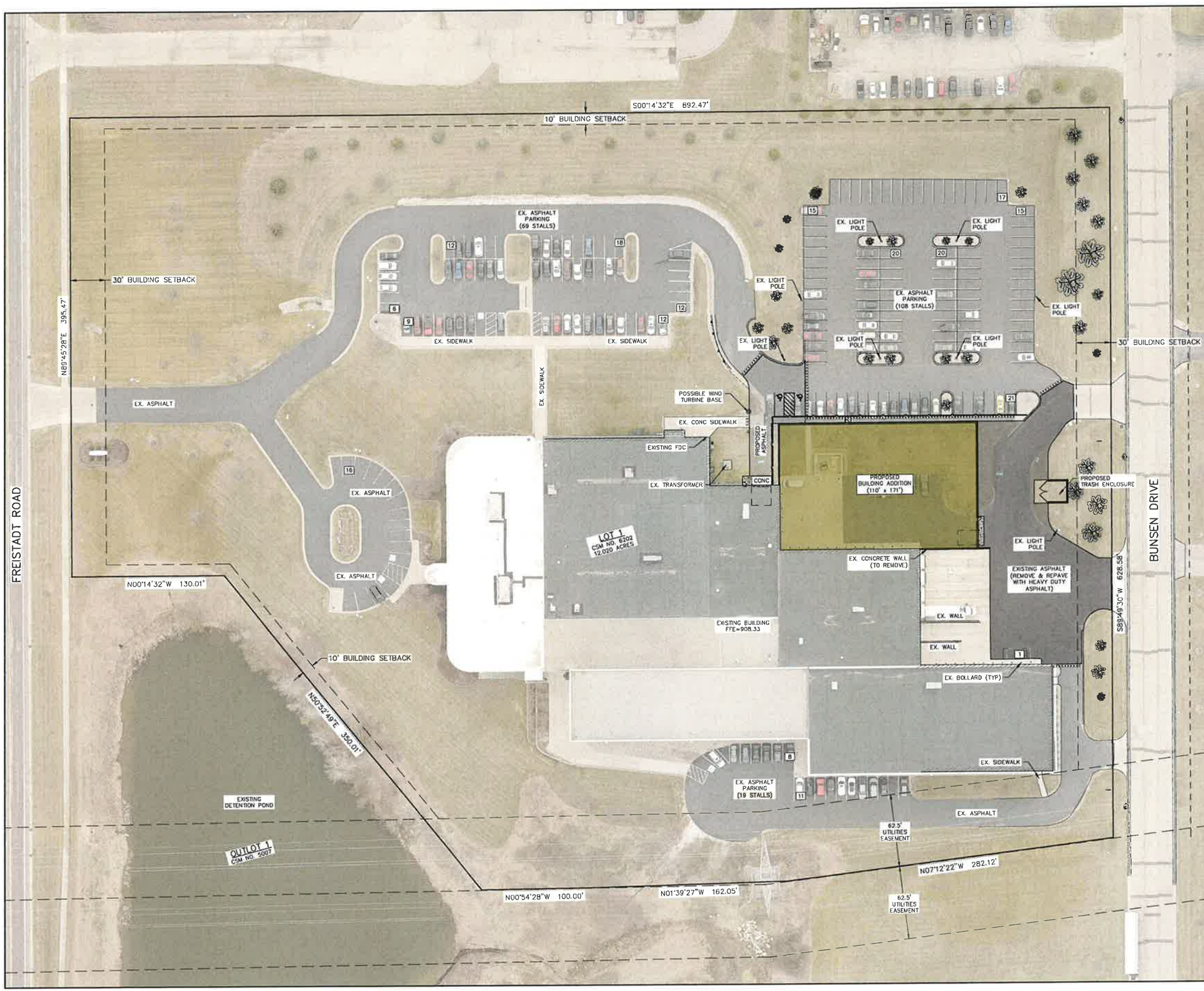
DRAWN BY: WWS
DESIGNED BY: EPN
CHECKED BY: KJP

PLAN DATE: 2/10/2025

PROJECT NO: \DE-153-25\

PRELIMINARY

SHEET NO:
C1.01



0 40 80

SITE INFORMATION BLOCK

Site Address:	N120 W19129 Freistadt Road
Legal Description:	Lot 1 CSM No. 6202
Site Acreage	12.02 Acres
Current Zoning:	M-1

Building & Paving Standards

	Building	Paving
Front	30 feet	8 feet
Side	10 feet	8 feet
Rear	25 feet	8 feet
Max Height	45 feet	

Parking Requirements	
Manufacturing	1 stall/ 500 s.f. building area
Total Proposed Building Area	117,250
Parking Stalls Required	**234.5**
Parking Stalls Provided	213

Existing Site Areas

Description	Area (sf)	Percentage
Building	98,440	18.80
Asphalt/Concrete	153,707	29.35
Total Impervious Area	252,147	48.15
Lawn	**271,544**	**51.85**
Total	523,691	**100.00**

Proposed Site Areas

Description	Area (sf)	Percentage
Building	117,250	22.39
Asphalt/Concrete	**145,581**	**27.80**
Total Impervious Area	262,831	50.19
Lawn	**260,860**	**49.81**
Total	523,691	100.00
New Impervious	**10,684**	

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.345.1800 www.parishsaeg.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
OVERALL SITE PLAN

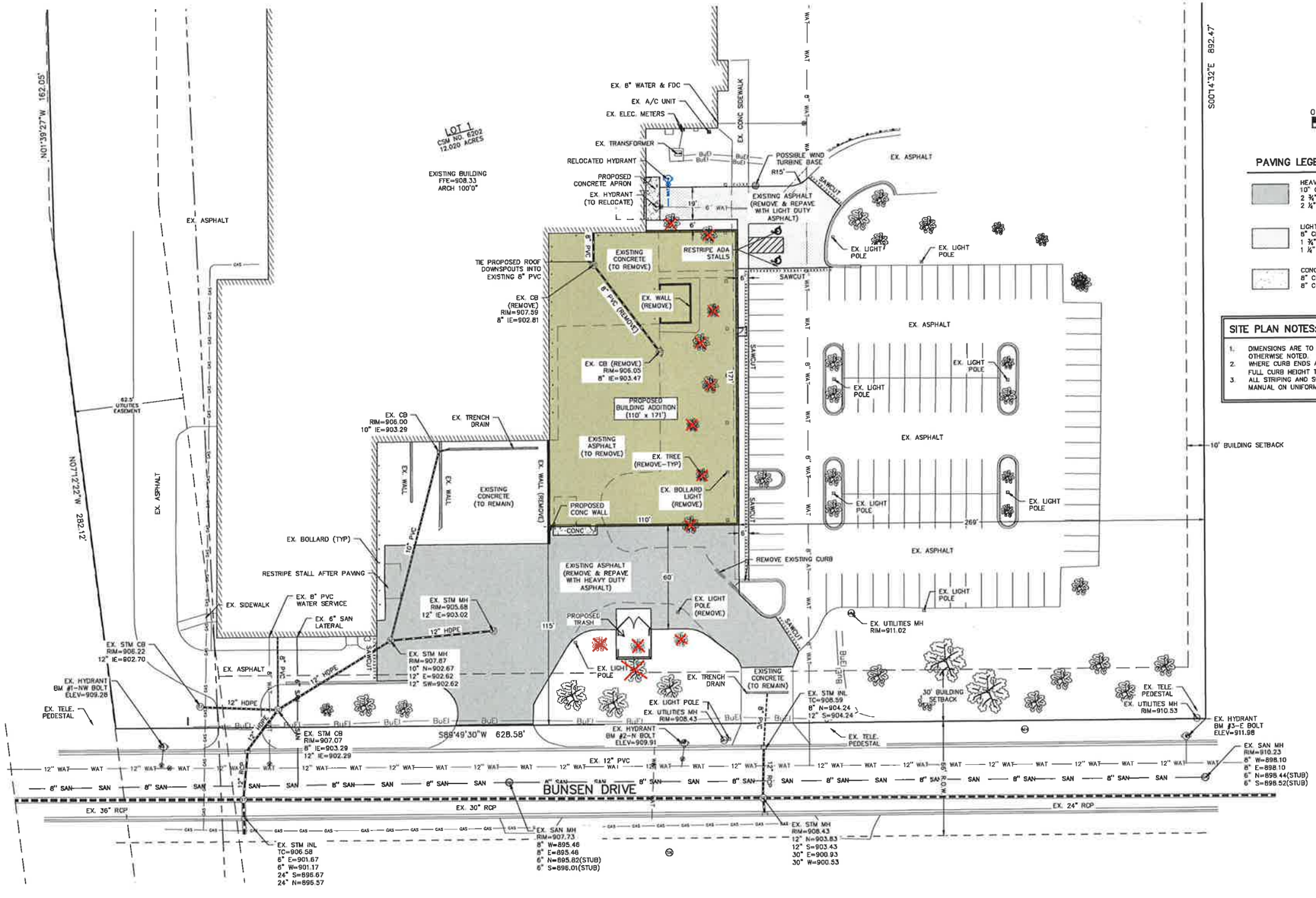
DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

PLAN DATE: **2/10/2025**

PROJECT NO: **\DE-153-25**

PRELIMINARY

SHEET NO:
C1.02



PAVING LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
  10" CRUSHED AGGREGATE BASE COURSE
  2 ¾" ASPHALTIC BINDER 3 MT 58-28 S
  2 ¼" ASPHALTIC SURFACE 4 MT 58-28 S
- LIGHT DUTY ASPHALT PAVEMENT
  8" CRUSHED AGGREGATE BASE COURSE
  1 ¾" ASPHALTIC BINDER 4 LT 58-28 S
  1 ¼" ASPHALTIC SURFACE 5 LT 58-28 S
- CONCRETE APRON
  8" CRUSHED AGGREGATE BASE COURSE
  8" CONCRETE W/ 6x6 #6 WELDED WIRE MESH

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7600 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
PROJECT SITE PLAN

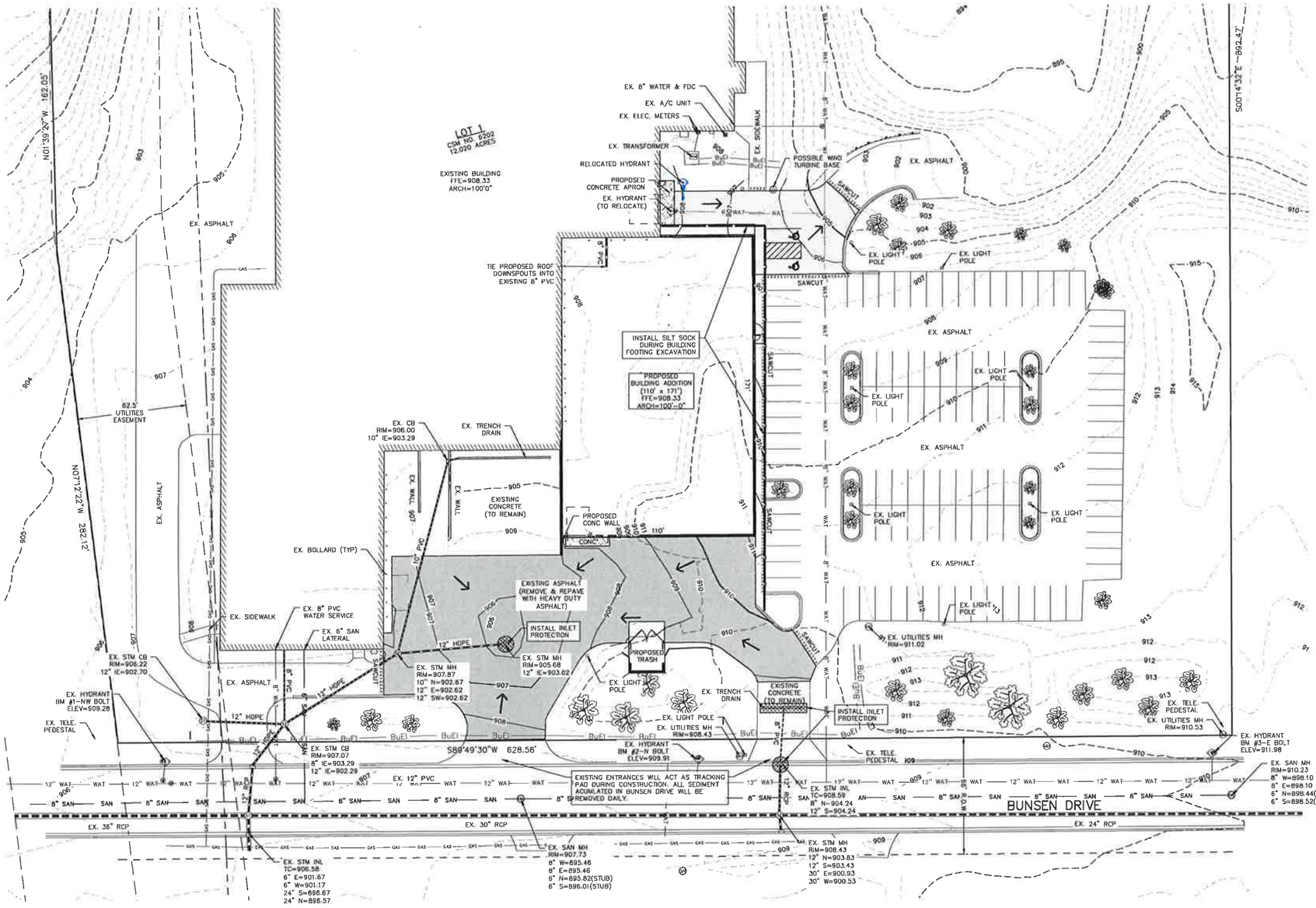
DRAWN BY: KJP
DESIGNED BY: KJP
CHECKED BY: KJP

PLAN DATE: 2/10/2025

PROJECT NO: \DE-153-25\

PRELIMINARY

SHEET NO:
C1.03



N

0 30 60

DIGGERS HOTLINE

Dial 811 or (800)242-8511

www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL WISDOT TYPE D INLET PROTECTION.
- INSTALL SILT SOCK.
- DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

MAY 5, 2025

1. INSTALL INLET PROTECTION AND TEMPORARY SILT SOCK AS SHOWN ON PLANS. ANY ADDITIONAL

MAY 6 – SEPTEMBER 15, 2025

2. STRIP TOPSOIL WITHIN THE LIMITS OF CONSTRUCTION AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. EXCAVATE FOR BUILDING FOOTING AND FOUNDATION WALL AND CONSTRUCT FOOTING & FOUNDATION WALL.
4. RELOCATE EXISTING HYDRANT.
5. COMPLETE FINISH GRADING FOR NEW AND RECONSTRUCTED ASPHALT AREAS.
6. INSTALL BASE COURSE, CONCRETE AND ASPHALT.

SEPTEMBER 16 – 30, 2025

7. TOPSOIL, SEED & MULCH ALL DISTURBED AREAS.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYARCRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: KJP

DESIGNED BY: KJP

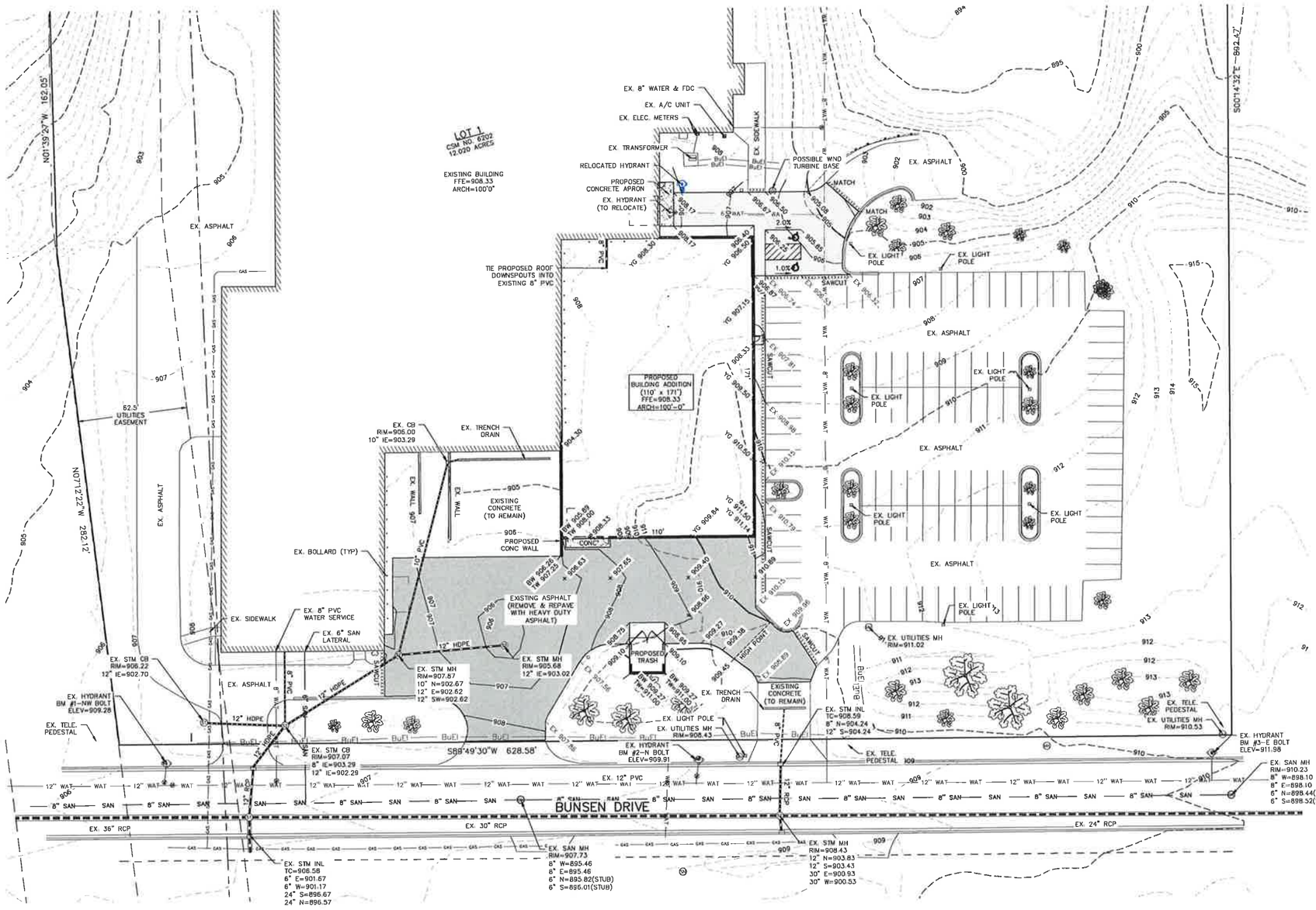
CHECKED BY: KJP

PLAN DATE: 2/10/2025

PROJECT NO: \DE-153-25\

PRELIMINARY

SHEET NO: C1.04



0 30 60

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED TOP OF ASPHALT ELEVATION.
- YG 934.23 – PROPOSED BUILDING YARD GRADE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- BW 934.23 – PROPOSED BOTTOM OF WALL ELEVATION.
- TW 934.23 – PROPOSED TOP OF WALL ELEVATION.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN

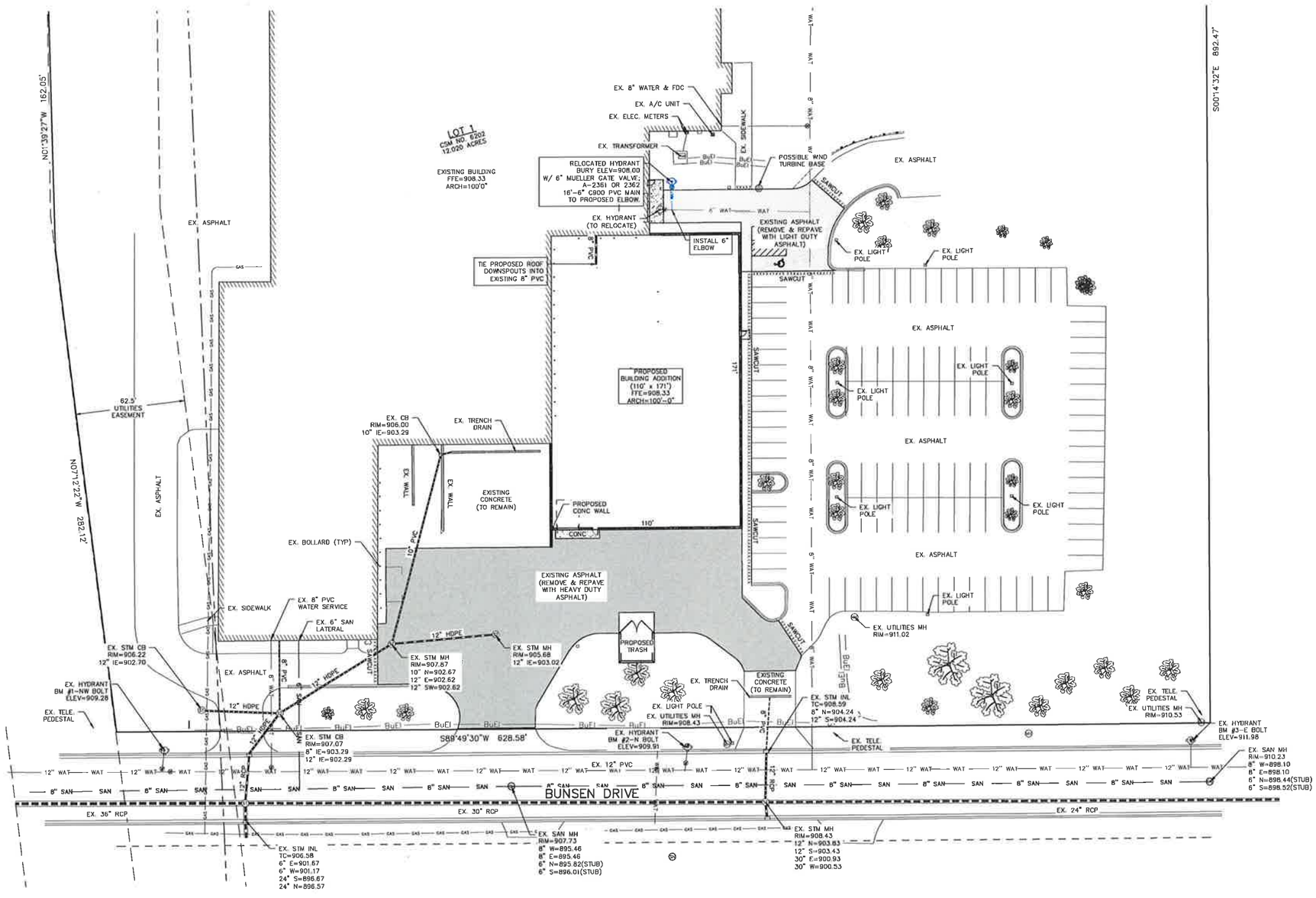
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **2/10/2025**

PROJECT NO: **\DE-153-25**

PRELIMINARY

SHEET NO:
C1.05



0 30 60

LEGEND:

- OVERHEAD ELECTRIC LINE.
- BURIED ELECTRIC LINE.
- BURIED TELEPHONE LINE.
- FIBER OPTIC LINE.
- GAS LINE.
- SANITARY SEWER.
- WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.
- WATER VALVE.
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER.
- PROPOSED GAS MAIN

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.246.7600 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **2/10/2025**

PROJECT NO: **\DE-153-25**

PRELIMINARY

SHEET NO:
C1.06

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTIFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE EXISTING PAVEMENT WILL BE USED AS STONE TRACKING PAD DURING CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CITY OF MILWAUKEE AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT–OF–WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:		
NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
CONSTRUCTION NOTES

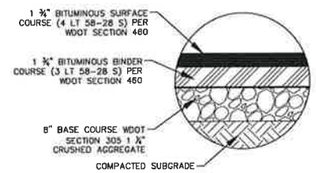
DRAWN BY: KJP
DESIGNED BY: KJP
CHECKED BY: KJP

PLAN DATE: 2/10/2025

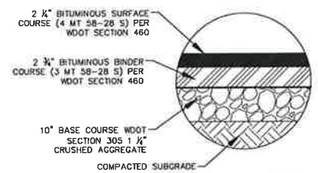
PROJECT NO: \DE-153-25\

PRELIMINARY

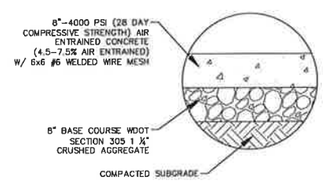
SHEET NO: **C2.01**



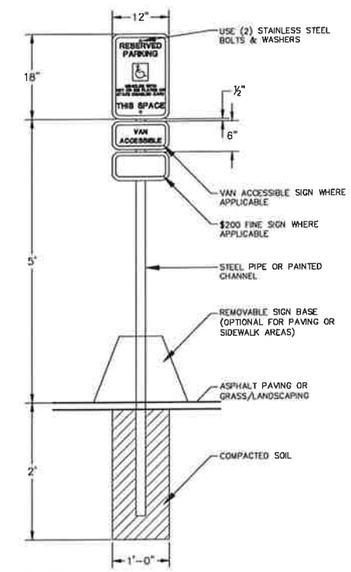
LIGHT DUTY ASPHALT PAVEMENT SECTION



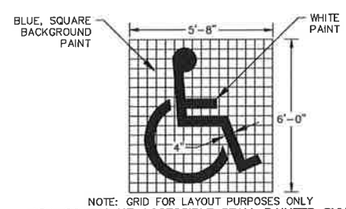
HEAVY DUTY ASPHALT PAVEMENT SECTION



CONCRETE APRON SECTION



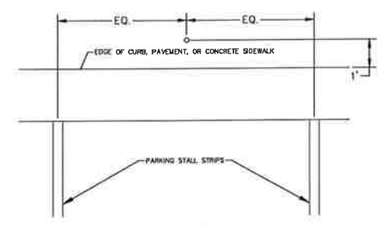
NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



NOTE: GRID FOR LAYOUT PURPOSES ONLY

ADA COMPLIANT ACCESSIBLE STALL PAINTED SYMBOL

NOT TO SCALE



PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL

NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7600 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
SITE DETAILS

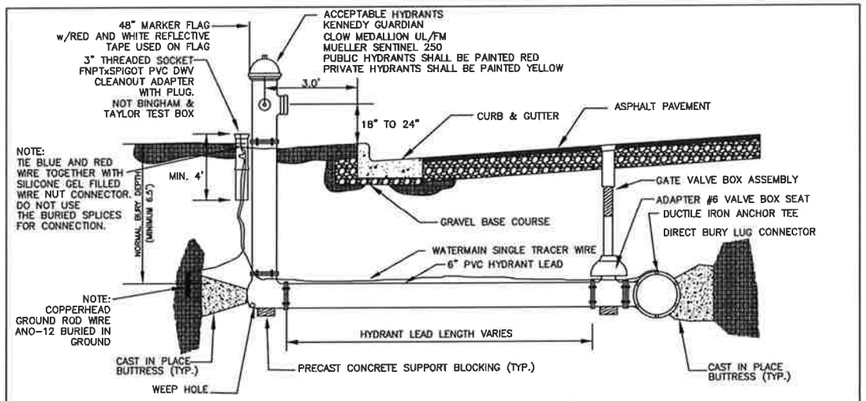
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **2/10/2025**

PROJECT NO: **\DE-153-25**

PRELIMINARY

SHEET NO:
C2.02



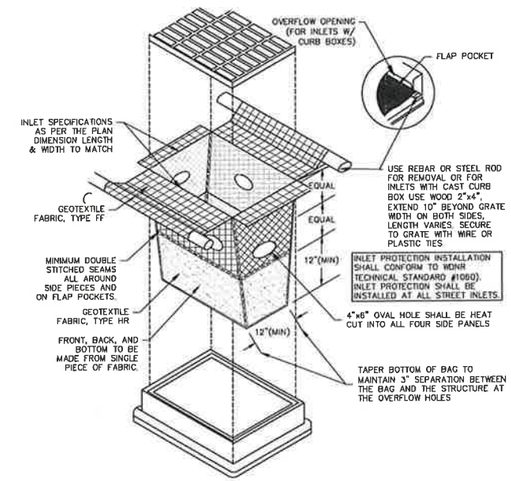
1. HYDRANT LEADS SHALL BE INSTALLED WITH CLASS B BEDDING.
2. HYDRANT LEAD TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
3. ALL CONNECTIONS ON HYDRANT LEAD SHALL BE RESTRAINED MECHANICAL JOINTS WITH MEGA LUG.
4. ALL HYDRANT TO HAVE A 5-1/4 IN PUMPER NOZZLE AND TWO 2-1/2 IN HOSE NOZZLES
5. ALL HYDRANTS ASSEMBLY'S SHALL BE "LIVE tAPPED" TO THE EXISTING WATER MAIN..

Village of Germantown ENGINEERING DEPARTMENT ...Willkommen

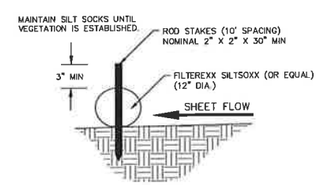
PVC HYDRANT BRANCH DETAIL

N.T.S.

REV. 8/19/2021 JHS



TYPE D-HR INLET PROTECTION DETAIL



SILT SOCK DETAIL

NO.	DATE	DESCRIPTION

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.345.7600 www.parishse.com

PROJECT TITLE:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL & UTILITY DETAILS

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **2/10/2025**

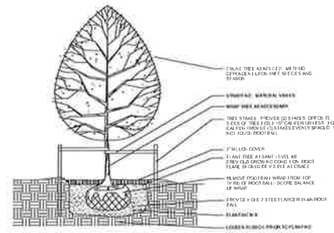
PROJECT NO: **\DE-153-25**

PRELIMINARY

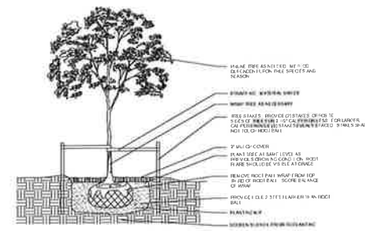
SHEET NO: **C2.03**

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE MATURE	PLANT SIZE AT...	ROOTS
D1	2	ACER FREEMANII	AUTUMN BLAZE MAPLE	40' - 50'	2-1/2" CAL	B & B
E1	17	PICEA GLAUCA	WHITE SPRUCE	40' - 60'	6' - 0"	B & B



1 CONIFEROUS TREE PLANTING DETAIL
SCALE: NTS



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS

LANDSCAPE NOTES:

GENERAL:

PLANTINGS SHOWN ON LANDSCAPE PLANS ARE SHOWN AT MATURE GROWTH.

REFER TO THE PLANTING DETAILS FOR ADDITIONAL REQUIREMENTS

1. DEVIATION FROM THE LANDSCAPE PLAN SHALL TAKE PLACE ONLY WITH APPROVAL FROM THE ARCHITECT PRIOR TO WORK COMMENCING.
2. PLANTING SIZES NOTED ON THE LANDSCAPE PLAN ARE THE MINIMUM ACCEPTABLE SIZE. PRUNING PLANTINGS ON SITE SHALL NOT REDUCE THIS MINIMUM SIZE.
3. AREAS DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION.
4. ALL SHRUBS TO BE PLANTED WITH A MIX OF 50% PLANTING STARTER MIX AND 50% EXISTING SOIL – REMOVE STONE, CLAY AND GRAVEL FROM MIX.
5. PLANT TREES SLIGHTLY HIGHER THAN FINISHED GRADE. PROVIDE A MIX OF 30% PEAT MOSS AND 60% EXISTING SOIL – REMOVE STONE, CLAY AND GRAVEL FROM MIX.
6. ALL PLANTINGS TO BE WATERED AT INSTALLATION – PROVIDE A PLAN AND BUDGET TO PROVIDE WATERING SERVICE FOR THE DURATION OF THE CONSTRUCTION PROJECT AND FOR THE WARRANTY PERIOD.
7. PROVIDE LAWN INSTALLATION AS FOLLOWS: PROVIDE 3" OF TOPSOIL (FREE OF STONES 1" OR LARGER). SEED EVENLY AND COVER WITH BIO-DEGRADABLE EROSION CONTROL BLANKETS, STAKE BLANKETS IN PLACE.

SITE NOTE LEGEND

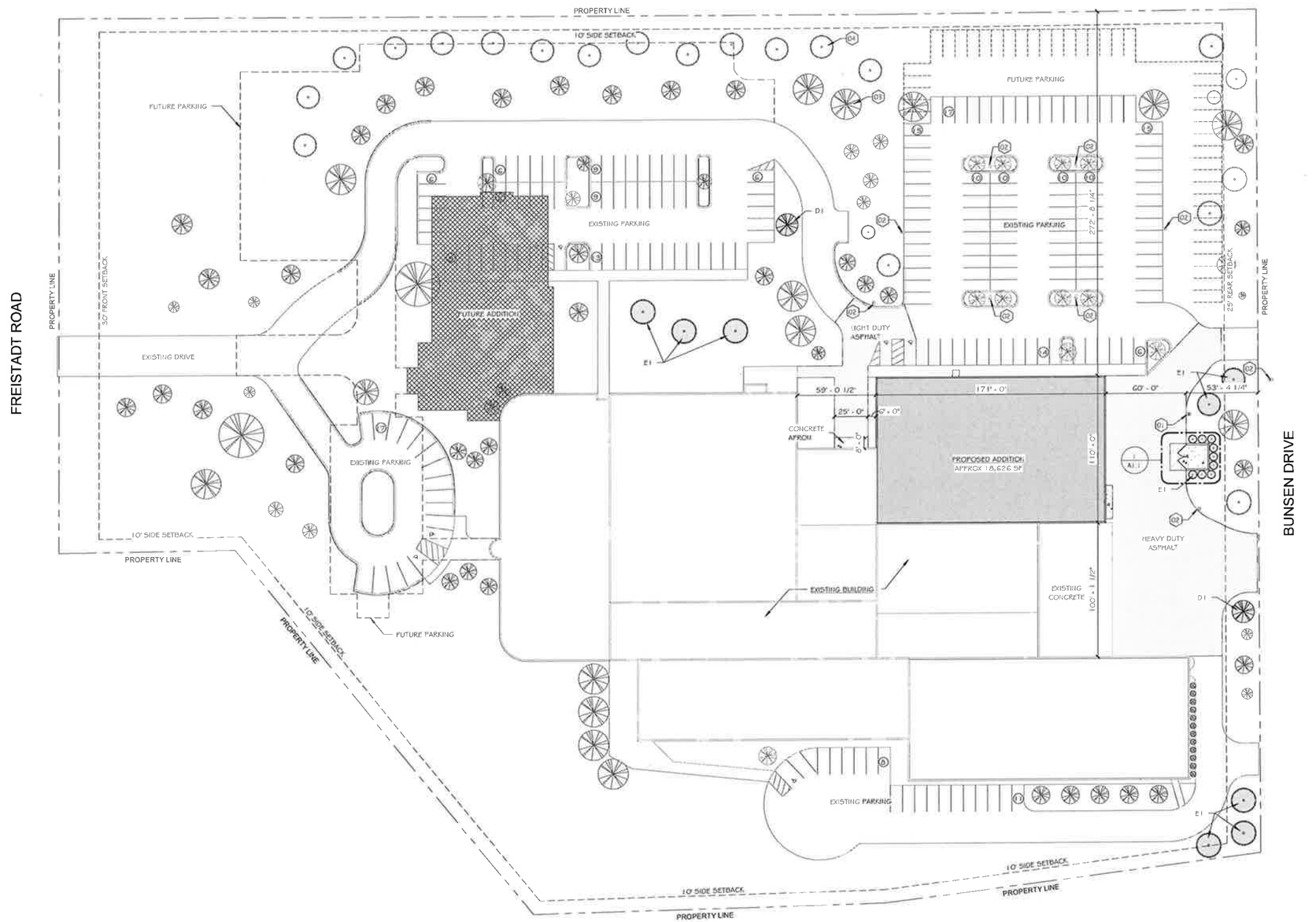
01	EXISTING LIGHT POLE RELOCATED
02	EXISTING LIGHT POLE TO REMAIN
03	EXISTING DECIDUOUS TYP.
04	EXISTING CONIFERS TYP.

SITE DATA:

SITE AREA:	523,661 SF 12.02 ACRES
AREA OF EXISTING BUILDING:	98,440 SF
AREA OF PROPOSED BUILDING:	18,810 SF
TOTAL BUILDING FOOTPRINT:	117,250 SF
MAX. GROSS FLOOR AREA RATIO:	***% (ACTUAL: 22%)
TOTAL HARD SURFACE AREA:	145,581 SF (27.8% OF SITE)
EXISTING CONCRETE AREA:	13,082 SF
NEW CONCRETE AREA:	966 SF
EXISTING PAVING:	110,311 SF
NEW HEAVY DUTY PAVING:	17,258 SF
NEW LIGHT DUTY PAVING:	3,881 SF
TOTAL GREEN SPACE AREA:	260,860 SF (49.8% OF SITE)
ZONING DISTRICT:	M-1
ALLOWABLE BUILDING HEIGHT:	45'-0"
BUILDING HEIGHT:	42'-3"
FRONT YARD SETBACK:	30'-0"
SIDE YARD SETBACK:	10'-0"
REAR YARD SETBACK:	25'-0"
TOTAL PARKING PROVIDED:	207 (INCL. H.C. STALLS)
HANDICAP PARKING REQUIRED:	7
HANDICAP PARKING PROVIDED:	7
FUTURE PARKING STALLS:	42

SITE GENERAL NOTES:

1. PROPOSED BUILDING IS ONE STORY.
2. DUMPSTER ENCLOSURE TO BE LOCATED AS SHOWN ON PLAN.
3. SEE GRADING PLAN FOR ALL PROPOSED AND EXISTING CONTOURS AND STORM WATER DRAINAGE PATTERNS.
4. SEE LANDSCAPE PLAN FOR ALL PLANTING LOCATIONS.
5. ALL EXTERIOR LIGHTING FIXTURES TO BE CUT-OFF TYPE.
6. ALL SITE UTILITIES TO BE VERIFIED W/ PROPER AGENCIES PRIOR TO CONSTRUCTION.



1 ARCHITECTURAL/ LANDSCAPE SITE PLAN
SCALE: 1" = 40'-0"

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
WAGO CORPORATION

N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

SHEET TITLE
ARCHITECTURAL/ LANDSCAPE SITE PLAN

REVISIONS

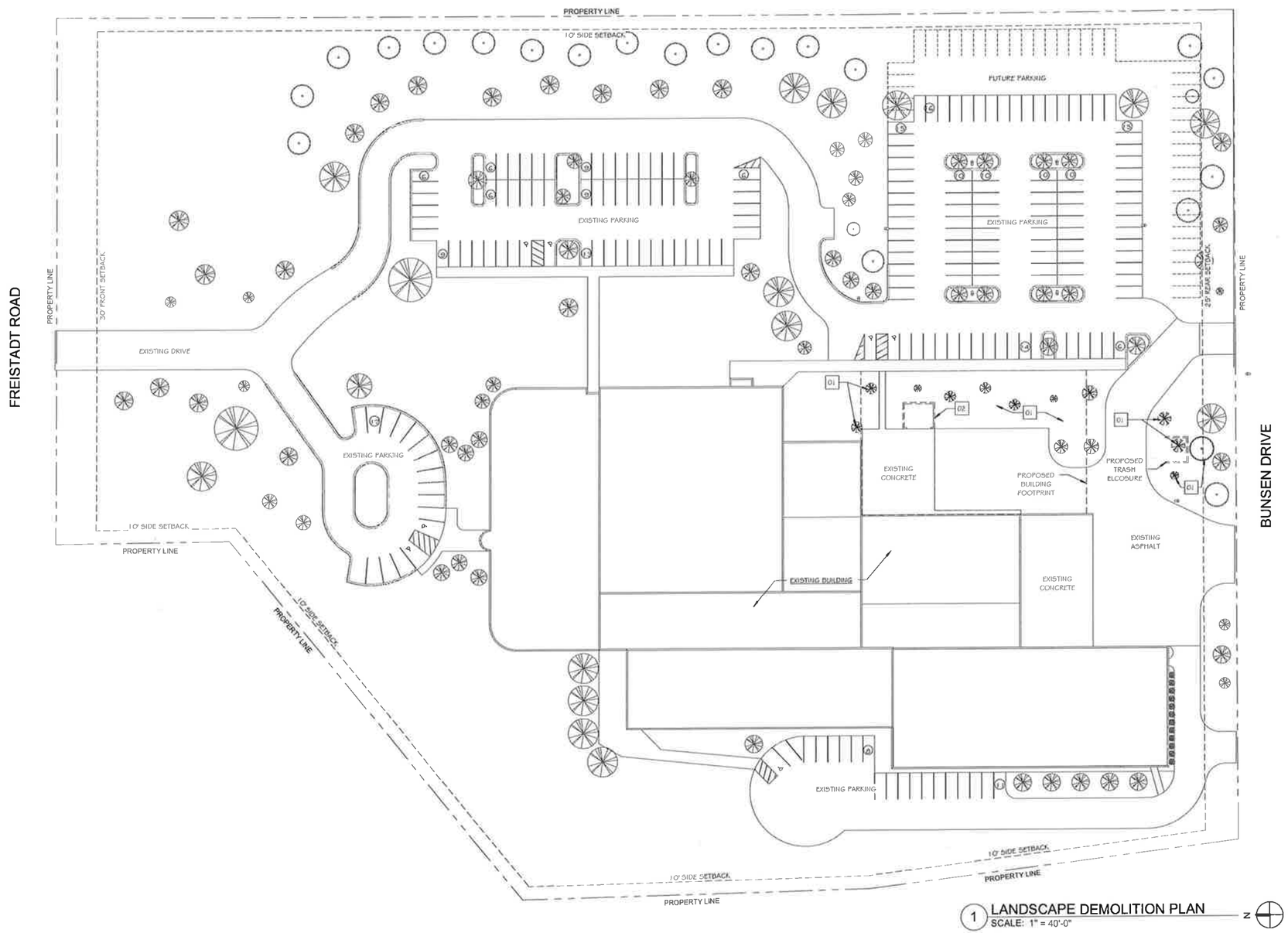
PROJECT DATA

DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	A1.0

The drawing is not to be reproduced or changed without the written permission of Design 2 Construct

DEMOLITION NOTE LEGEND

01 REMOVE EXISTING TREES
02 REMOVE EXISTING TRASH ENCLOSURE



1 LANDSCAPE DEMOLITION PLAN
SCALE: 1" = 40'-0"

N

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

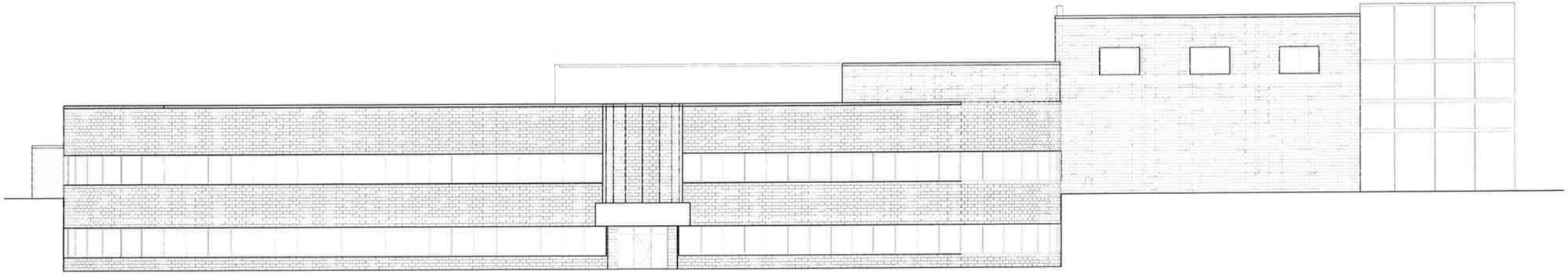
BUILDING DESIGN FOR:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

SHEET TITLE
LANDSCAPE DEMO PLAN

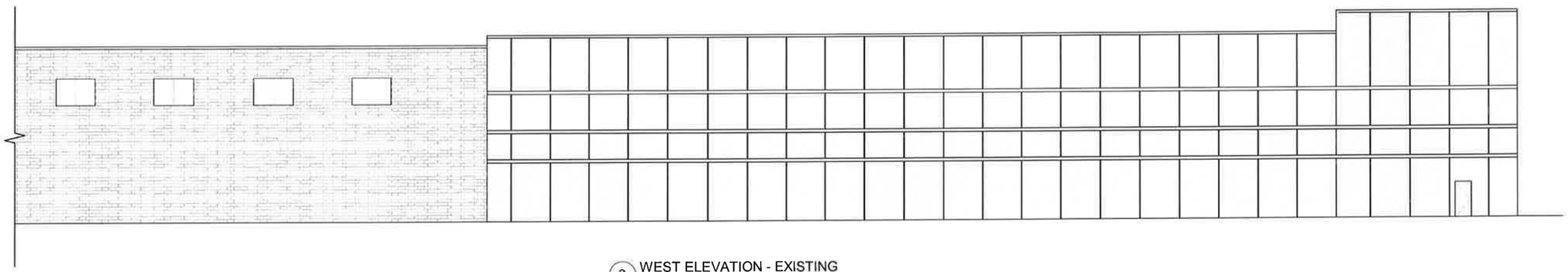
REVISIONS

PROJECT DATA
DATE 02.11.2025
JOB NO. 24-00244
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO. L1.0

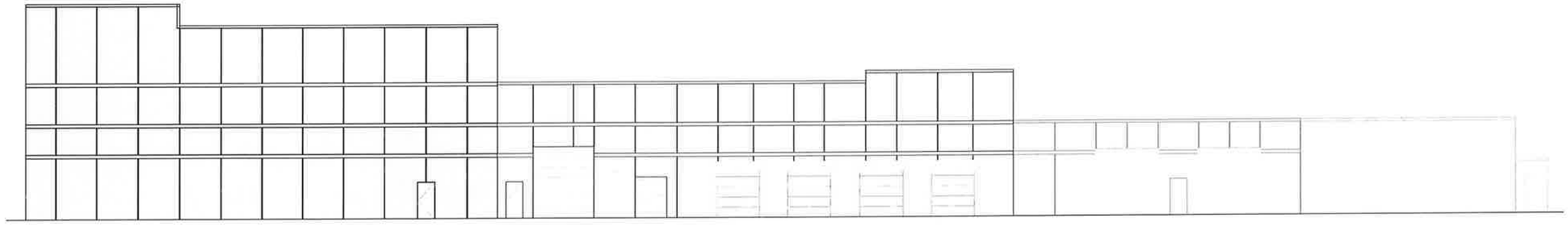
The drawing is not to be reproduced or changed without the written permission of Design 2 Construct



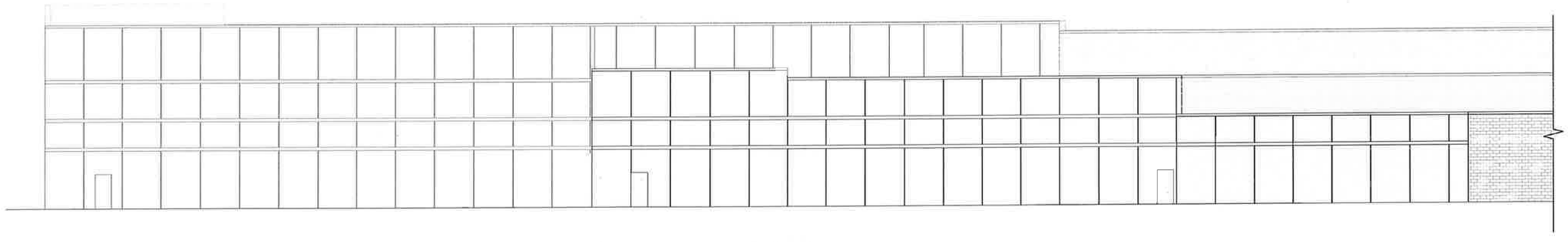
4 NORTH ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION - EXISTING
SCALE: 3/32" = 1'-0"

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
WAGO CORPORATION

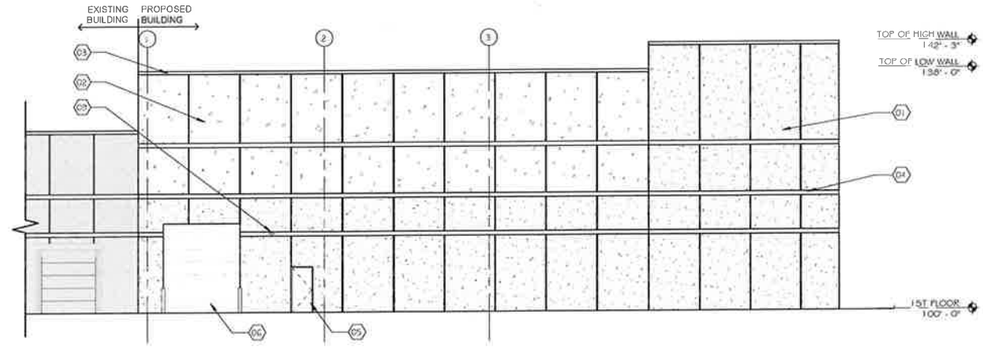
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

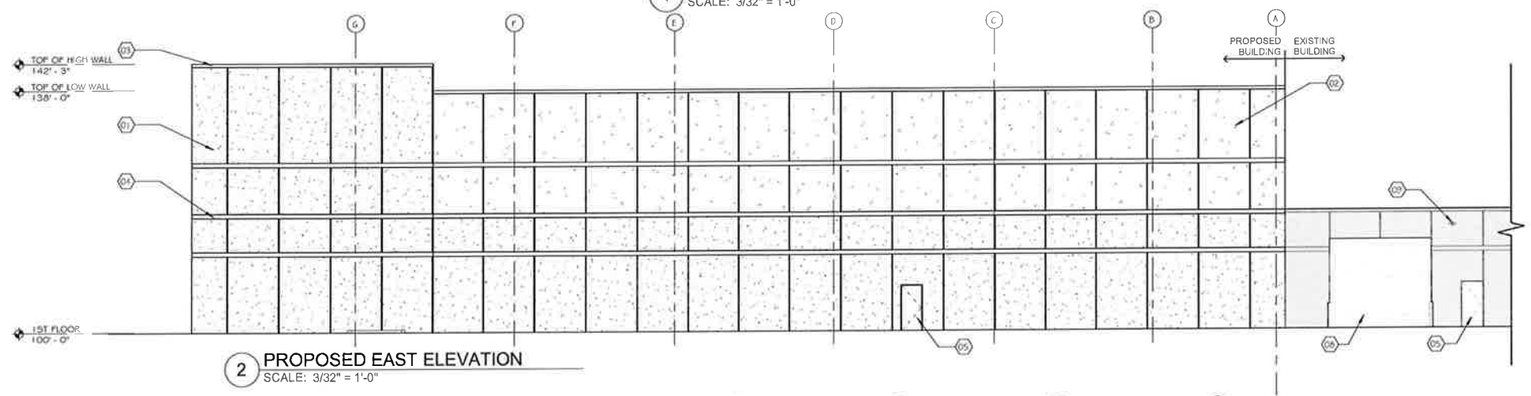
REVISIONS

PROJECT DATA

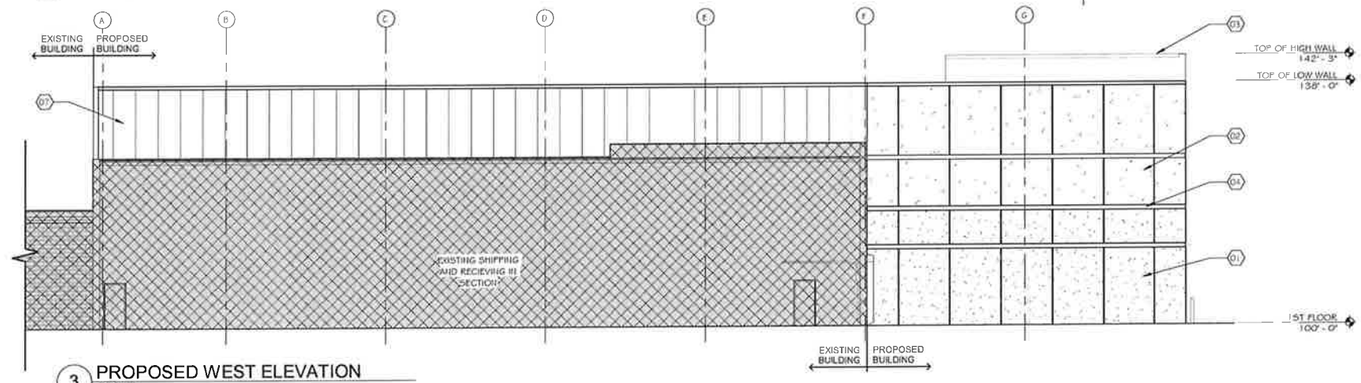
DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	A4.0



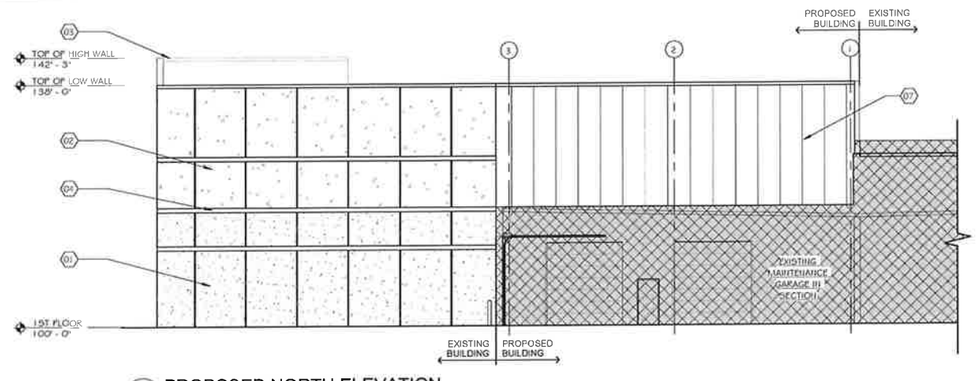
1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION NOTE LEGEND

01	12" PRECAST CONCRETE WALL - "AGGREGATE" FINISH
02	12" PRECAST CONCRETE WALL - "SANDBLASTED" FINISH
03	PREFINISHED METAL COPING
04	1/2" DEEP BY 8" TALL REVEAL - SMOOTH FINISH TO MATCH EXISTING - NO PAINT
05	HOLLOW METAL DOOR
06	INSULATED OVERHEAD DOOR
07	3" IMP - 42" WIDE PANELS
08	INSULATED OVERHEAD DOOR 16'X14'
09	LIGHT FIXTURE

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION
N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037
PHONE 262.677.9933
FAX 262.677.9934
info@design2construct.com

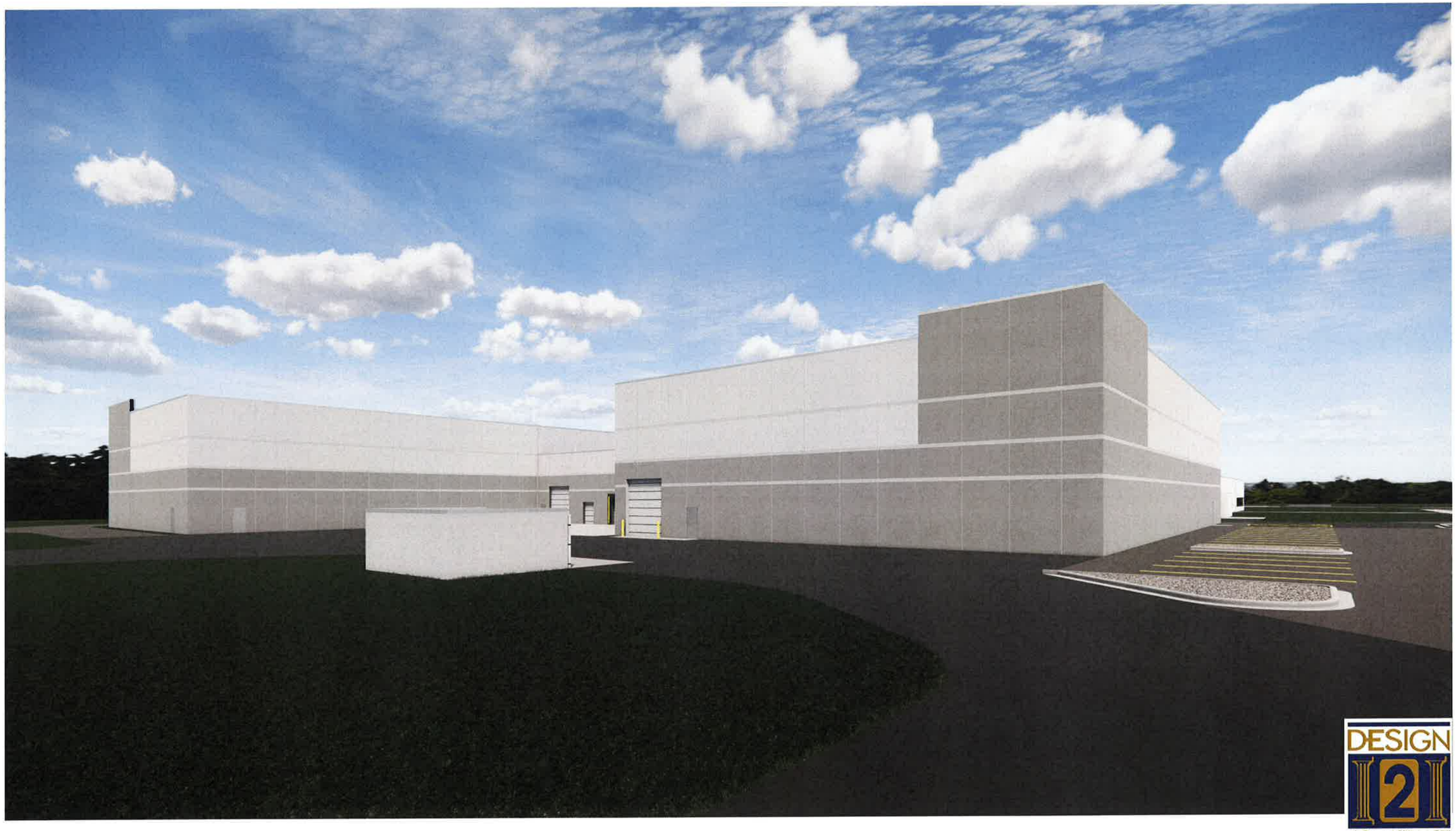
BUILDING DESIGN FOR:
WAGO CORPORATION
N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

REVISIONS

PROJECT DATA
DATE 02.11.2025
JOB NO. 24-00244
SET USE PLAN COMMISSION
DRAWN BY TJD
SHEET NO. A4.1

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct



DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

DESIGN 2 CONSTRUCT
N173 W21010 Northwest Passage, Jackson, WI 53037
PHONE: 262.677.9933 FAX: 262.677.9934

WAGO CORPORATION

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

DESIGN 2 CONSTRUCT
N173 W21010 Northwest Passage, Jackson, WI 53037
PHONE: 262.677.9933 FAX: 262.677.9934

WAGO CORPORATION

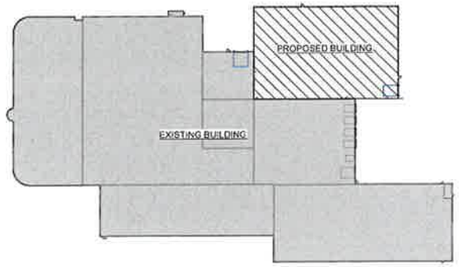
DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

DESIGN 2 CONSTRUCT
N173 W21010 Northwest Passage, Jackson, WI 53037
PHONE: 262.677.9933 FAX: 262.677.9934

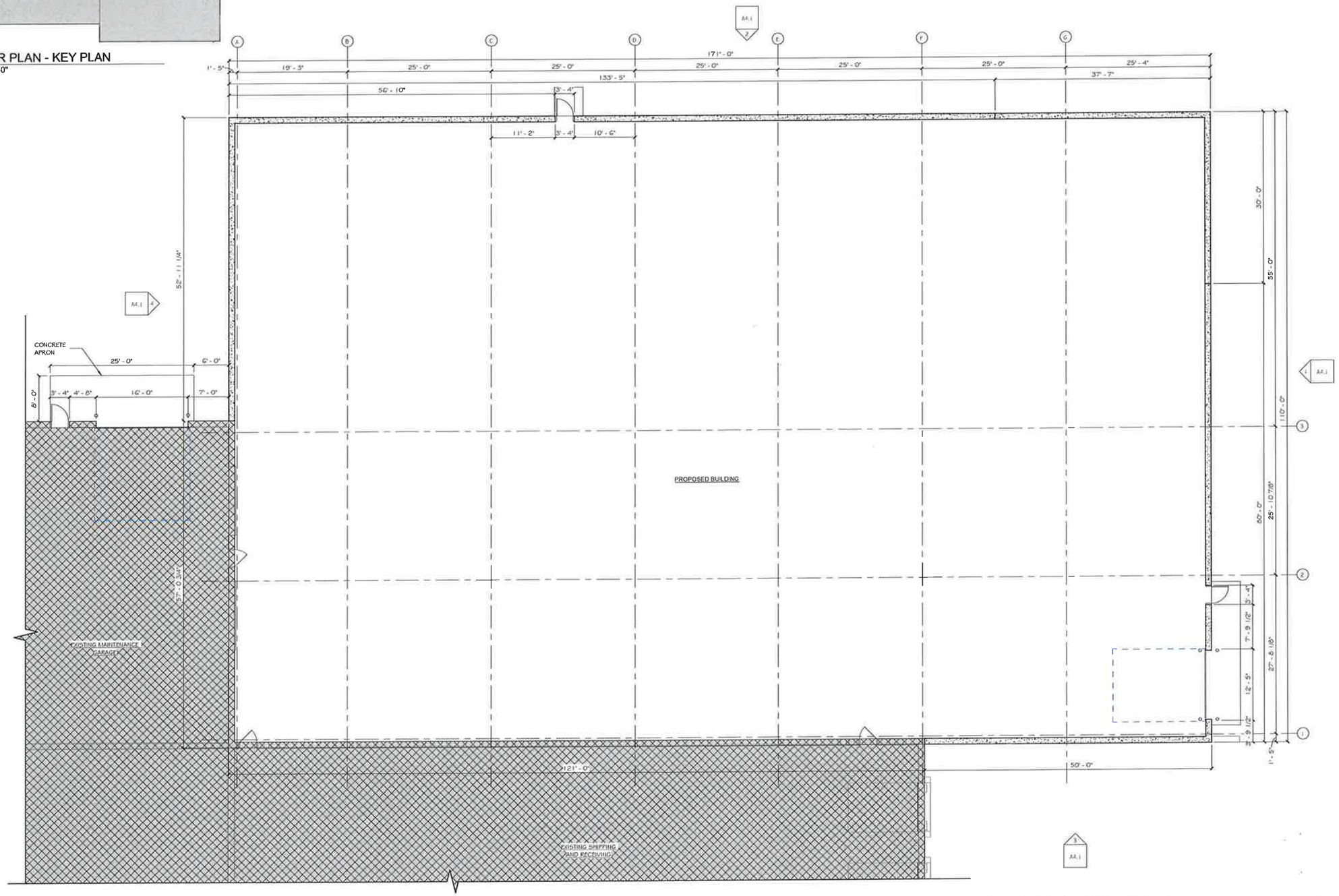
WAGO CORPORATION

CONSTRUCTION NOTE LEGEND

01 CONSTRUCTION NOTE 01



2 1ST FLOOR PLAN - KEY PLAN
SCALE: 1" = 80'-0"



1 1ST FLOOR PLAN - OVERALL
SCALE: 1/8" = 1'-0"

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
WAGO CORPORATION

N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

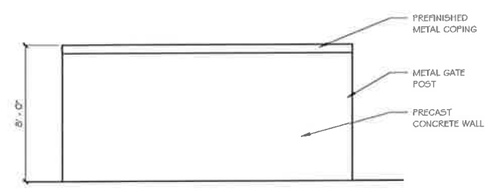
SHEET TITLE
FIRST FLOOR PLAN - OVERALL

REVISIONS

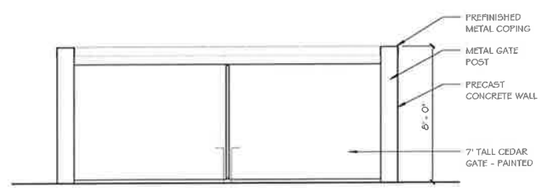
PROJECT DATA

DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	A2.1

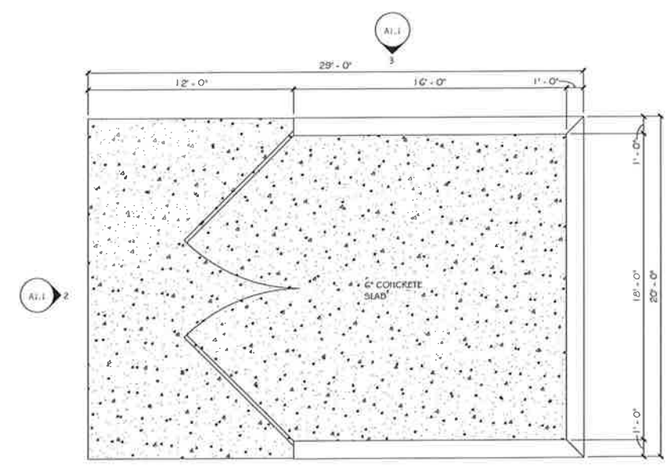
The drawing is not to be reproduced or changed without the written permission of Design 2 Construct



3 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE - ENLARGED PLAN
SCALE: 1/4" = 1'-0"

DESIGN 2 CONSTRUCT
DEVELOPMENT CORPORATION

N173 W21010
NORTHWEST PASSAGE WAY
JACKSON, WI 53037

PHONE 262.677.9933
FAX 262.677.9934

info@design2construct.com

BUILDING DESIGN FOR:
WAGO CORPORATION

N120W19129 FREISTADT ROAD
GERMANTOWN, WI 53022

SHEET TITLE
ENLARGED TRASH ENCLOSURE

REVISIONS

PROJECT DATA

DATE	02.11.2025
JOB NO.	24-00244
SET USE	PLAN COMMISSION
DRAWN BY	TJD
SHEET NO.	A1.1

This drawing is not to be reproduced or changed without the written permission of Design 2 Construct

SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPROVAL EXTENSION

4/14/25 Plan Commission Meeting

Crew Carwash

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Crew Carwash, property owner, is requesting an extension of the Site Plan and Conditional Use Permit (CUP) approvals granted in April, 2024, to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

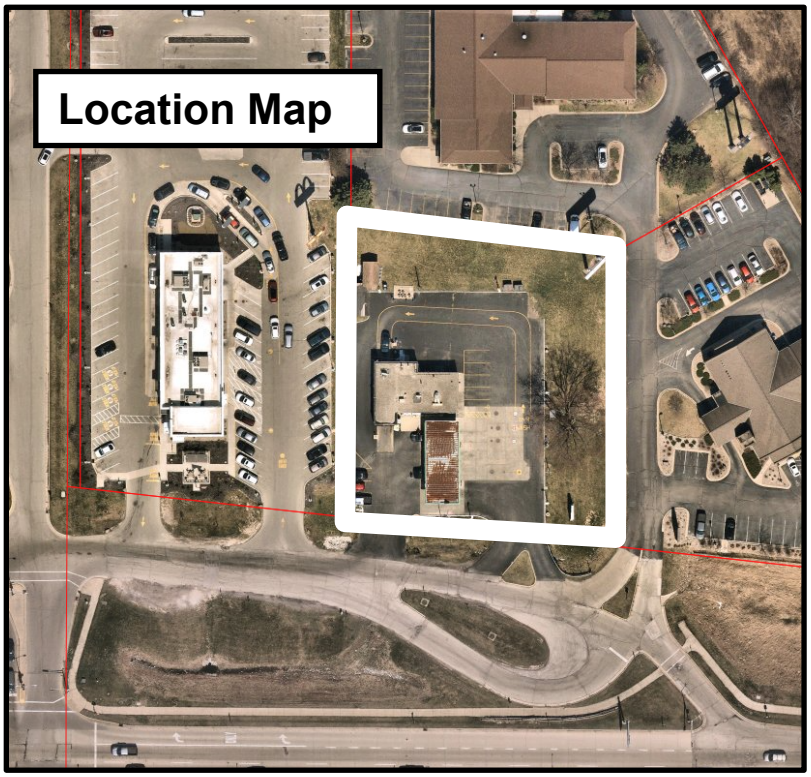
Property Location: N96 W17500 County Line Road (existing BP Station)

Agent/
Property Owner:

Attorney Brian Randall Amundsen Davis LLC 111 Kilbourn Ave Milwaukee, WI	Katherine Rayner Crew Carwash 11700 Exit 5 Pkwy Fishers, IN

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Highway Business	B-5



Background/Proposal

In April, 2024, Crew Carwash was granted Site Plan and Conditional Use Permit (CUP) approval from the Village to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

Site Plan approval was granted by the Plan Commission on April 8, 2024 subject to seven (7) conditions (see attached Staff Report and meeting minutes for details). Conditional Use Permit (see enclosed CUP# xx-2024) approval was granted by the Village Board on April 15, 2024 subject to six (6) conditions. Sign plan approval was granted by the Plan Commission on June 10, 2024 (but does not require re-approval).

Proposal

At this time, Attorney Brian Randall, Amundsen-Davis LLC, agent for Crew Carwash, property owner, is requesting an extension of the Site Plan and CUP approvals granted by the Village as provided for under Section 17.42 (CUP) and 17.43 (Site Plan) of the Zoning Code included for reference below:

CUP Approval (Section 17.42):

Section 17.42(6) stipulates:

(a) Except under the following conditions, if substantial construction or other activities necessary to implement a use authorized by a conditional use permit and/or the use has not commenced within 12 months from the date approval is granted by the Village Board, and, continue toward completion in accordance with the proposed/approved timeframe, or, if said construction or use has commenced but subsequently is stopped or abandoned for a period of 12 consecutive or cumulative months, the conditional use permit shall be deemed to have lapsed and all other Village permits and/or approvals granted subsequent to such conditional use permit approval shall expire and be null and void.

1. *An extension has been granted pursuant to section 17.42(8); or*
2. *Different project-specific commencement and/or completion deadlines and timeframes have been established as a condition of approval in the conditional use permit.*

Section 17.42(8) stipulates:

EXTENSION OF DEADLINE FOR COMMENCEMENT OR COMPLETION. *At its discretion, for good cause and following consideration of a written request by the applicant/property owner, the Village Board may grant one or more extensions of the deadline to commence, complete or continue the use for which a conditional use permit was granted. The duration of each extension shall be determined by the Village Board but shall not exceed 12 months.*

Site Plan Approval (Section 17.43):

Section 17.43(11)(a) stipulates:

(a) Except under the following conditions, if construction or other activities necessary to complete a development project and/or land use have not commenced within 12 months from the date site plan approval has been granted and continue toward completion in accordance with the proposed/approved timeframe, or, said construction or other activities have commenced but subsequently are stopped or abandoned for a period of 12 consecutive or cumulative months, site plan approval shall be deemed to have lapsed and all Village permits and/or approvals granted subsequent to such site plan approval shall expire and be null and void.

1. *An extension has been granted pursuant to subsection (11a); or*
2. *Different project-specific commencement and/or completion deadlines have been established as a condition of approval in the site plan approval, in a conditional use permit, or in a PDD condition and restrictions resolution adopted by the Village Board (including but not limited to phased development).*

Section 17.43(11a) provides:

EXTENSION OF DEADLINE FOR CONSTRUCTION COMPLETION. *At its discretion, for good cause and following consideration of a written request submitted by the applicant/property owner to the Village prior to expiration of the previous deadline, the Plan Commission (and Village Board in the case of projects being developed in a PDD) may grant one or more extensions of the deadline to complete the project for which site plan approval was granted. The duration of each extension shall be determined by the Plan Commission (or Village Board in the case of PDD projects) but shall not exceed 12 months. A deadline extension request that is received prior to expiration of the current deadline will not be subject to any applicable application fees. Requests received after expiration of the current deadline will be subject to applicable application fees.*

Approval Extension Request

As stated in the April 7, 2025 request letter (copy enclosed), the agent for Crew Carwash cites *"…a combination of unanticipated factors and other coordination elements related to Crew Carwash's business operations and construction".*

The developer provides additional details, explanation and a revised timeline for expected commencement & completion dates for the Crew Carwash facility. The request is to extend the approvals for both the CUP and Site Plan an additional 12 months with a new deadline to commence construction being extended to April 8, 2026.

Staff Comments

Copies of the original April 8, 2024, Staff Report & Recommendation presented to the Plan Commission and Village Board in 2024 are attached for additional supporting information with details about the project and conditions of approval.

Staff supports the request to extend both the Site Plan and CUP approvals as requested for 12 months with a new deadline for commencement of construction to April 8, 2026, with the same list of conditions contained in the original approvals.

VILLAGE STAFF RECOMMENDATION

APPROVE the request to extend Site Plan approval plan for an additional 12 months with a new deadline for commencement of construction to April 8, 2026, with the same conditions of approval in the original April 8, 2024 Plan Commission approval.

Recommend to the Village Board to **APPROVE** the request to extend the approval of CUP #xx-2024 for an additional 12 months with a new deadline for commencement of construction to April 8, 2026, with the same conditions of approval contained in CUP #xx-2024.

AMUNDSEN DAVIS

April 7, 2025

VIA EMAIL
jretzlaff@germantownwi.gov
Mr. Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Crew Carwash – N96 W17500 County Line Road

Subj: Project Approvals Extension Request

Dear Mr. Retzlaff:

As you know, we represent Crew Carwash in connection with the approvals and construction of a self-service carwash facility to be located at N96 W17500 County Line Road. On April 8, 2024, the Plan Commission approved Crew Carwash's site plan package. On April 15, 2024, the Village Board approved the Conditional Use Permit for the new development.

Request for 12 Month Extension

Under Village Zoning Code Sections 17.42(6)(a) and 17.43(11)(a), the Village Zoning Code requires construction to commence within 12 months or the Conditional Use Permit and Site Plan approvals shall be deemed to have lapsed. Accordingly, Crew Carwash respectfully requests a 12 month extension to commence construction for both the Conditional Use Permit and Site Plan approvals pursuant to Section 17.42(8) and Section 17.43(11a).

The reasons for the extension request relate to a combination of unanticipated factors and other coordination elements for Crew Carwash's business operations and construction .

What Crew Carwash did not expect were the continued challenging economic conditions affecting construction projects including high interest rates, inflationary impacts, and supply chain disruptions. Nevertheless, over the past year, Crew Carwash continued with the detailed design and construction plans to obtain the necessary permits in order to be ready to commence construction. Further, while the

BP gas station continues to operate under a short term lease, Crew Carwash completed the real estate transaction and is now the owner of the property.

From a business operations perspective, Crew Carwash is dedicated to entering the Southeastern Wisconsin market in a coordinated fashion. Wisconsin is a new state for the company so Crew Carwash wants to become recognizable to its new customers and potential employees by opening multiple locations at the same time.

Accordingly, Crew Carwash is managing the timing for construction and opening of its new locations in the state including the one in Germantown. It is likewise internally recruiting for key employees to relocate to Wisconsin as well as preparing to recruit and train the new employees that it will need.

Finally, once the BP gas station closes, Crew Carwash must remove the underground gasoline storage tanks through a qualified contractor and under the review of the Wisconsin DNR. The tank removal work will be timed to be concurrent – or in conjunction – with the demolition of the existing structure but prior to the site work for the new carwash that will, of course, also have to factor in winter conditions.

Conclusion

In light of the foregoing, Crew Carwash anticipates commencing the demolition and tank removal work in early 2026 followed by the site work and new carwash construction over the balance of that year. Accordingly, Crew Carwash respectfully requests a 12 month extension to April 8, 2026 in order to commence construction for both the Conditional Use Permit and Site Plan approvals pursuant to Section 17.42(8) and Section 17.43(11a).

Please do not hesitate to contact me at 414-225-1484 or BRandall@AmundsenDavisLaw.com should you or others have immediate questions, wish to discuss anything, or need anything further from us.

Very truly yours,

Amundsen Davis, LLC

Brian C. Randall

Brian C. Randall

cc: Village of Germantown staff; Crew Carwash Project Team; Excel Engineering Project Team

SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

4/8/28 Plan Commission Meeting

Crew Carwash / Nomies Investments LLC

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Crew Carwash, agent for Nomies Investments LLC, property owner, is requesting Site Plan approval and a Conditional Use Permit (CUP) to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

Property Location: N96 W17500 County Line Road (existing BP Station)

Agent/
Property Owner:

Katherine Rayner
Crew Carwash
11700 Exit 5 Pkwy
Fishers, IN

Nomies Investments LLC
N96 W17500 County Line Road
Germantown, WI

Current Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Highway Business	B-5
South	Highway Business	B-5
East	Highway Business	B-5
West	Highway Business	B-5

Background/Proposal
Crew Carwash, agent for Nomies Investments LLC, property owner, is requesting Site Plan approval and a Conditional Use Permit (CUP) to allow the construction and operation of a 4,512 sqft self-serve carwash facility located at N96 W17500 County Line Road.

As presented on their website, Crew Carwash is a multi-generational, family-owned business founded in 1948 and based in Fiskers, Indiana. https://crewcarwash.com/the-crew-story/ . Crew Carwash currently has 45 locations in Indiana and Minnesota. The proposed site in Germantown is one of a few leading their expansion into Wisconsin.

Conditional Use Permit (CUP)
Within the B-5 District, a self-serve carwash requires a Conditional Use Permit (CUP). The proposed Germantown facility and operation has the following components:

- 4,512 sqft self-serve carwash building w/ 345 sqft kiosk
- Business operations Sunday to Saturday from 7:00a to 9:00p with 2-3 shifts per day
- 25 Total Employees (2-5 employees per shift)

Site Plan
As indicated in the applications and February 12 project narrative, the proposed development includes a complete demolition and replacement of the existing BP gasoline station and carwash. The new Crew Carwash will have the following features:

- 4,512 sqft single-story carwash building 20' height w/ tower feature to 35' height
- 345 sqft single-story kiosk 13' height w/ 4-lane canopy (vehicle entry point)
- Masonry walls comprised of ground (smooth) face concrete masonry units color red with a knee-high wall and upper banding of limestone split-face concrete units with a buff color
- Tower feature comprised of architectural wall panel color pewter
- Aluminum-framed storefront and glazing system color clear anodized w/ overhead supported canopies above all windows
- Flat roof w/ exposed RTU's
- Paved curb & gutter parking area w/ 5 vehicle parking stalls for employees (1 ADA compliant) & 9 stalls with self-serve vacuum bays
- 20 vehicle staging area w/ 4 lanes wide
- New lighting & landscaping

Parking, Access & Traffic Circulation
Access will remain the same with two (2) driveways to Emmer Road on the southeast side of the property. The Village's parking guidelines do not include carwashes, but the number of stalls provided for employees (5) appears sufficient.

Storm Water Management
This 1.0-acre site is a re-development site with 90% of the area expected to be disturbed. A total of 30,506 sqft (70%) of impervious surfaces are proposed as part of the new development leaving 13,052 sqft or 30% in open/green space. Stormwater facilities include storm sewer, roof drains and grading to convey run-off from the building, staging, vacuum, and parking areas to on-site catch basins and storm sewer located through the middle of the site to an existing concrete pipe south the site in the Emmer Road ROW and to a new "green infrastructure" rain garden feature in the southeast corner of the site.

Utilities
Sanitary and water utilities will be upgraded and replace the existing in easements running north across the hotel property to existing laterals.

Landscaping & Buffering
Existing established landscaping along the north property line is going to be removed and replaced with a 1'-2' high retaining wall. A very large deciduous shade tree is going to be removed along the east property line and replaced with sod for a snow storage area. Minimal landscaping is provided along or within the curbed areas internal to the site. Decorative stone "mulch" is placed around the plantings across the site.

Lighting.
Exterior lighting of the site and building includes:

- (4) 50W 4,000 lumens @ 5700K (cool white) LED recessed canopy lights mounted at a height of 10' under the kiosk canopy;
- (1) 131W 20,900 lumen @ 3000K (bright white) LED cut-off style pole-mounted fixtures mounted at overall 23' height on a pole near the south driveways;
- (6) 131W 13,175 lumen @ 3000K (bright white) LED cut-off style pole-mounted fixtures mounted at overall 23' height on poles around the parking and building;

Signage.
A total of (21) permanent signs are proposed for the site, including:

- (1) Refacing the exiting monument sign in the SE corner of the site with the brick base painted black (see sign rendering EC-01; sheet 1 of 15 w/ no date);
- (1) Refacing the existing 50'+ pylon sign in the NE corner of the site with the pylon support structure to be painted black (see sign rendering EC-02; sheet 2 of 15 w/ no date)
- (3) internally lit wall-mounted signs on the tower structure w/ "Crew Carwash" lettering translucent white (see sign rendering EC-03; sheet 3 of 15 w/ no date)
- (1) internally lit wall-mounted sign above the exit door on the south end of the building w/ "Crew Carwash" lettering translucent white (see sign rendering EC-04; sheet 4 of 15 w/ no date)
- (1) internally lit monument sign w/ digital menu board mounted on a painted aluminum panel base located north of the kiosk on the north side of the property (see sign rendering EC-05; sheet 5 of 15 w/ no date)
- (2) internally lit directional signs installed at the driveway entrances on the south

side of the property w/ both saying “Open” and “Enter” (see sign rendering EC-06; sheet 6 of 15 w/ no date)

- (2) non-illuminated letter sets installed on south side of the kiosk canopy above the drive lanes indicating “Unlimited Club” (see sign rendering EC-07; sheet 7 of 15 w/ no date)
- (2) non-illuminated letter sets installed on south side of the kiosk canopy above the drive lanes indicating “Cashier” (see sign rendering EC-08; sheet 8 of 15 w/ no date)
- (4) non-illuminated framed menu panels installed on the columns of the kiosk lanes (see sign rendering EC-09; sheet 9 of 15 w/ no date)
- (1) non-illuminated letter sets installed on south side of the building above the exit door indicating “Clean Car Exit” (see sign rendering EC-11; sheet 11 of 15 w/ no date)
- (1) non-illuminated pole-mounted panel sign installed near the north entrance of the building indicating “We Are Responsible For” (see sign rendering EC-12; sheet 12 of 15 w/ no date)
- (2) non-illuminated painted directional signs installed on south side of the building near the exist indicating “”Vacuums” (see sign rendering EC-14; sheet 14 of 15 w/ no date)

Note: There are detail sheets for signs EC-10, EC-13, and EC-15 but they are not included in site map showing where these signs are proposed; It is assumed that they will not be installed at this site.

Staff Comments

Community Development: Planning & Zoning

This property is in the “County Line Road District” under the Village’s 2050 Comprehensive Plan and the current zoning is B-5: Highway Business. The property is located within the Village’s Sanitary Sewer Service Area (SSSA) and capable of being served with public sewer and water with extensions from existing laterals nearby from the north (water main and sanitary sewer). The proposed carwash use falls under the “desirable” commercial land use.

The amount, type, and location of proposed landscaping is a concern. First, an established deciduous shrub hedge (see views from both sides below) is being removed entirely and replaced with a 1’-2’ retaining wall. The area abutting the hotel property to the north will be planted with sod. The property line runs right up against the front of the parking stalls on most of the hotel property, so all of the shrubs will be removed. Something needs to be installed to replace this hedge. There doesn’t appear to be adequate area in the minimum required 8’ buffer strip because there is a retaining wall proposed in that 8’ buffer area.

More landscaping around the perimeter is required. The Village Forester has a similar comment (see below). Also, the large tree along the east side of the property (see below) is proposed to be removed and placed with sod for a snow storage area (see Sheet C1.0). The tree species has not been identified by the developer.

Construction work is required on the adjacent hotel property to the north to install upgraded water & sanitary sewer laterals within “private utility easements” to be obtained by others. Building permits for installation of water & sanitary sewer should not be issued until the easements are obtained and the adjacent property owner agrees with the construction work required to install the utilities and restore the easements to pre-construction conditions.

Signage appears to be excessive for a business model that relies on a recurring customer base (and probably not so much signage for every step of the way through the process). More signs are proposed than trees to be installed. Many of the directional signs exceed the height and area allowances in the sign regulations. Three “Crew Carwash” signs on the tower seem excessive given the re-use of the 50’+ pylon sign and monument sign in the SE corner of the sight. The detail sheets for the sign face replacement signs do not indicate the sign area and refer to a survey being needed. For these reasons, Staff recommend that sign package be re-evaluated in light of the sign regulations with goal of only proposing code-compliant signs that provide the minimum business name notification. A Sign Permit application is also required.

Finally, the photo renderings provided in the application from other Crew Carwash locations show actual wood mulch in the landscaping beds. At this location, the proposal is to install decorative "stone mulch". Stone does not exactly satisfy the minimum 20% "green space" requirement in the B-5 Zoning District. Wood mulch is recommended.

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

Public Works/ Village Engineer
The Village Engineer, Public Works Department and Utility staff have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of building permits. Nonetheless, Staff is recommending conditional approval of the site development and building plans subject to all the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing any site construction or issuance of building permits (excluding early start site preparation and footing and foundation installation):

- April 3, 2024, memo from Kevin Driscoll, Village Engineer

Village Forester
The following issues will need to be addressed as part of a revised landscape plan prior to issuance of a building permit:

- Tree planting detail image revision on sheet C1.4: Include that root flare should be left exposed, moss/mulch line should be at or just below top of root ball.
- Recommend substitution of tree options for the two (2) Acer platanoides and the two (2) Pyrus calleryana 'Jaczam'. The Village has many Maple (Acer) trees and would benefit from an increased species diversity. Also, Pyrus calleryana has the potential to establish as an invasive tree species in Wisconsin. Acceptable substitutes: Common Hackberry (Celtis Occidentalis), Kentucky Coffeetree (seedless) (Gymnocladus dioicus), London Planetree (Platanus x acerifolia), Tulip tree (Liriodendron tulipifera), Oak spp. (Quercus)
- Per municipal code 17.43(c). Parking lot landscaping: perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include perimeter plantings along the east boundary, the northwest, or southwest corners of the property. This is an existing perimeter planting along the property boundary to north (see similar comment above), the street tree plantings along the south side of the property are sufficient.

Fire & Police Departments
No comment. Concerns have been addressed into submitted plan set.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the Conditional Use Permit (CUP) application for Crew Carwash for the construction and operation of a self-serve car wash facility on the property located at N96 W17500 County Line Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12, 2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

APPROVE the site development and building plans submitted by Crew Carwash for a 4,512 sqft self-serve carwash facility w/ 345 sqft kiosk & canopy located at N96 W17500 County Line Road subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. Architectural plans dated January 12, 2024;
   b. Civil Engineering plans dated February 12, 2024;
   c. Landscaping plans dated February 12, 2024;
   d. Lighting plans (photometric plan) dated February 12, 2024;

   If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. Additional landscaping shall be shown in a revised landscape plan review and approved by the Village Forester, including:
   a. along the north property to reasonably replace the existing screen hedge.
   b. Per municipal code 17.43(c) around the perimeter of the site with plantings along the east boundary, the northwest, or southwest corners of the property.

3. The mulch in the landscaping beds shall be wood mulch and not decorative stone.

4. Tree planting detail on sheet C1.4 shall be revised to include that root flare should be left exposed, moss/mulch line should be at or just below top of root ball.

5. The following tree species shall be substituted for the two (2) Acer platanoides and the two (2) Pyrus calleryana ‘Jaczam’. The Village has many Maple (Acer) trees and would benefit from an increased species diversity. Also, Pyrus calleryana has the potential to establish as an invasive tree species in Wisconsin. Acceptable substitutes: Common Hackberry (Celtis Occidentalis), Kentucky Coffeetree (seedless) (Gymnocladus dioicus), London Planetree (Platanus x acerifolia), Tulip tree (Liriodendron tulipifera), Oak spp. (Quercus)

6. The technical issues and plan revisions identified in the April 3, 2024 memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities and issuance of building permits (excluding site demolition, early

start site preparation, and footing & foundation installation).

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

TABLE the action on the sign package pending re-submittal of a sign permit application and code-compliant signs

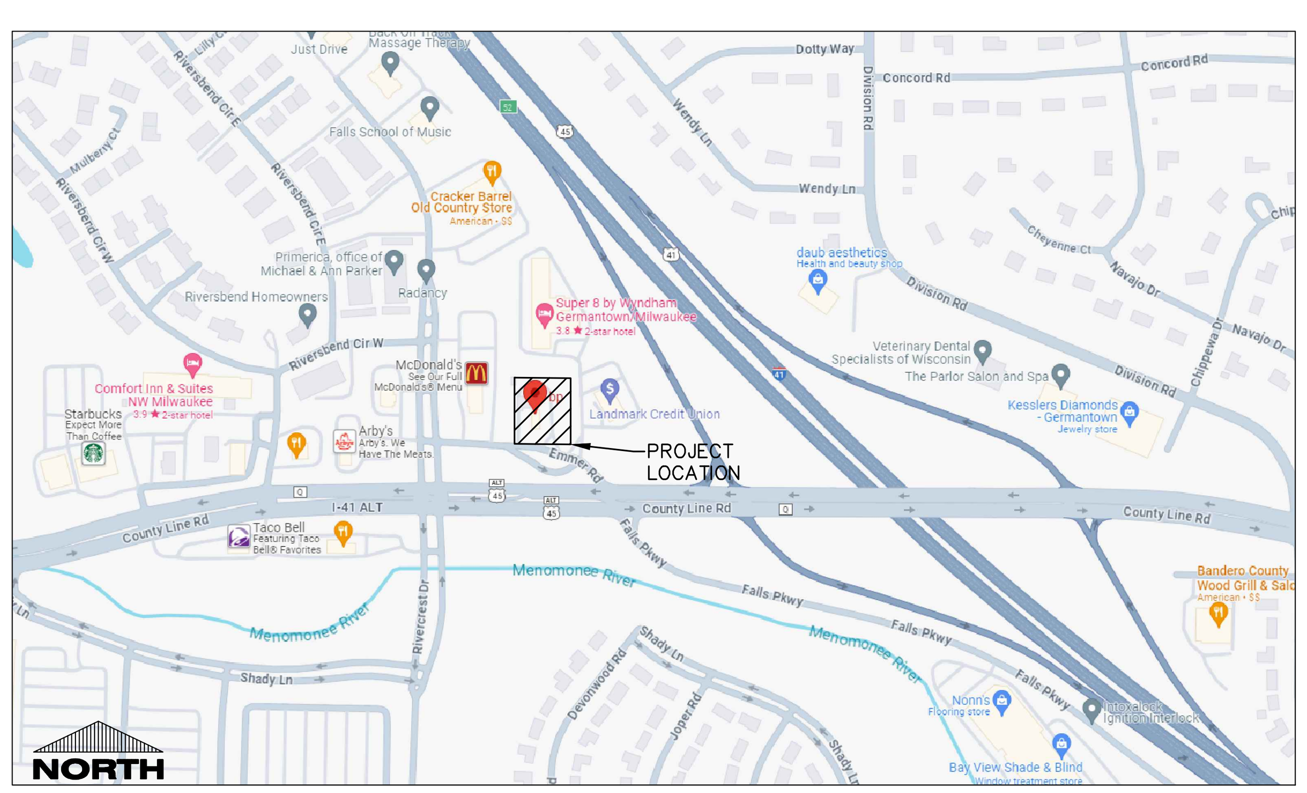
PROPOSED CAR WASH FOR:
CREW CARWASH
GERMANTOWN, WISCONSIN

LEGEND

- 000.00 — PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
- 000.00 EG — EXISTING GRADE SPOT ELEVATIONS
- 000.00 BG / 000.00 FG — PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL
- 000.00 TC / 000.00 FL — PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
- 000.00 TW / 000.00 BW — PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
- EXISTING WATER VALVE IN BOX
- PROPOSED WATER VALVE IN BOX
- EXISTING WATER VALVE IN MANHOLE
- EXISTING WATER SERVICE VALVE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM CATCH BASIN
- PROPOSED STORM CATCH BASIN – ST CB
- PROPOSED STORM FIELD INLET – ST FI
- EXISTING SQUARE CATCH BASIN
- EXISTING STORM CURB INLET
- PROPOSED STORM CURB INLET – ST CI
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE WITH GUY WIRE
- EXISTING STREET LIGHT
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC BOX
- EXISTING CABLE TV PEDESTAL
- PROPOSED DRAINAGE FLOW
- 1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
- 3/4" REBAR SET WEIGHING 1.50 LB/FT.
- 1-1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- 1" IRON PIPE FOUND
- EXISTING FLOOD LIGHT
- SECTION CORNER
- PROPOSED APRON END SECTION
- EXISTING MARSH AREA
- EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
- EROSION MATTING
- IP — PROPOSED INLET PROTECTION
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB
- EXISTING STUMP
- SOIL BORING
- EXISTING WELL
- PROPOSED WELL
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- PROPOSED SIGN
- EXISTING SIGN
- CENTER LINE
- EXISTING HANDICAP PARKING STALL
- PROPOSED HANDICAP PARKING STALL
- EXISTING GAS VALVE
- EXISTING WOODED AREA
- EXISTING HEDGE
- EXISTING CHAINLINK FENCE
- EXISTING WOOD FENCE
- EXISTING BARBED WIRE FENCE
- PROPOSED PROPERTY LINE
- EXISTING GUARD RAIL
- ST — EXISTING STORM SEWER AND MANHOLE
- ST — PROPOSED STORM SEWER AND MANHOLE – ST MH
- SA — EXISTING SANITARY SEWER AND MANHOLE
- SA — PROPOSED SANITARY SEWER AND MANHOLE – SAN MH
- W — EXISTING WATER LINE AND HYDRANT
- W — PROPOSED WATER LINE AND HYDRANT
- OU — EXISTING OVERHEAD UTILITY LINE
- FO — EXISTING UNDERGROUND FIBER OPTIC LINE
- E — EXISTING UNDERGROUND ELECTRIC CABLE
- T — EXISTING UNDERGROUND TELEPHONE CABLE
- G — EXISTING UNDERGROUND GAS LINE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- GRADING/SEEDING LIMITS
- RIGHT-OF-WAY LINE
- INTERIOR PROPERTY LINE
- RAILROAD TRACKS
- 800 — EXISTING GROUND CONTOUR
- 800 — PROPOSED GROUND CONTOUR

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
   3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES TO MATCH THE EXISTING PAVEMENT SECTION WHERE REMOVAL AND REPLACEMENT IS REQUIRED IN ACCORDANCE WITH LOCAL STANDARDS.
B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK CONCRETE - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. HEAVY DUTY CONCRETE- 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
   3. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
      a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB:
         1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
      b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
         2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
   3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH CONTRACTOR REQUIRING PAD. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 5.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW OR WHITE (VERIFY WITH OWNER PRIOR TO STRIPING) PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN AT LANDSCAPE ISLANDS WITHIN PAVEMENT AREAS WHERE A MINIMUM OF 10" OF TOPSOIL SHALL BE PROVIDED. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
B. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
C. SODDED LAWNS: PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES - 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUTT END AND SIDE JOINTS. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 6:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING.
D. SODDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL SODDED AREAS FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VIABLE LAWN SHOULD BE ESTABLISHED. THE LAWN SHOULD BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
E. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
F. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
G. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
H. HARDWOOD MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
I. ALUMINUM EDGING: INSTALL PERMALOC CLEANLINE LANDSCAPE EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE CL 1/8"X4" WITH 12" LONG ALUMINUM STAKES. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COLOR BY OWNER. VERIFY FINAL EDGING TYPES TO BE USED WITH OWNER/DIRECTOR OF PROJECTS PRIOR TO INSTALLATION.
J. LANDSCAPE AND LAWN IRRIGATION: CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF IRRIGATION SYSTEM PIPING, VALVES, VALVE BOXES, SPRINKLERS, EMITTERS, DRIP TUBES, AND CONTROLS IN COMBINATIONS THAT BEST SUIT THE LANDSCAPE PLAN LAYOUT. ALL LAWN AND LANDSCAPING AREAS SHALL BE PROVIDED WITH IRRIGATION AS DELINEATED ON THE PLAN. THE DESIGN SHOULD MINIMIZE THE AMOUNT OF WATER THAT EXTENDS BEYOND THE PROPERTY AND ON PAVED AREAS. THE SYSTEM SHALL BE DESIGNED FOR FULLY AUTOMATIC OPERATION AND PROVIDE ALL NECESSARY CONTROLS, VALVES, AND WIRING TO OPERATE THE SYSTEM. THE CONTROL UNIT SHALL BE INSTALLED IN A MECHANICAL ROOM OR AT A LOCATION AGREED TO WITH THE OWNER. THE CONTROL UNIT SHOULD BE PROVIDED WITH A LOCKING COVER. POP-UP SPRAY OR ROTARY SPRINKLERS SHALL BE USED AT LAWN AREAS TO PROVIDE A UNIFORM COVERAGE OF 1 TO 2 INCHES OF WATER PER HOUR. EMITTERS AND DRIP TUBES OR SHRUBBERY SPRINKLERS SHALL BE USED AT PLANTS AND SHRUBS AS APPROPRIATE FOR THE PLANTING DENSITY AND SPECIES TYPE. ALL SPRINKLER HEADS SHALL BE COMMERCIAL GRADE. THE SYSTEM SHALL BE CIRCUITED AS REQUIRED TO PROVIDE ADEQUATE WATER FLOW TO EACH SPRINKLER HEAD. THE CONTROL SYSTEM MUST INCLUDE A RAIN SENSING SHUT OFF DEVICE. THE ENTIRE SYSTEM IS TO BE INSTALLED WITH A MINIMUM UNIFORM SLOPE OF 0.5 PERCENT TOWARD DRAIN VALVES.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET.
C. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS' REQUIREMENTS.
E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. 7' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS.
J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

Table A: Allowable Pipe Material Schedule

Utility	Material	Pipe Code	Fitting Code	Joint Code
Irrigation Service	C901 PE	AWWA C901/C906	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Water Service	C900 PVC	AWWA C900, ASTM D1785, ASTM D2241	AWWA C110, AWWA C153, ASTM D2464, ASTM D2466, ASTM D2467, ASTM D3311, ASTM F409, ASTM F1336, ASTM F1866	Joint: ASTM D3139 Integral Bell & Spigot Elastomeric Seal: ASTM F477
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
*Sanitary Sewer	SCH.40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564
Storm Sewer	HDPE	ASTM F2648	ASTM F2306 Saddle Gasket	Joint: ASTM F2648 Bell & Spigot Elastomeric Seal: ASTM F477
*Storm Sewer	SCH. 40 PVC	ASTM D1785, ASTM D2665, ASTM F891	ASTM F1336	Primer: ASTM F656 Solvent Cement: ASTM D2564

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF THE STORMWATER MANAGEMENT SYSTEM UPON COMPLETION OF THE WORK.

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONTACTS

OWNER
CREW CARWASH
11700 EXIT 5 PKWY STE 100
FISHERS, IN 46037-8003
CONTACT: KATHERINE RAYNER
P: (317) 809-5161
katherine.rayner@crewcarwash.com

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: DUSTIN SALTER, PE
P: (920) 926-9800
F: (920) 926-9801
dustin.s@excelengineer.com

CIVIL COVER AND SPECIFICATION SHEET

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

WISCONSIN DUSTIN SALTER 49770-6 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER

PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

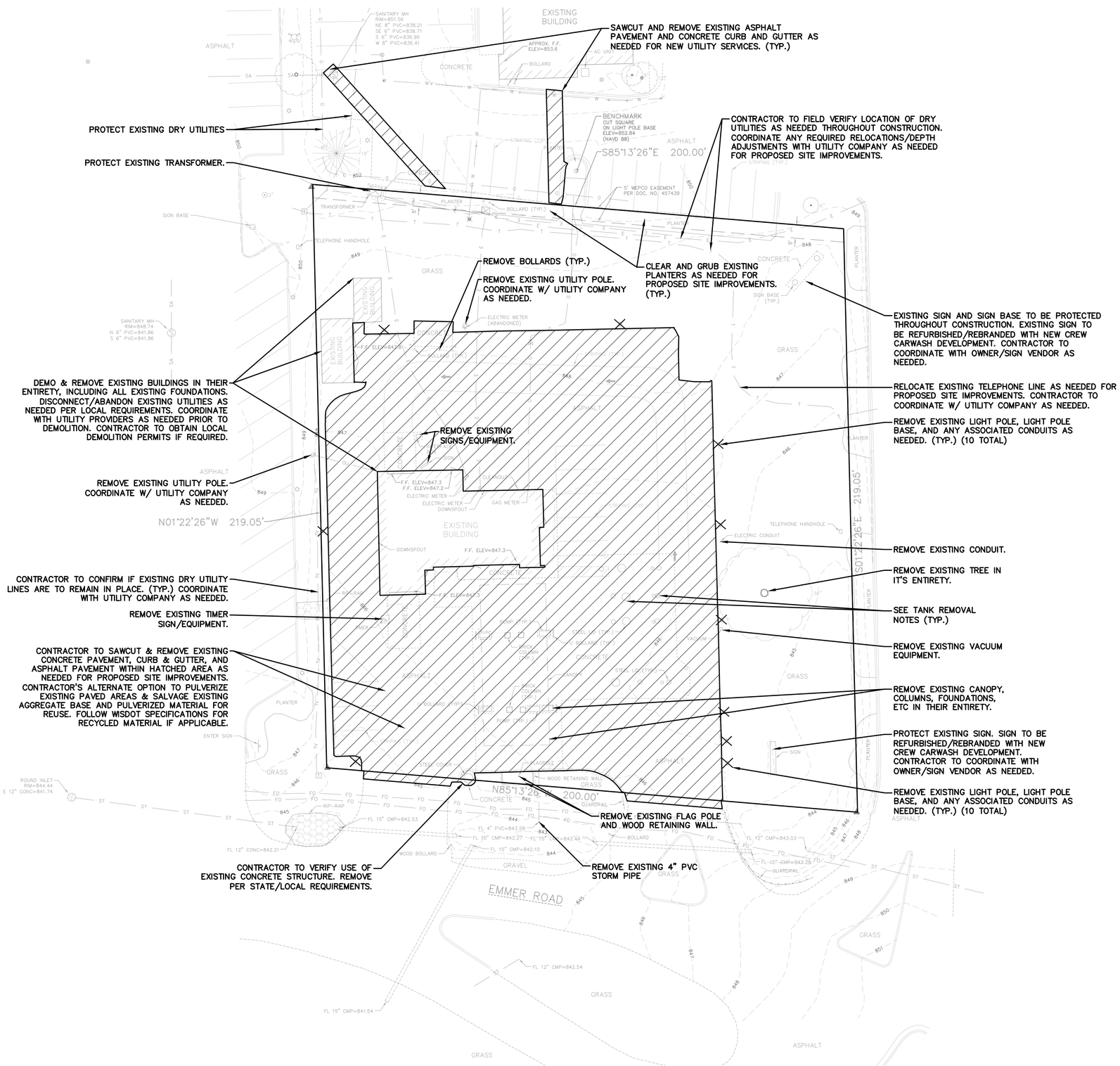
NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C0.1

2021 © EXCEL ENGINEERING, INC.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2237081, BY KNIGHT BARRY TITLE, INC., DATED SEPTEMBER 19, 2023.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO.: 20230306381 AND NO. 20234005120 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION PLAN NOTES:

- DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, OR DEMOLISH ITEMS AS NEEDED DURING CONSTRUCTION.
- PRIVATE LOCATE SHALL BE COMPLETED PRIOR TO CONSTRUCTION AND EXISTING UTILITY LOCATIONS AND DEPTHS SHALL BE FIELD VERIFIED AS NEEDED. PROPOSED DOWNSTREAM UTILITY CONNECTIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION. NOTIFY DESIGN ENGINEER OF CONFLICTS AND/OR DISCREPANCIES.

TANK REMOVAL NOTE:

NOTE THAT ALL FUELING EQUIPMENT AND UNDERGROUND FUEL STORAGE TANKS ARE TO BE COMPLETELY REMOVED BY THE SELLER AT THE SELLER'S EXPENSE PRIOR TO CONSTRUCTION OF CREW CARWASH. CONTRACTOR TO COORDINATE WITH OWNER IF ANY UNDERGROUND FUELING TANKS OR EQUIPMENT ARE DISCOVERED DURING CONSTRUCTION.

EXISTING SEWER/WATER LATERAL NOTE:

CONTRACTOR SHALL REMOVE EXISTING SEWER AND WATER SERVICE LATERALS TO THE PROPERTY LINE. CAP/ABANDON PER LOCAL REQUIREMENTS. COORDINATE WITH LOCAL UTILITY DEPARTMENTS AS NEEDED PRIOR TO ABANDONMENT.

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

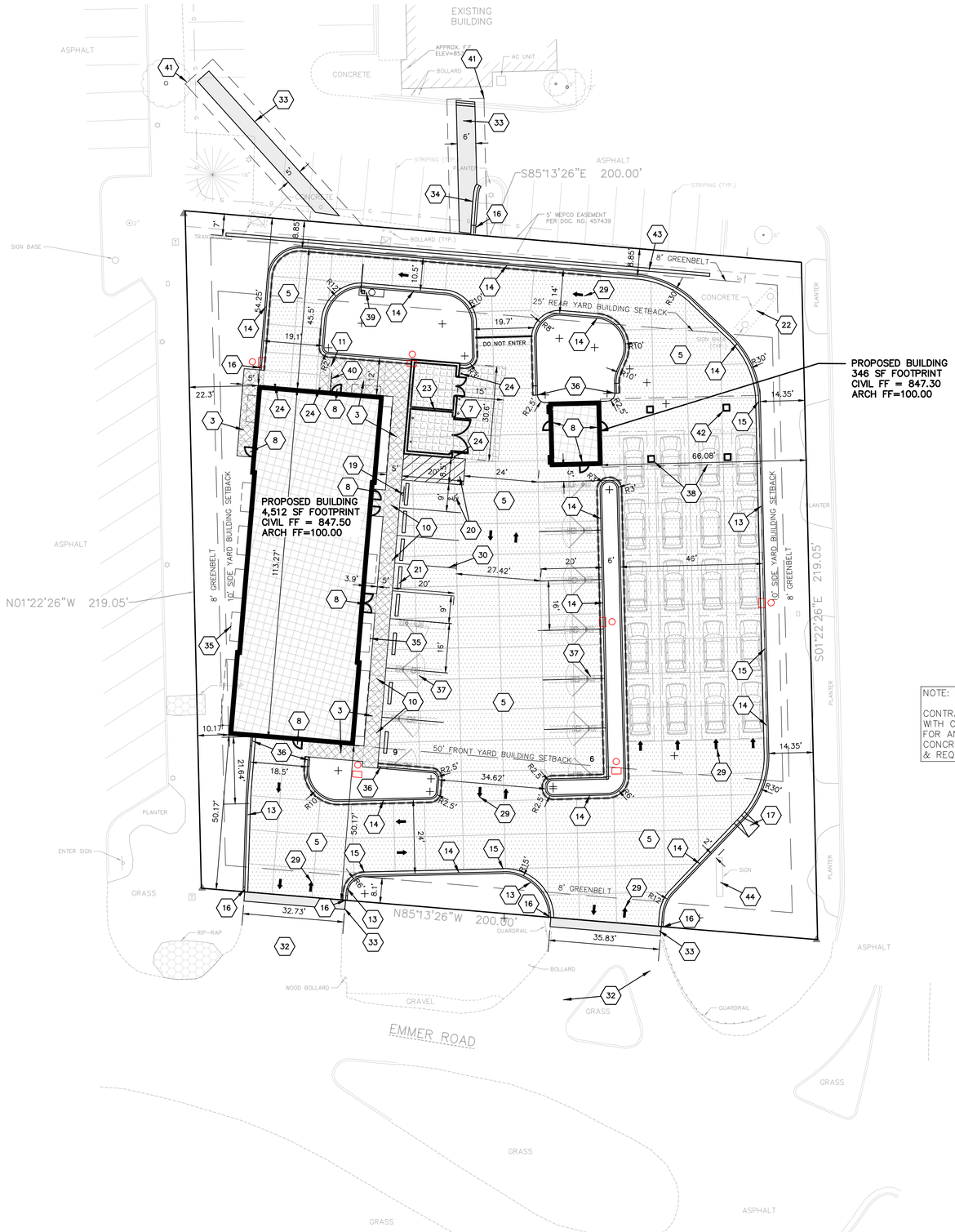
PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.0

2021 © EXCEL ENGINEERING, INC.



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

ADJACENT PROPERTY ZONING: B-5

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.06	2,627	6.0%
PAVEMENT (ASP. & CONC.)	0.50	21,843	50.1%
TOTAL IMPERVIOUS	0.56	24,470	56.2%
LANDSCAPE/ OPEN SPACE	0.44	19,088	43.8%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.00	43,558	
BUILDING FLOOR AREA	0.11	4,858	11.2%
PAVEMENT (ASP. & CONC.)	0.59	25,648	58.9%
TOTAL IMPERVIOUS	0.70	30,506	70.0%
LANDSCAPE/ OPEN SPACE	0.30	13,052	30.0%

NOTE:

CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:

KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:

- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SITE PLAN KEYNOTES

3	CONCRETE SIDEWALK (TYP.)
5	HEAVY DUTY CONCRETE (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP.)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
10	FLUSH WALK (TYP.)
11	SIDEWALK RAMP, SEE SHEET C1.2. (TYP.)
13	18" ROLL CURB, 3" CURB HEIGHT (TYP.)
14	18" CURB & GUTTER (TYP.)
15	ROLL CURB/STANDARD CURB TRANSITION. (TYP.)
16	CURB TAPER (TYP.)
17	CURB CUT W/ 5" THICK CONCRETE PAD/FLUME WARPED TO MATCH CURB CUT (TYP.)
19	HANDICAP SIGN (TYP.)
20	HANDICAP STALL & STRIPING PER STATE CODES.
21	PRECAST CONCRETE WHEEL STOP PINNED TO PAVEMENT (9 TYP.)
22	EXISTING PYLON SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR)
23	DUMPSTER/STORAGE ENCLOSURE. ROLL OUT DUMPSTERS REQUIRED FOR SERVICE. (SEE ARCH PLANS FOR DETAILS)
24	6" CONCRETE BOLLARDS (SEE DETAIL)
29	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
30	PAINT STRIPING (TYP). COLOR TO MATCH PARKING STALL STRIPING.
32	EXISTING DRIVEWAY ENTRANCES TO REMAIN IN PLACE (TYP.)
33	REPLACE EXISTING ASPHALT PAVEMENT PER LOCAL STANDARDS. MATCH EXISTING PAVEMENT SECTION. (TYP.)
34	REPLACE CONCRETE CURB AND GUTTER TO MATCH EXISTING. (TYP.)
35	CANOPY. SEE ARCH PLANS. (TYP.)
36	TAPER CURB TO FLUSH IN 3' (TYP.)
37	OUTDOOR VACUUM EQUIPMENT. CONTRACTOR TO COORDINATE FINAL PRODUCTS, DETAILS, ETC WITH OWNER/DIRECTOR OF PROJECTS. VERIFY CONCRETE SLAB REQUIREMENTS WITH OWNER & EQUIPMENT SUPPLIER PRIOR TO INSTALLATION.
38	ISLAND AND CANOPY TO BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY FINAL LOCATIONS, DETAILS, EQUIPMENT, ETC WITH OWNER AND EQUIPMENT SUPPLIERS PRIOR TO CONSTRUCTION.
39	BUG GATE (TYP.) CONTRACTOR TO VERIFY FINAL DETAILS AND REQUIREMENTS WITH OWNER AND EQUIPMENT SUPPLIER AS NEEDED.
40	6' OF RAILING/GUARDRAIL. FINAL COLOR/STYLE/DETAIL BY OWNER. (TYP.)
41	PRIVATE UTILITY EASEMENTS TO BE COMPLETED BY OTHERS AS A SEPARATE DOCUMENT. OWNER TO COORDINATE AS NEEDED. SEE SHEET C1.3 FOR UTILITY SERVICE EXTENSIONS.
42	COLUMN (TYP.) COORDINATE FINAL LOCATIONS W/ CANOPY SUPPLIER DRAWINGS.
43	157 LF OF VERSA LOK OR EQUIVALENT LANDSCAPE BLOCK RETAINING WALL. SEE SHEET C1.2 FOR WALL HEIGHTS. FINAL DESIGN DETAILS AND SPECIFICATIONS BY WALL SUPPLIER. CONTRACTOR TO COORDINATE DETAILS W/ WALL SUPPLIER & OWNER AS NEEDED.
44	EXISTING MONUMENT SIGN TO REMAIN AND BE RE-BRANDED. (DETAILS & APPROVAL BY SIGN VENDOR.)

NORTH

1"= 20' SCALE — 20' 0 20' 40' FEET

CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

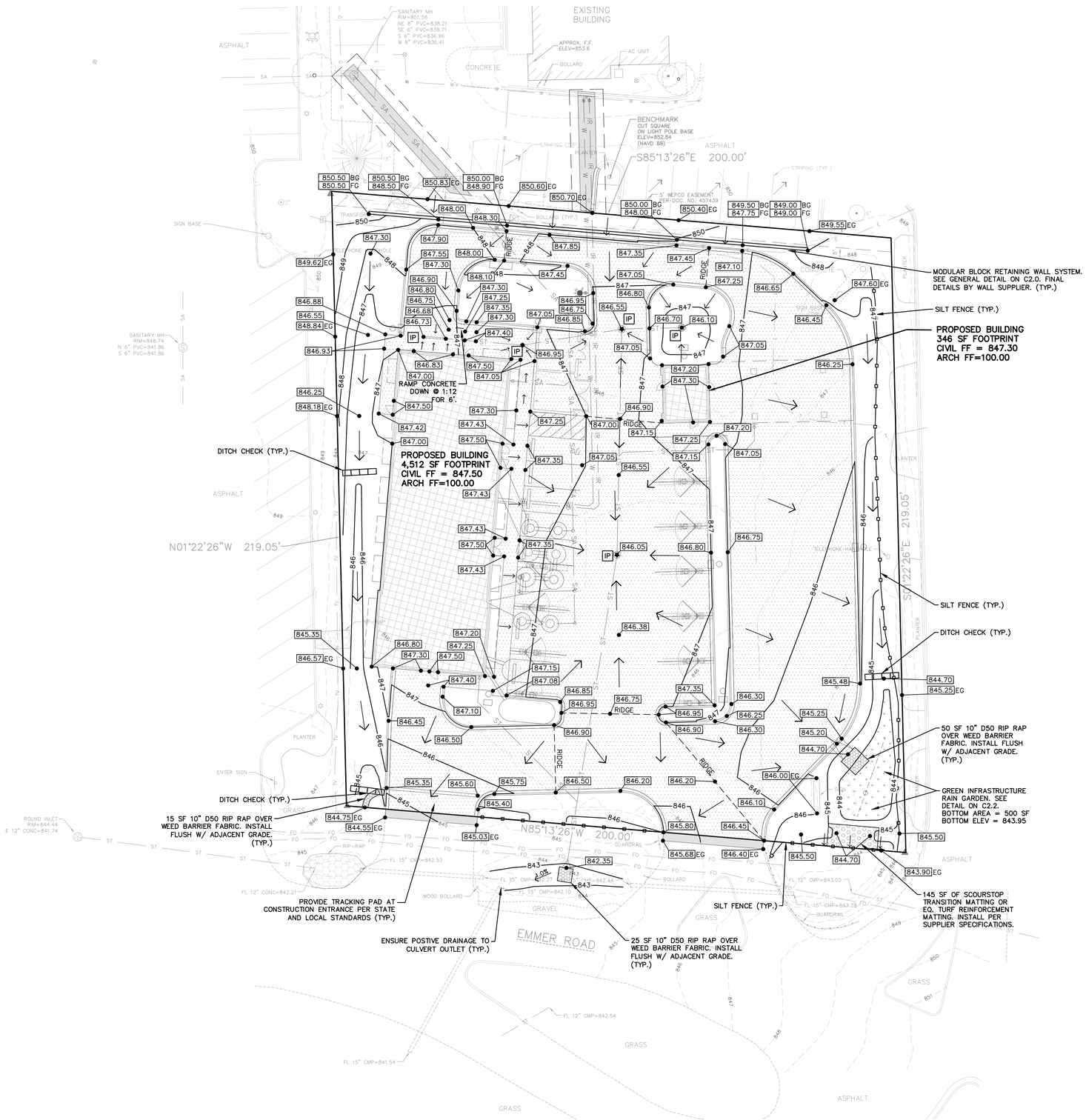
PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.1

2021 © EXCEL ENGINEERING, INC.



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

NOTES:

1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

IP

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS NOTED ON THE PLAN REPRESENT FLOW LINE OF CURB UNLESS SPECIFICALLY NOTED OTHERWISE.

GRADING NOTE:

CONTRACTOR SHALL COORDINATE PROPOSED SITE GRADING AT PERIMETER OF BUILDING AND AT TUNNEL ENTRANCE/EXIT WITH ARCH/STRUCT PLANS AS NEEDED.

EROSION CONTROL/SWM COST ESTIMATE
(FOR REFERENCE ONLY)

LAND DISTURBANCE APPROX. 0.99 AC

Itemized cost of Erosion Control:

Tracking Pad = $1500ea. x 1 = $1500
Inlet Protection = $75 x 5 = $375
Silt Fence = 325' x $2/ lin. ft = $650
Ditch Check = 3 x $100ea. = $300

Total Erosion Control Cost Estimate = $2,825

Itemized cost of Storm Water Management:

Rain Garden/Spillway = $10,000ea. x 1 = $10,000

Total Storm Water Cost = $10,000

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL GRADING AND EROSION CONTROL PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

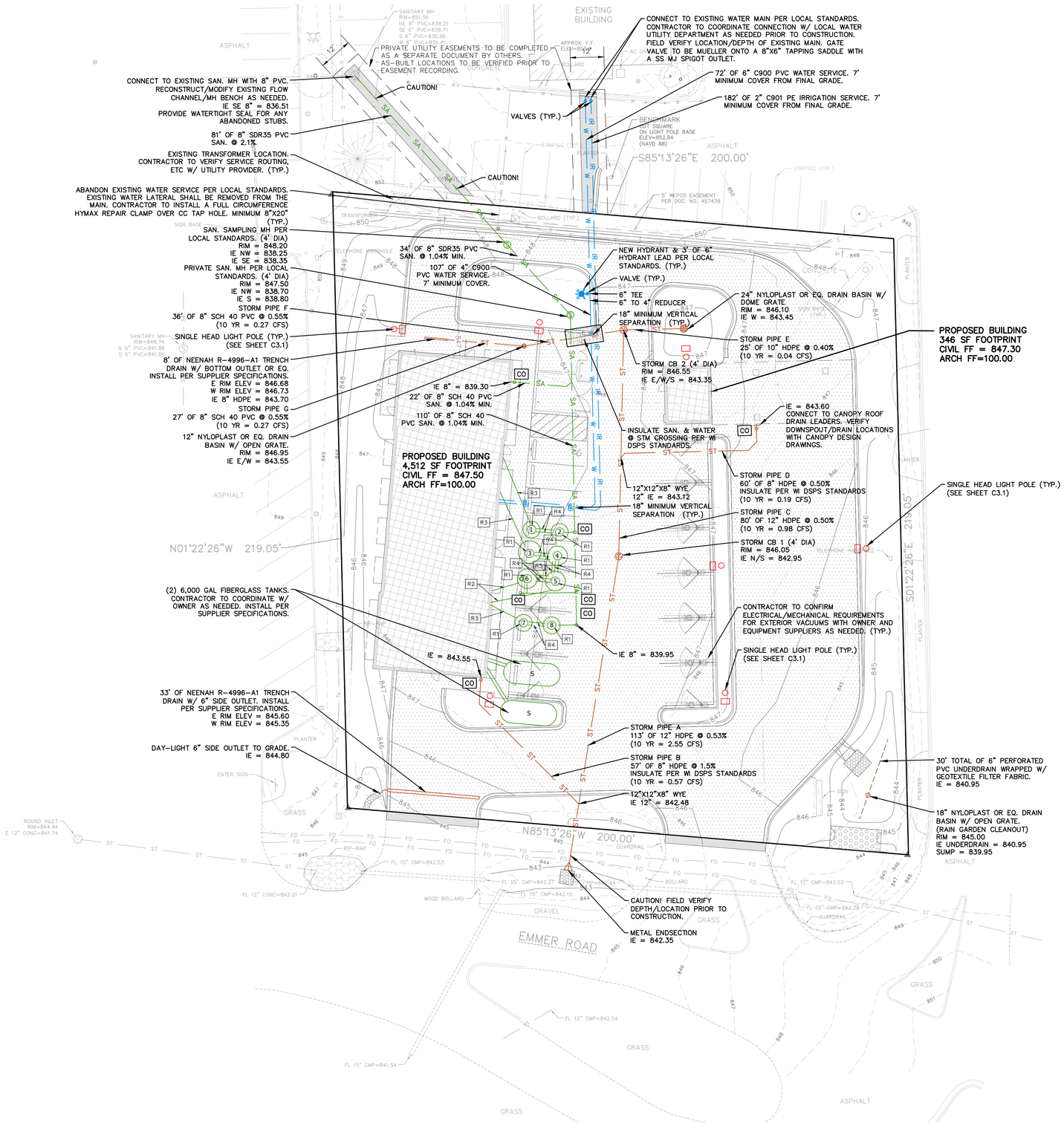
PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.2

2021 © EXCEL ENGINEERING, INC.



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.

UTILITY NOTE:

CONTRACTOR TO VERIFY FINAL SIZE, DESIGN, AND LOCATIONS OF ALL EXTERIOR SITE UTILITIES WITH INTERNAL MEP DESIGN AND OWNER AS NEEDED.

UTILITY NOTE:

CONTRACTOR TO ENSURE ADEQUATE SEPARATION IS PROVIDED BETWEEN DOMESTIC WATER SERVICE AND SANITARY/STORM SERVICE PER WI DSPS PLUMBING CODE STANDARDS.

DRY UTILITY SERVICE NOTES:

CONTRACTOR SHALL COORDINATE DRY UTILITY SERVICE ROUTING FOR ELECTRIC, GAS, ETC WITH APPLICABLE SERVICE PROVIDERS AS NEEDED

WATER RECLAMATION SYSTEM NOTES (R):

R1. ACCESS RISER AND OPERATING 38" DIAMETER STEEL PLAT LID, MODEL PER OWNER SPECIFICATIONS. STRUCTURE TOP TO HAVE A 36" DIAMETER OPENING CASTING. LID TO BE ALIGNED WITH LADDER RUNGS IN MANHOLE.

R2. 8" PVC, SCHEDULE 40, TO RECLAIM PIT.

R3. 8" PVC, SCHEDULE 80 CONVEYOR TRENCH DRAIN. CONVEYOR TRENCH DRAINS MUST BE RUN IN STRAIGHT LINES WITH NO TURNS.

R4. 8" PVC CONNECTOR TO SLEEVES, REFER TO TABLE FOR INVERT ELEVATIONS.

R5. 4" PVC CONNECTOR SLEEVES.

GENERAL SYSTEM NOTES:

- CONTRACTOR SHALL VERIFY WATER RECLAMATION SYSTEM LAYOUT, COMPONENTS, INVERT ELEVATIONS, AND PIPE ROUTING WITH OWNER AND INTERNAL PLUMBING DESIGNER PRIOR TO ORDERING MATERIALS.
- CONTRACTOR SHALL READ AND REVIEW GEOTECHNICAL REPORT PREPARED FOR THE SITE. IF HIGH GROUNDWATER IS NOTED OR ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL REVIEW WITH TANK SUPPLIER & OWNER TO DETERMINE IF ANTI-BUOYANCY ACTIONS SHALL BE TAKEN.
- CONTRACTOR SHALL INSULATE RECLAMATION SYSTEM CONNECTOR PIPES W/ POLYSTYRENE INSULATION BOARDS OR OTHER APPROVED METHOD PER WI DSPS STANDARDS.

WATER RECLAIM SYSTEM (GRIT PIT) STRUCTURE TABLE
FFE = 847.50

STRUCTURE NUMBER	STRUCTURE DIAMETER (IN)	RIM ELEV.	INVERT IN	INVERT OUT	SUMP	SUBGRADE	PROVIDED STORAGE (CU FT)	PROVIDED STORAGE (US GAL)
1	60	847.25	842.00	841.75	833.67	833.17	137.40	1028
2	60	846.87	841.75	841.50	833.67	833.17	132.54	991
3	84	847.22	842.00	841.75	833.67	833.17	298.25	2230
4	72	846.90	841.75	841.50	833.67	833.17	212.06	1586
5	72	846.87	841.50	841.25	833.67	833.17	205.00	1533
6	72	847.25	841.25	841.00	833.67	833.17	197.92	1480
7	60	847.13	842.00	841.75	833.67	833.17	142.35	1065
8	60	846.83	841.75	841.50	833.67	833.17	137.40	1028

NORTH

1" = 20' SCALE 20' 0 20' 40' FEET

CIVIL UTILITY PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

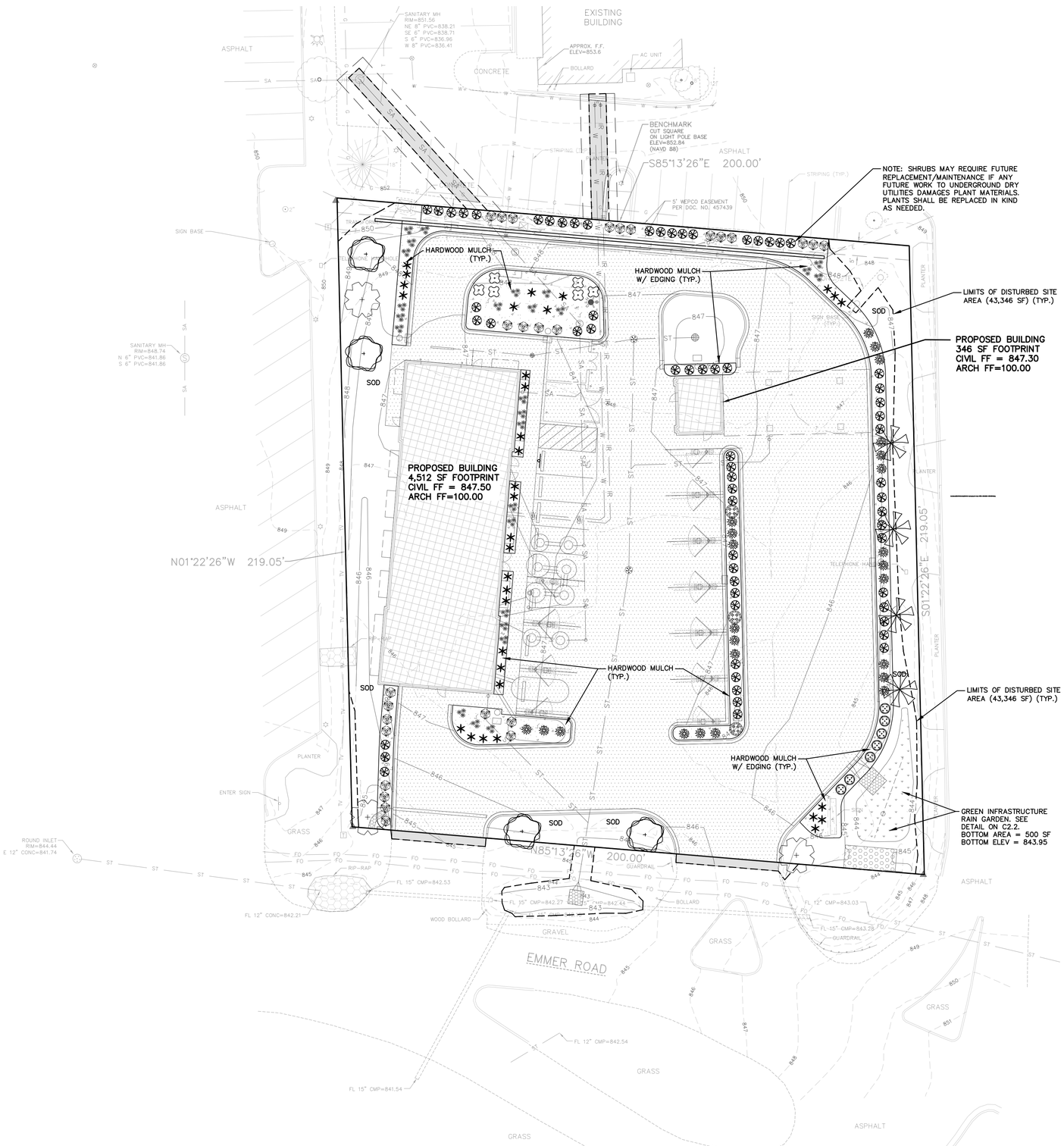
PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.3

2021 © EXCEL ENGINEERING, INC.



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Princeton Sentry Ginkgo	Ginkgo biloba	3" CAL	4
	Common Hackberry	Celtis Occidentalis	3" CAL	3
	Kentucky Coffeetree (Seedless)	Gymnocladus dioicus	3" CAL	4
DECIDUOUS SHRUBS				
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	6
	Goldmound Spirea	Spiraea x bumalda 'Goldmound'	15"-18"	24
	Weigela Carnaval	Weigela Florida 'courtalor'	24"	27
EVERGREEN SHRUBS				
	Taunton Yew	Tauntonii	24"	64
	Emerald Green Arborvitae	Thuja occidentalis 'Emerald Green'	36"	7
	Trautman Juniper	Juniperus chinensis 'Trautman'	36"	3
PERENNIALS				
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	33
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	26

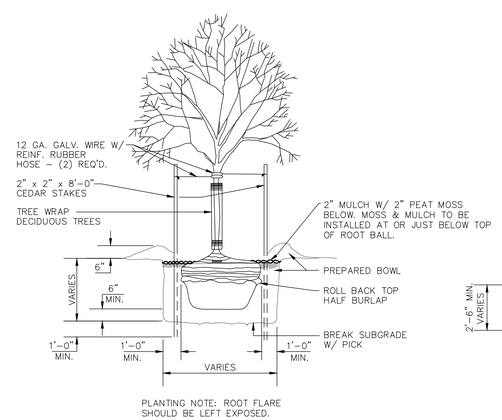
LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET	1 PER 50 LF FRONTAGE 200 LF FRONTAGE = 4 TREES	4 PROVIDED
PARKING	1 TREE PER 10 SPACES 15 SPACES = 2 TREES	2 PROVIDED
TOTAL	6 TOTAL TREES REQ.	11 TOTAL TREES PROVIDED

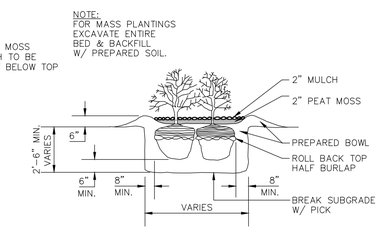
IRRIGATION NOTE: PROVIDE IRRIGATION FOR ALL LAWN/LANDSCAPED AREAS IN ACCORDANCE WITH PLAN SPECIFICATIONS ON SHEET C0.1. DESIGN-BUILD LANDSCAPE/IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL DESIGN, LAYOUT, AND INSTALLATION. COORDINATE FINAL LAYOUT WITH OWNER/GC AS NEEDED.

NOTE: LANDSCAPE CONTRACTOR SHALL REVIEW FINAL PLANTING LOCATIONS AND SPECIES WITH OWNER PRIOR TO INSTALLATION.

SNOW STORAGE NOTE: DUE TO LIMITED ONSITE SPACE AVAILABLE, EXCESS SNOW IS TO BE HAULED OFFSITE AS NEEDED.



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

NORTH
1" = 20'
20' 0 20' 40'
SCALE FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
APR. 8, 2024
MAY 3, 2024

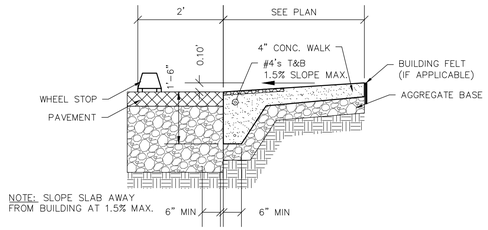
NOT FOR CONSTRUCTION

JOB NUMBER
230022600

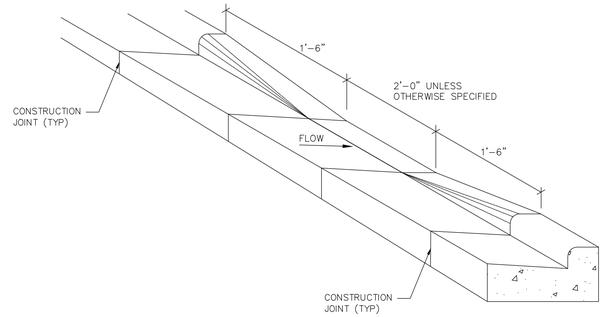
SHEET NUMBER
C1.4

2021 © EXCEL ENGINEERING, INC.

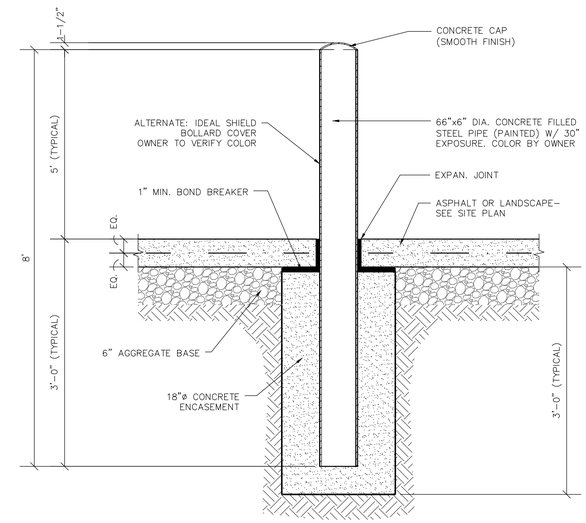
SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



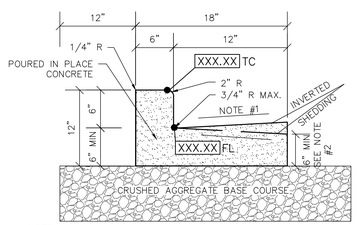
FLUSH WALK DETAIL
NO SCALE



CURB CUT DETAIL
NO SCALE



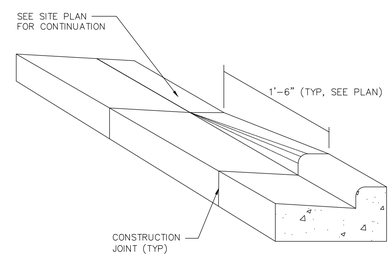
6" PIPE BOLLARD DETAIL
NO SCALE



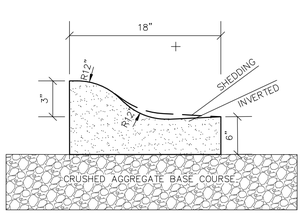
NOTE:

1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

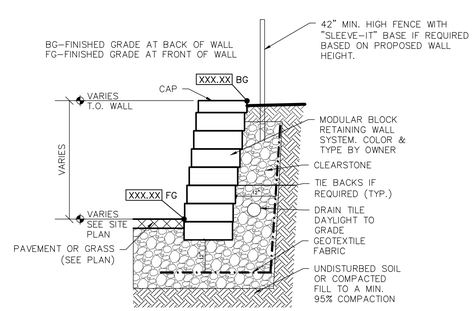
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



CURB TAPER DETAIL
NO SCALE



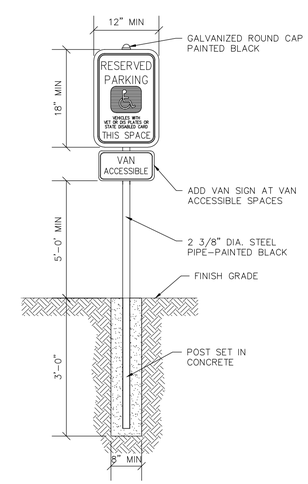
18" ROLLED CURB DETAIL
NO SCALE



NOTE:

THIS DETAIL IS INFORMATIONAL ONLY AND IS NOT FOR CONSTRUCTION PURPOSES. THE WALL MANUFACTURER/SUPPLIER IS RESPONSIBLE FOR FINAL DESIGN AND CONSTRUCTION DETAILS.

RETAINING WALL DETAIL
NO SCALE



HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE

CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

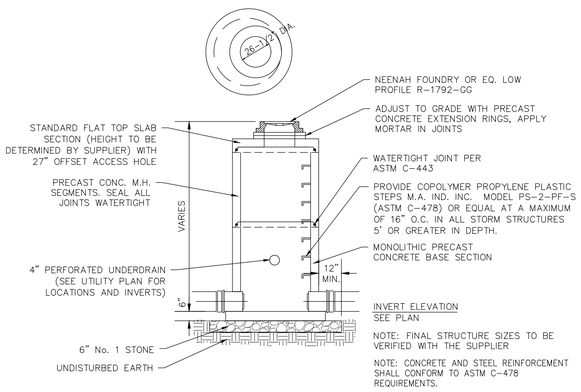
NOT FOR CONSTRUCTION

JOB NUMBER
230022600

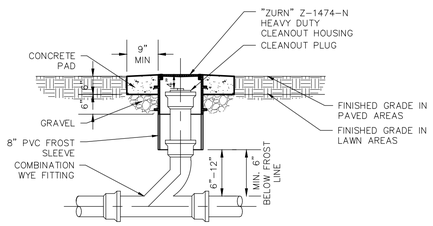
SHEET NUMBER
C2.0

2021 © EXCEL ENGINEERING, INC.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

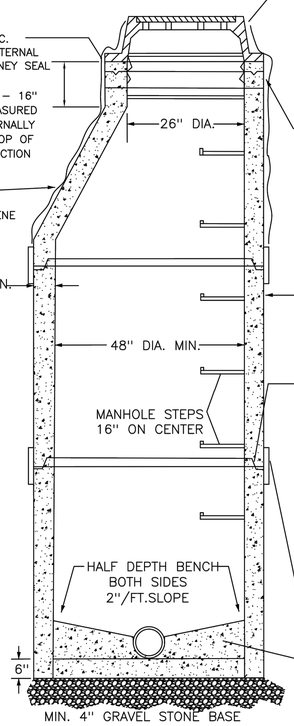


STORM CATCH BASIN DETAIL
NO SCALE



CLEANOUT TO GRADE DETAIL
NO SCALE

MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES AND BE A MINIMUM OF 2". ALL CHIMNEY'S SHALL BE BUILT ACCORDING TO THE SAN. MH. CHIMNEY ASSEMBLY DETAILS. ASSEMBLY DIFFERS FOR MH. IN PAVEMENT OR TURF.



FRAME AND COVER IN PAVED AREAS:
NEENAH R-1661 W/SELF SEALING COVER & CONCEALED PICKHOLES.
ALL MANHOLES SHALL REQUIRE A 2" PAVING RING, NEENAH R-1979 SERIES REF. # 1661-7158, SET TO 1/4" BELOW FINISH PAVEMENT GRADE.

IN TURF AREAS:
NEENAH R-1661 BOLT DOWN GASKETED SELF-SEALING LID & 2 CONCEALED PICKHOLES. FRAMES SHALL BE BOLTED TO THE CHIMNEY W/1/2" DIA. STAINLESS STEEL ANCHOR BOLTS EXTENDING 4" INTO CHIMNEY

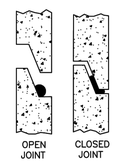
ALL CHIMNEY'S SHALL BE BUILT USING VILLAGE SPECIFICATIONS. RINGS SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS.

NOTE:

ALL SANITARY SEWER MANHOLES AND ALL SAMPLING MANHOLES SHALL HAVE A MINIMUM PITCH OF 0.10' THRU THE TROUGH, FROM END TO END, UNLESS OTHERWISE DIRECTED BY THE VILLAGE ENGINEER.

ALL SANITARY SAMPLING MANHOLES SHALL BE BUILT USING A PRECAST CONCRETE CONE SECTION. CONCRETE FLAT TOP SECTIONS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE VILLAGE ENGINEER

PRECAST CONCRETE MANHOLE BARREL SECTIONS SHALL BE JOINED WITH AN BUTYL RUBBER SEALANT OR APPROVED EQUAL.



TYPICAL BUTYL SEALANT INSTALLATION

EXTERNAL JOINT SEAL SHALL BE MACWRAP EXTERNAL JOINT SEALERS (TYP.)

THE ANNULAR SPACE BETWEEN THE SPRING LINE OF THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH CONCRETE.

SPRAY EPOXY COATINGS

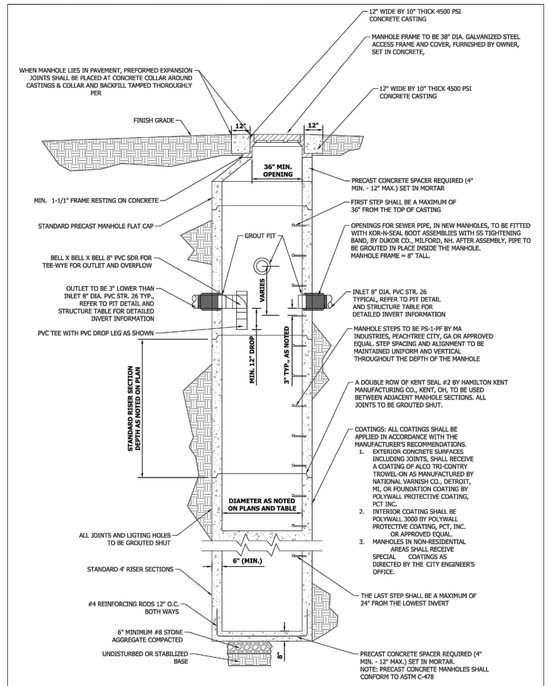
MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8–10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS–9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

ENGINEERING DEPARTMENT
Village of Germantown ...Willkommen

REVISED DATE: 10/11/2019 FJR

STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

NOT TO SCALE



WATER RECLAIM SYSTEM GRIT PIT MANHOLE
NOT TO SCALE

CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

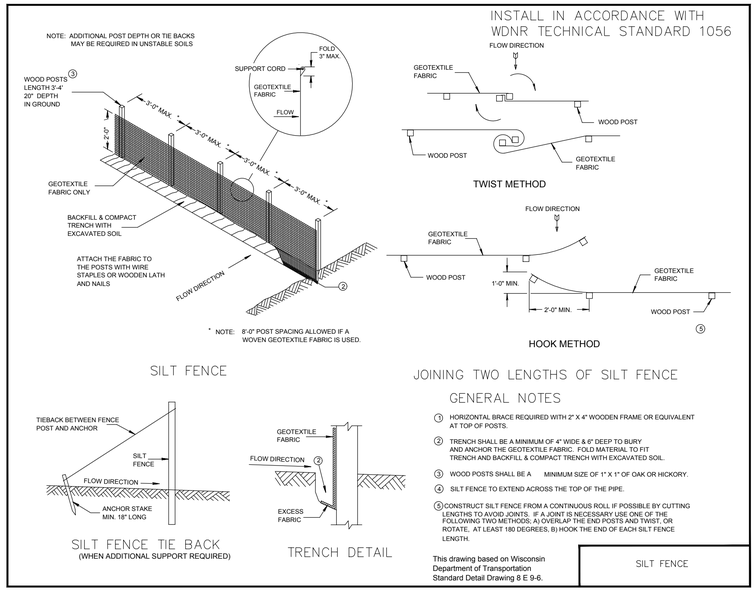
NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C2.1

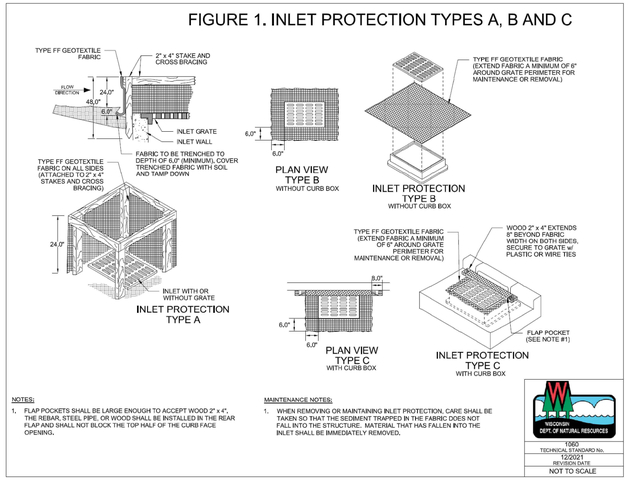
2021 © EXCEL ENGINEERING, INC.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



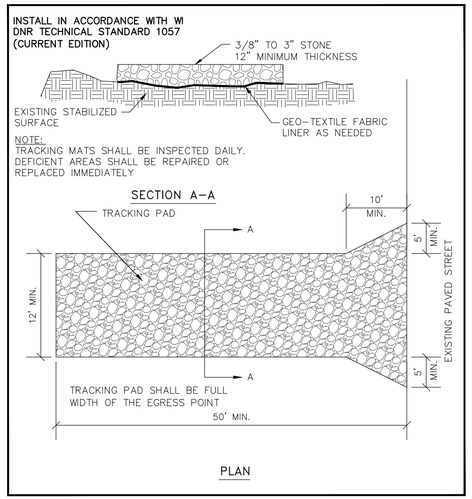
SILT FENCE – INSTALLATION DETAIL

NO SCALE



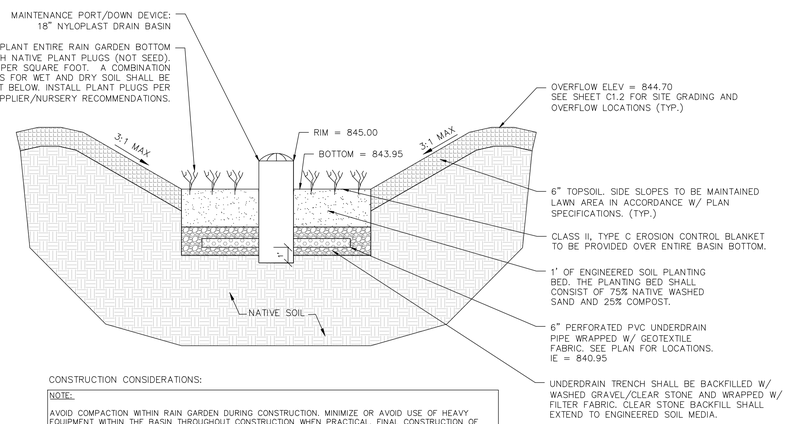
INLET PROTECTION DETAIL

NO SCALE



TRACKPAD DETAILS

NO SCALE



CONSTRUCTION CONSIDERATIONS:

NOTE:

AVOID COMPACTION WITHIN RAIN GARDEN DURING CONSTRUCTION. MINIMIZE OR AVOID USE OF HEAVY EQUIPMENT WITHIN THE BASIN THROUGHOUT CONSTRUCTION WHEN PRACTICAL. FINAL CONSTRUCTION OF THE RAIN GARDEN SHALL TAKE PLACE ONCE CONTRIBUTING DRAINAGE AREA IS STABILIZED TO AVOID SILTATION. REMOVE ANY SEDIMENT DEPOSITS FOLLOWING CONSTRUCTION AS NEEDED. IT IS RECOMMENDED THAT THE BOTTOM OF THE BASIN BE SCARIFIED AND RAKED TO PROMOTE PROPER INFILTRATION.

ENGINEERED SOIL:

THE NATIVE SAND SHALL BE WASHED USDA SAND, 0.02 TO 0.04 INCHES IN DIAMETER. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION S100. ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 8.0.

VEGETATION ESTABLISHMENT:

NATIVE PLANTINGS SHALL BE ESTABLISHED AT THE BOTTOM OF THE RAIN GARDEN BASIN. VEGETATION SHALL BE ESTABLISHED WITH NATIVE PLANT PLUGS. CLASS II TYPE C EROSION CONTROL BLANKET IS REQUIRED AT THE BOTTOM OF THE BASIN TO PREVENT WASHOUTS AND ENSURE PROPER ESTABLISHMENT. FOR NATIVE PLANT PLUGS, INSTALL EROSION CONTROL BLANKET PRIOR TO PLANTING AND CUT THROUGH TO INSTALL PLANT PLUGS AS NEEDED. FOLLOW WDNR TECH STANDARD 1009 FOR ADDITIONAL CONSTRUCTION RECOMMENDATIONS. LANDSCAPE CONTRACTOR SHALL COORDINATE FINAL PLANTINGS/ESTABLISHMENT METHODS WITH SUPPLIER. REGULAR WATERING SHALL OCCUR TO PROMOTE PROPER ESTABLISHMENT OF THE NATIVE VEGETATION.

RECOMMENDED PLANT LIST:

A COMBINATION OF PLANTS SUITED FOR WET AND DRY SOIL IS RECOMMENDED TO ENSURE PROPER ESTABLISHMENT. THE LIST BELOW IS PROVIDED AS A REFERENCE FOR POTENTIAL SPECIES TO INCLUDE. FINAL SELECTIONS BY LANDSCAPER/SUPPLIER.

DRY SOIL: BUTTERFLY FLOWER, PURPLE PRAIRIE CLOVER, BEE BALM, LITTLE BLUESTEM SPIDERWORT, WHITE FALSE INDIGO, VIRGINIA WATERLEAF, SWEET BLACK-EYED SUSAN, BIG BLUSTEM, CUP PLANT, COMMON IRONWEED.

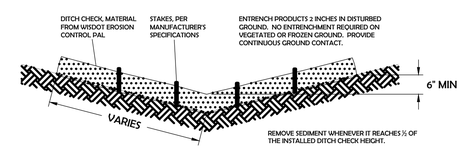
WET SOIL: GIANT HISSOP, CANADA ANEMONE, MARSH MILKWEED, NEW ENGLAND ASTER, TURTLEHEAD, JOE-PYE WEED, BONESET, BLUEFLAG IRIS, GREAT BLUE LOBELIA, SWITCHGRASS OBEDIENT PLANT, MOUNTAIN MINT, TALL MEADOW RUE, CULVER'S ROOT, GOLDEN ALEXANDER.

RAIN GARDEN DETAIL

NO SCALE

DITCH CHECK DETAIL

LOG-TYPE DITCH CHECK



CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. FINAL LOCATION BY CONTRACTOR/OWNER. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP AS NEEDED.
	11. ONCE SITE IS STABILIZED, FINALIZE CONSTRUCTION OF RAIN GARDEN.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CIVIL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

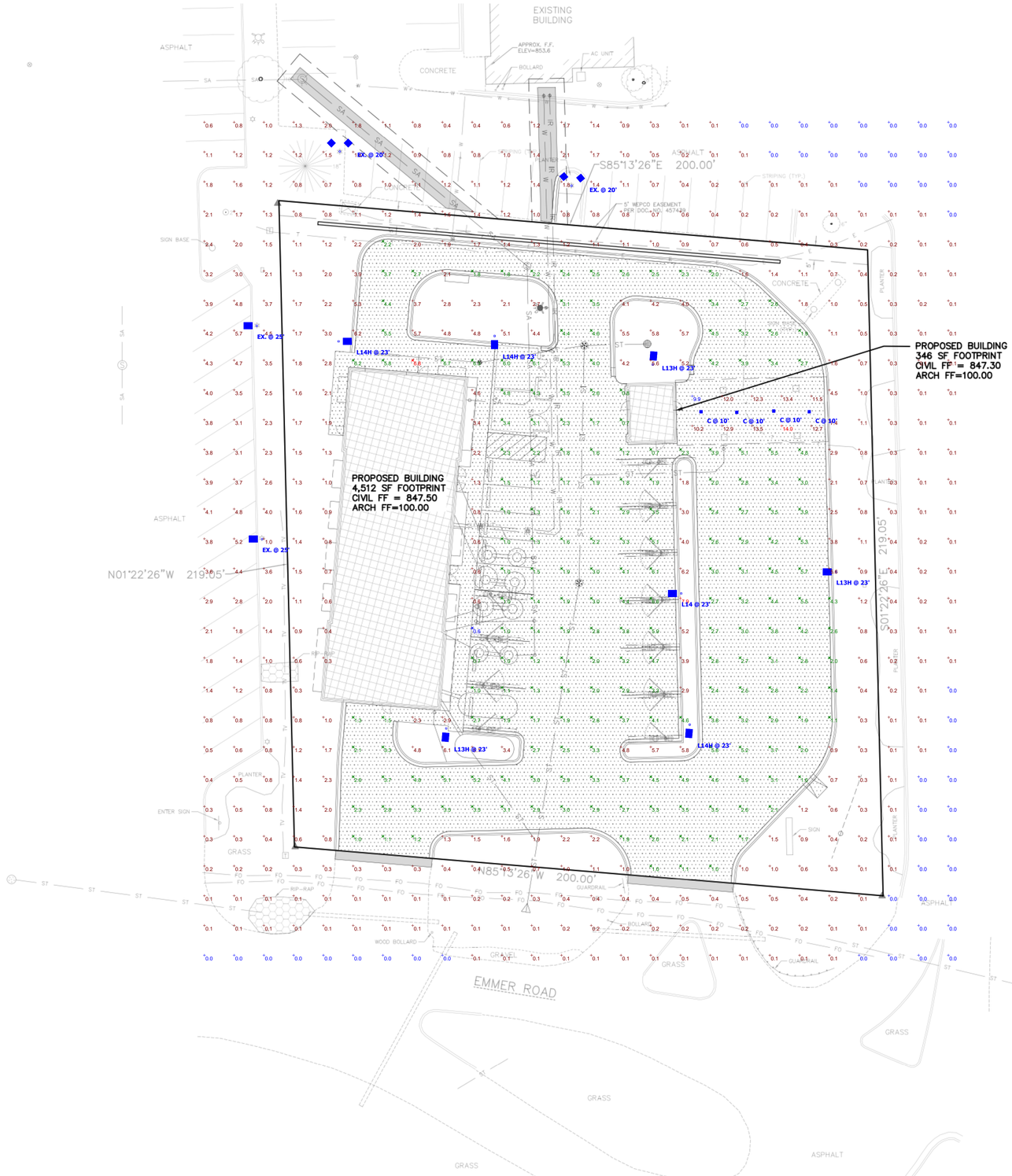
PRELIMINARY DATES
FEB. 12, 2024
MAY 3, 2024

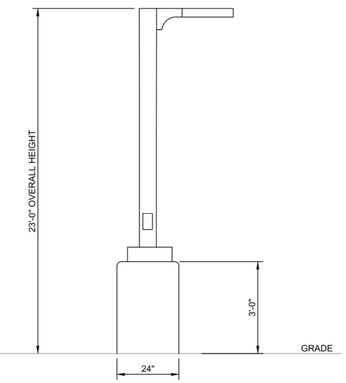
NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C2.2

2021 © EXCEL ENGINEERING, INC.





LIGHT POLE DETAIL

NO SCALE

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology – Version C

Rev. Date: V7 11/01/2023

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. Medium is suitable upgrade for HID applications up to 400 Watts. Large is suitable upgrade for HID applications up to 1000 Watts. Extra Large is suitable upgrade for HID applications up to multiple 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, pickleball courts, high-mast and internal roadways

Performance Summary

Utilizes Patented NanoComfort™ Technology

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 85,000

Efficacy: Up to 171 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K), 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty¹: 10 years for luminaire, 10 years for ColorFast DeltaGuard® finish; 5 years for BML sensor; up to 5 years for Synapse® accessories; 1 year for luminaire accessories

¹See https://creelighting.com/resources/warranty/luminaire-warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-WL-C-AA-BK + **Luminaire:** OSQM-C-UL-30K7-2M-UL-MW-BK

Mount (Luminaire must be ordered separately)*

OSQ-

Medium/Large Mounts	Extra Large Mounts	Color Options:
OSQ-WL-C-AA Adjustable Arm **OSQ-WL-C-DA** Direct Arm **OSQ-WL-C-TM** Trunnion Mount	**OSQ-X-C-AA** Adjustable Arm **OSQ-X-C-DA** Direct Arm	**SV** Silver **BZ** Bronze **BK** Black **WH** White

*Mounts include mounting pole gaskets, EMI, and pole configuration suitability data beginning on page 12.

Luminaire (Mount must be ordered separately)

OSQ

Family	Size	Series	Lumen Package¹	CCT / CRI	Optic	Voltage	Mount	Color Options	Controls*	Options
OSQ	M Medium Large X Extra Large	C	**Medium Lumens:** 4K, 4,000 Lumens; 6K, 6,000 Lumens; 8K, 8,000 Lumens; 10K, 10,000 Lumens; 12K, 12,000 Lumens; 15K, 15,000 Lumens; 16K, 16,000 Lumens; 20K, 20,000 Lumens **Large Lumens:** 25K, 25,000 Lumens; 30K, 30,000 Lumens; 40K, 40,000 Lumens; 50K, 50,000 Lumens; 60K, 60,000 Lumens; 70K, 70,000 Lumens; 80K, 80,000 Lumens **Extra Large Lumens:** 85K, 85,000 Lumens	**30K3** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K7** 5000K, 70 CRI **57K7** 5700K, 70 CRI	**DF** Diffuse Lambertian (Frosted Lens) **DL** Diffuse Lambertian	**UL** 120-277V, 50/60Hz **HV** 347-480V, 50/60Hz	**NM** No Mount (Specify Color Below) **AM** Arm Mount (specify Color Below)	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**BML** Bluetooth® Technology Enabled Multi-Level Sensor - Utilizes a smartphone-enabled app for easy, wireless zone details - 30-60' sensor zone installed on-fixture, depending on mounting; axial aimed included - Available and intended for downlight applications - Not available with 0-or 4 options or with 3P control - Not available with other controls **UNIVERSAL/SELECTABLE OUTPUTS** **Field Adjustable Output** - Offers 350, 525, 700, 1050, 1400, 1750 mA - Offers full range adjustability - Refer to page 3 for power and lumen values - Not available with BML or 2 options or with Synapse (T-mini) accessory **VOLTAGE/DIMMING/SURGE OUTPUT** - Mount-and-Wire, 0/1-10V, 2P, 3P, 5G, 5J, 5K options - Not available with BML or 3 options or with Synapse (T-mini) accessory **Field Adjustable Output w/10V Dimming** - Offers full range adjustability - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 3 for power and lumen values - Not available with other controls **0/1-10V Adjustable Output** - Offers full range adjustability - Refer to page 3 for power and lumen values - Requires photocell or shorting cap by others - Not available with 10V option or DP option - Not available with BML or 3 options - Not available with other controls - Not available with 2T option	**10KV 10kV/5kA Surge Suppression Protection** - Provides enhanced 10kV/5kA surge protection - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if losing or required for 208V, 240V or 480V **F Fusing (not pictured)** - When sub-division fusing, see inline delay fuse **R Utility Label and NEMA® Lx R Lxx 7-Pin Photocell Receptacle** - Exterior, entry label per ANSI C136.15-2005 - 7-pin receptacle per ANSI C136.41 **S NEMA® Lx R Lxx 7-Pin Photocell Receptacle** - Intended for downlight applications with maximum 30' tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **T NEMA® Lx R Lxx 7-Pin Photocell Receptacle** - Intended for downlight applications with maximum 60' tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 3 for compatible Synapse control offerings **UL Utility Label (not pictured)** - UL Utility Labels are related to the left - Refer to ORDERL configuration diagram on page 27 for optimal orientation - Not for use with symmetric optics **RR Rotate Right** - Utility Labels are related to the right - Refer to ORDERL configuration diagram on page 27 for optimal orientation - Not for use with symmetric optics

¹ Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values.
* Mounted with, recessed canopy, car wash, flush & curved and pendant mounts are also available. Refer to https://www.creelighting.com/products/outdoor/canopy-and-soffit/ for spec sheets for these additional mounts.

US: creelighting.com T (800) 236-4800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

CPY500™ Series

CPY500™ LED Canopy Luminaire - Direct Mount

Rev. Date: V10 09/25/2023

Product Description

The CPY500™ Series LED luminaire features a large 11" X 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-category 175 LPW efficiency and high-performance light distribution. Its sleek and low-profile form blends into the canopy while still being easily serviceable from below. Above the canopy, its uniquely angled extruded aluminum driver housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Optional bezels provide enhanced aesthetics and optical control to minimize uplight yet attract the eye of drivers.

Applications: Petroleum canopies, CNG fueling stations

Performance Summary

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 20,900

Efficacy: Up to 175 LPW

CRI: Minimum 70 CRI (40K, 50K, 57K); 80 CRI (30K); 90 CRI (40K, 50K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty¹: 10 years on luminaire/10 years on ColorFast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year on field-installed accessories

IP65 overall, IP66 optics/IP66 driver housing

Class I, Division 2 Hazardous Location for select models

¹See https://creelighting.com/resources/warranty for warranty terms

Accessories

Field-Installed Accessories

10" Square Spectra Bezel
CPY-EZ-SQ-10" (Top-down with 10K or DP controls)
14" Square Cut-Off Bezel
CPY-EZ-SQ-14" (Top-down with 10K or DP controls)
24" Square Beauty Flush
(does not include backer plate)
CPY-SQ-FL-24
- May be used with bezel accessories
- Not for use with DML or 2T options
24" Square Beauty Flush w/Backer Plate
CPY-BP-FL-SQ-24 (Not for use with 10" canopies)
- Backer plate is required for new installs
- Field-customizable to accommodate existing recessed mounting hardware
- Not available for use with top NEO upgrades
- May be used with bezel accessories
- Not for use with DML or 2T options

Wet Location Junction Box w/Mounting Bracket for Driver Extrusion
CPY-JBOX-KIT
- Suitable for use with standard and hazardous locations
- 4.5" (114mm) H x 8" (203mm) W x 12.5" (318mm) D die-cast aluminum w/ gray powdercoat
- 1/2" (13mm) hub in each end and in back
Synapse® DeltaGlow 100 Interface
DGM-S-CDM
- 120V-277V
- Refer to Synapse Synapse components to complete system
- Refer to DGM-S-CDM spec sheet for details
Synapse® Sensor
(does not include beauty plate)
CPY-SNR-SQ-24 (Not for use with 10" canopies)
CPY-SNR-10-Bzl (Not for use with 10" canopies)
- Field-customizable to upgrade most existing recessed mounted luminaires
- Refer to Synapse spec sheet for details
- May be used with bezel accessories
Adapter Plate for Double Stick Canopies
CPY-DS-AP
- Allows for full luminaire installation from below the canopy

*Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (White)

Ordering Information

Example: CPY-10L-57K7-DF-UL-2M4-WH-10V

CPY

Product	Lumen Package*	CCT/CRI	Optic	Voltage	Mounting**	Color Options	Controls (specify one)	Options
CPY	**2L** 2,000 Lumens **4L** 4,000 Lumens **6L** 6,000 Lumens **8L** 8,000 Lumens **10L** 10,000 Lumens **20L** 20,000 Lumens	**30K8** 3000K, 80 CRI **40K7** 4000K, 70 CRI **40K8** 4000K, 80 CRI **50K7** 5000K, 70 CRI **50K8** 5000K, 80 CRI **57K7** 5700K, 70 CRI	**DF** Diffuse Lambertian (Frosted Lens) **DL** Diffuse Lambertian	**UL** 120-277V, 50/60Hz **HV** 347-480V, 50/60Hz - Available with 10V, 10P, 10PD options only	**2M** Direct	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**10V** 0-10V Dimming to 10% - Not available with other controls - Not available with 2T option **10P** 10V Dimming - Not available with other controls - Requires 2T option **10PD Bluetooth® Technology Enabled Multi-Level Sensor** - Utilizes a smartphone-enabled app for easy, wireless zone details - 30-60' sensor zone installed on-fixture, depending on mounting; axial aimed included - Available and intended for downlight applications - Not available with 10V or DP controls - Requires 2T option **2T 2Frogs Back 10 Socket, Surface of luminaire** - Includes cap. 2Frogs controls by others - Not available with 10V or 10P control options - Available only with UL voltage - Available only with BLANK control option - Not available with FCC option	**10KV 10kV/5kA Surge Suppression Protection** - Provides enhanced 10kV/5kA surge protection - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if losing or required for 208V, 240V or 480V **F Fusing (not pictured)** - When sub-division fusing, see inline delay fuse **R Utility Label and NEMA® Lx R Lxx 7-Pin Photocell Receptacle** - Exterior, entry label per ANSI C136.15-2005 - 7-pin receptacle per ANSI C136.41 **S NEMA® Lx R Lxx 7-Pin Photocell Receptacle** - Intended for downlight applications with maximum 30' tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others **T NEMA® Lx R Lxx 7-Pin Photocell Receptacle** - Intended for downlight applications with maximum 60' tilt - Factory connected 0-10V dim leads - Requires photocell or shorting cap by others - Refer to page 3 for compatible Synapse control offerings **UL Utility Label (not pictured)** - UL Utility Labels are related to the left - Refer to ORDERL configuration diagram on page 27 for optimal orientation - Not for use with symmetric optics **RR Rotate Right** - Utility Labels are related to the right - Refer to ORDERL configuration diagram on page 27 for optimal orientation - Not for use with symmetric optics

* Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT. Refer to Delivered Lumens tables for specific lumen values.
** Mounted with, recessed canopy, car wash, flush & curved and pendant mounts are also available. Refer to https://www.creelighting.com/products/outdoor/canopy-and-soffit/ for spec sheets for these additional mounts.

US: creelighting.com T (800) 236-4800
Canada: creelighting-canada.com T (800) 473-1234

CREE LIGHTING

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Wattage
	C	4	Cree Lighting	CP5-4L-57K7-DF-UL-xx-xx-xxx	CP5 Canopy Luminaire, 8L Lumen Package, 5700K, 70 CRI, Diffuse Lambertian Distribution	1	8091	50.6
	L14	1	Cree Lighting	OSQL-C-22L-57K7-4M-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-30K7-4M-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid	1	20900	131
	L13H	3	Cree Lighting	OSQL-C-22L-57K7-3B-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-40L-30K7-3B-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 40L Lumen Package, 3000K, 70CRI, Type III Mid Optic w/Internal BLS	1	14375	131
	L14H	3	Cree Lighting	OSQL-C-22L-57K7-4B-Ux-xx-xx-xx-xx CONFIGURED FROM OSQL-C-xxL-40K7-4B-UL-xx-xx-xx	CONFIGURED FROM OSQL-C Luminaire, 3000K, 70 CRI, Type IV Mid w-Internal BLS	1	13175	131

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
POS CANOPY	+	12.2 fc	14.0 fc	9.9 fc	1.4:1	1.2:1
Calc Zone #1	+	1.8 fc	7.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	3.0 fc	6.8 fc	0.6 fc	11.3:1	5.0:1

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 12, 2024
MAY 3, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

230022600

SHEET NUMBER

C3.1

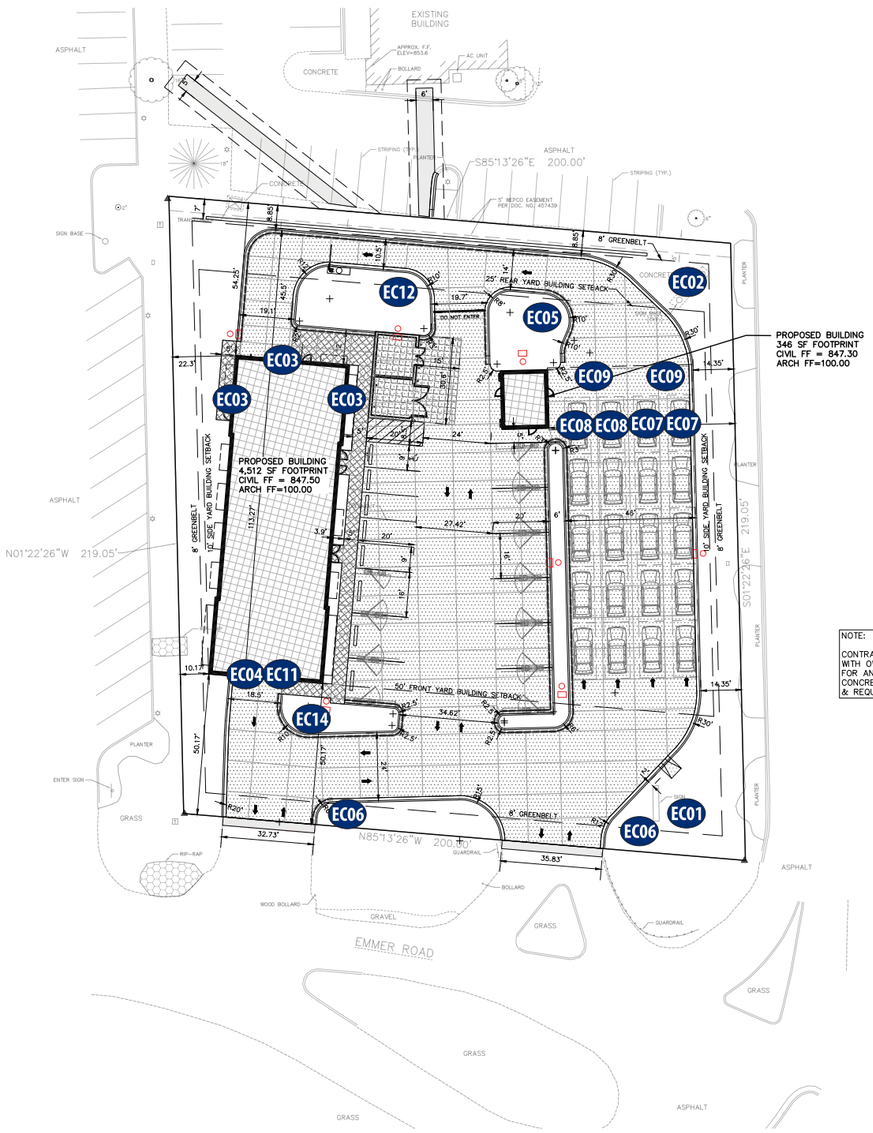
2021 © EXCEL ENGINEERING, INC.

Crew CARWASH

GERMANTOWN, WI

© 2019 - SIGNCRAFT INDUSTRIES ALL RIGHTS RESERVED • 8816 CORPORATION DR • INDIANAPOLIS, INDIANA 46256 • 317-842-8664 • SIGNCRAFTIND.COM

SITE MAP



NOTE:
CONTRACTOR TO COORDINATE WITH OWNER AND MEP PLANS FOR ANY EXTERIOR HEATED CONCRETE SLAB LOCATIONS & REQUIREMENTS.

NOTE:
KNOX BOX TO BE PROVIDED AT PRIMARY ENTRANCE PER LOCAL REQUIREMENTS. CONTRACTOR TO COORDINATE W/ BUILDING INSPECTOR/FIRE DEPARTMENT FOR SPECIFIC REQUIREMENTS.

PAVEMENT HATCH KEY:
- ASPHALT
- HEAVY DUTY CONCRETE
- DUMPSTER PAD CONCRETE
- SIDEWALK CONCRETE

*SEE SHEET C0.1 FOR SECTION REQUIREMENTS

CURB & GUTTER MARKING KEY:
- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:

PROPERTY ADDRESS: N96W17500 COUNTY LINE RD, GERMANTOWN WI

PARCEL ID NUMBER: 334990

PROPERTY AREA: 43,558 S.F. (1.00 ACRES).

EXISTING ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED ZONING: B-5 W/ HIGHWAY INTERCHANGE AREA OVERLAY

PROPOSED USE: CONVEYOR-STYLE CARWASH

AREA OF SITE DISTURBANCE: 43,346 SF (0.995 AC)

SETBACKS: BUILDING: FRONT = 50'
SIDE = 10'
REAR = 25'

PAVEMENT: FRONT = 8'
SIDE = 8'
REAR = 8'

PROPOSED BUILDING HEIGHT: 35' TO TOP OF TOWER (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: NO CODIFIED REQUIREMENT FOR CARWASH USE; ADEQUATE SPACE FOR EMPLOYEES AND CUSTOMERS

PARKING PROVIDED: 14 TOTAL (5 STANDARD EMPLOYEE SPACES, 9 VACUUM SPACES)

HANDICAP STALLS REQUIRED: 1 REQUIRED, 1 PROVIDED

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO = 20% OPEN AREA

NORTH

1" = 20' SCALE — 20' 0 20' 40' FEET

CIVIL SITE PLAN

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED CAR WASH FOR:
CREW CARWASH
N96 W17500 COUNTY LINE RD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
FEB. 1, 2024
FEB. 5, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
230022600

SHEET NUMBER
C1.1

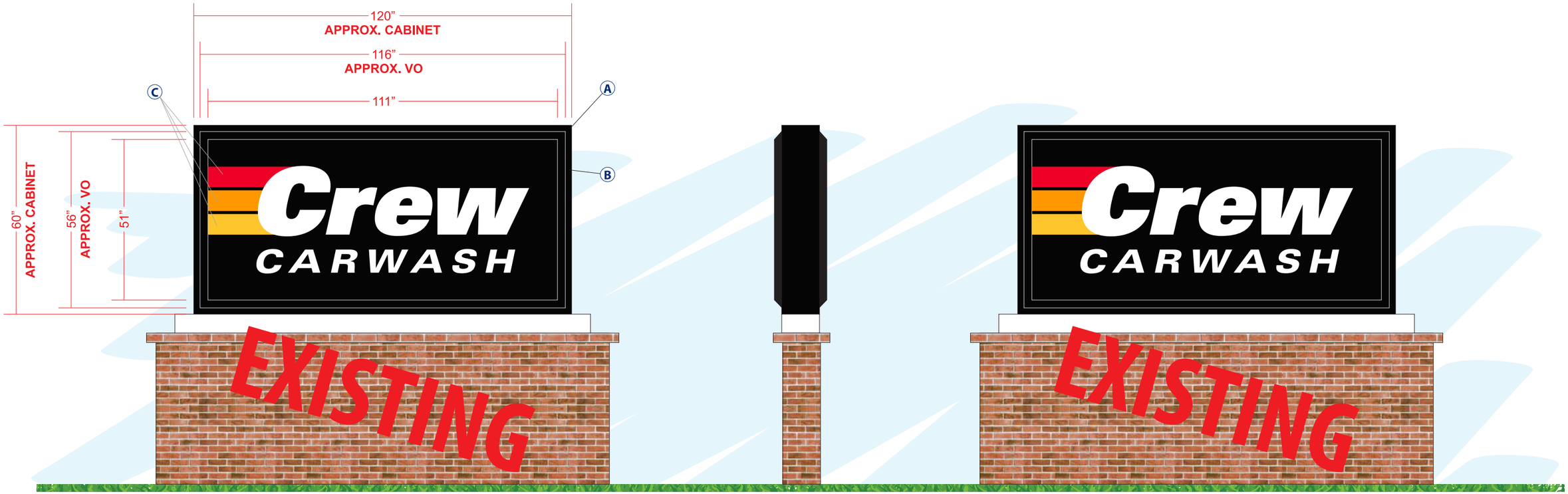
2021 © EXCEL ENGINEERING, INC.

SIGN SPECIFICATIONS

EC01	EXISTING MONUMENT
EC02	EXISTING PYLON
EC03	3 CHANNEL LETTERS
EC04	EXIT CHANNEL LETTERS
EC05	DIGITAL MENU BOARD
EC06	2 DIRECTIONAL SIGNS
EC07	2 UNLIMITED CLUB SETS
EC08	2 CASHIER SETS
EC09	4 SNAP FRAMES
EC10	2 SPECIAL SERVICE SIGNS
EC11	CLEAN CAR EXIT
EC12	WE ARE RESPONSIBLE SIGN
EC13	CLEARANCE BAR
EC14	VACUUMS SIGN
EC15	COMING SOON SITE SIGN

A B C D E F G H I J

EC01



***NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES**

***NOTE: CABINET TO BE REPAINTED BLACK**

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F MONUMENT SIGN

FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC TO MATCH SPECS
FLANGE - 2 1/2”
PAN DEPTH - 2”

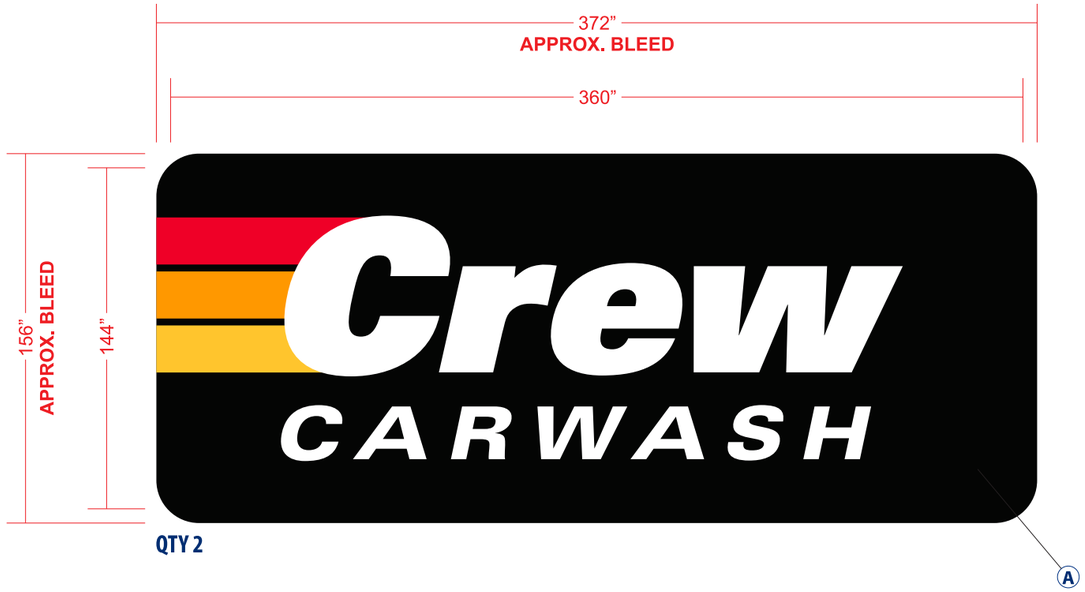
INSTALLATION - MOUNTED INTO RIGID RETAINERS

PHOTO SCALE: 3/16” = 1’ - 0”

Ⓐ
Ⓑ
Ⓒ
Ⓓ
Ⓔ
Ⓕ
Ⓖ
Ⓗ
Ⓘ
Ⓙ

ART SCALE: 3/8” = 1’ - 0”

EC02



QTY 2

*NOTE: A SURVEY IS NEEDED TO DETERMINE SIZE OF NEW FACES

*NOTE: PYLON TO BE REPAINTED BLACK

FABRICATE AND INSTALL QTY 2 NEW FACES FOR EXISTING D/F PYLON SIGN

FACES
MATERIAL - FLEX FACE MATERIAL PRINTED TO MATCH SPECS

INSTALLATION - MOUNTED INTO EXISTING RIGID RETAINERS

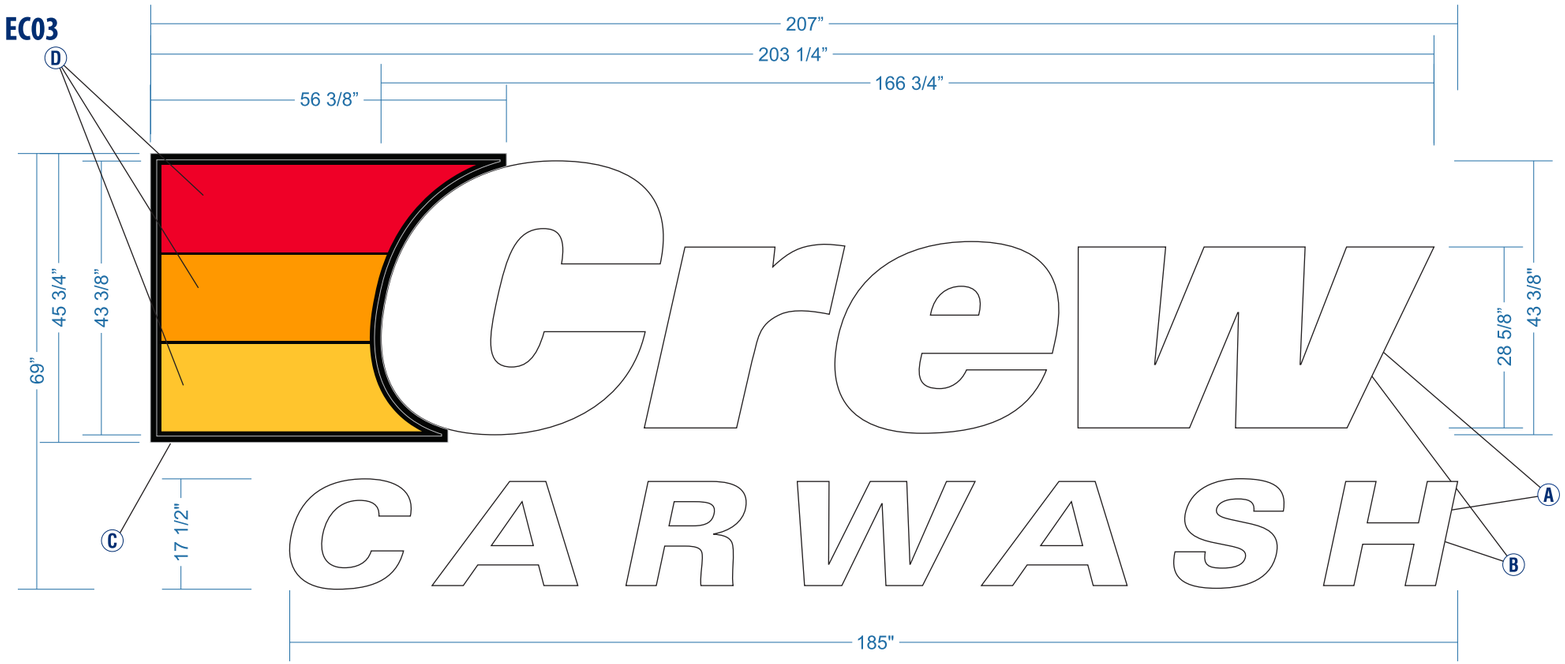
PHOTO SCALE: 1/16” = 1’ - 0”

A
B
C
D
E

F
G
H
I
J

ART SCALE: 3/16” = 1’ - 0”

EC03



FABRICATE AND INSTALL QTY 3 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGNS

RIBBON CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3” TO MATCH SPECS
RETAINERS - 1” RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4”
PAN DEPTH - 1”

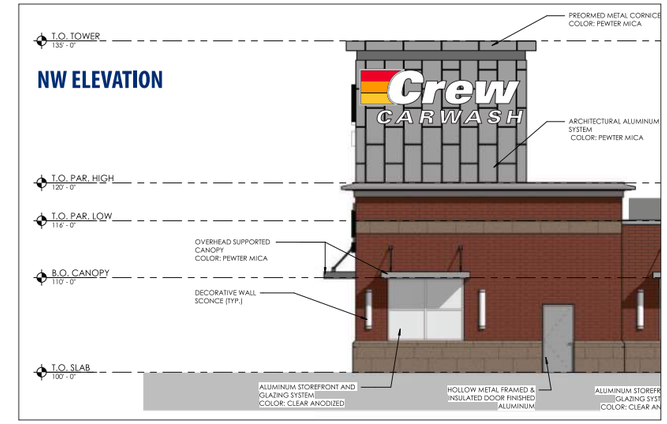
INSTALLATION - MOUNTED INTO RIGID RETAINERS

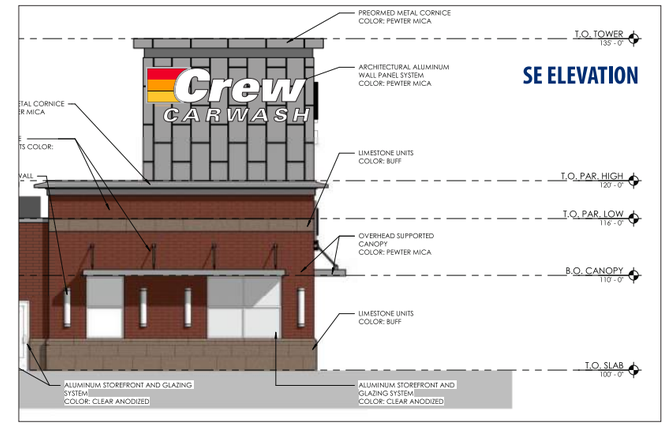
“CREW” & “CARWASH”
FACES - 1/8” 2447 WHITE ACRYLIC
RETURNS - 4” TO MATCH SPECS
TRIM CAPS - 1” TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ

Ⓕ Ⓖ Ⓗ Ⓘ Ⓙ



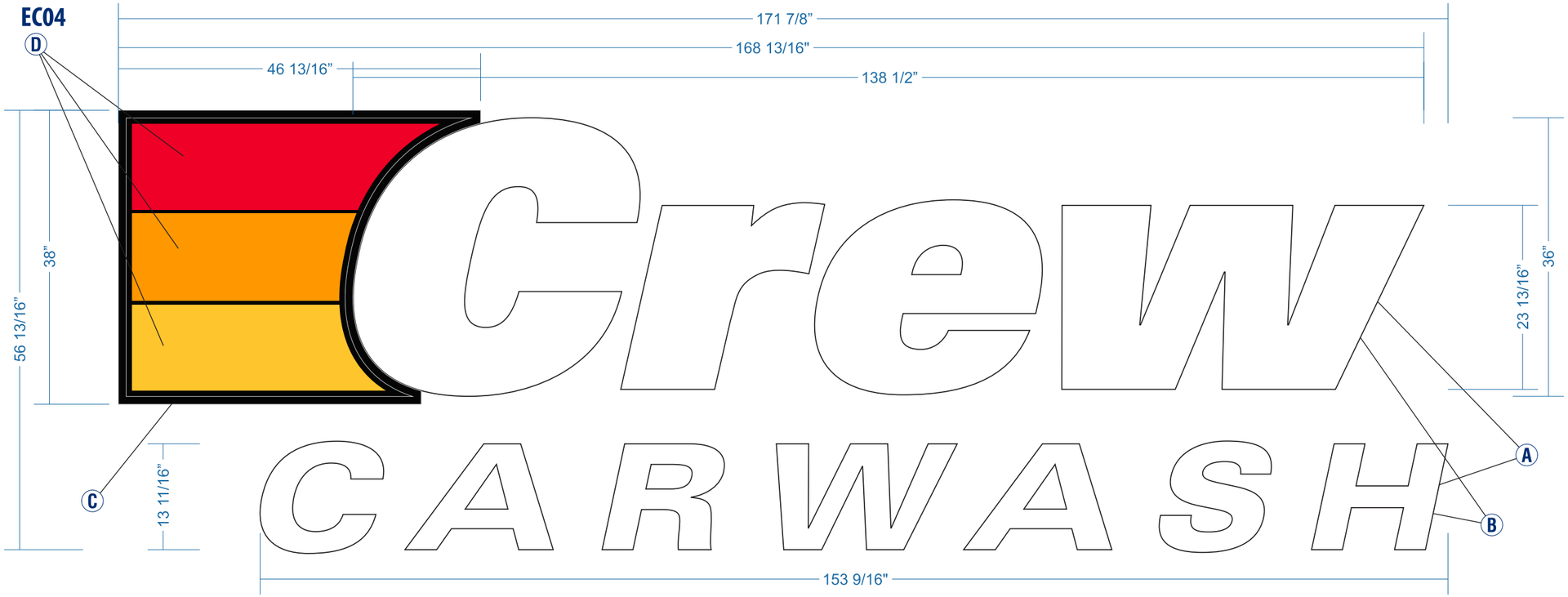


NORTHEAST ELEVATION

PHOTO SCALE: 1/16” = 1’ - 0”

ART SCALE: 1/2” = 1’ - 0”

EC04



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED FACE-LIT BUILDING SIGN

RIBBON CABINET
BODY - 1" ALUMINUM ANGLE SKINNED IN .090 ALUMINUM
RETURNS - 3" TO MATCH SPECS
RETAINERS - 1" RIGID RETAINERS TO MATCH SPECS
LEDS - WHITE - **ADD EXTRA LEDS**

INSTALLATION - MOUNTED FLUSH TO FASCIA

RIBBON FACES
MATERIAL - PAN FORMED, EMBOSSED PLASTIC PAINTED SECOND SURFACE TO MATCH SPECS
FLANGE - 1 1/4"
PAN DEPTH - 1"

INSTALLATION - MOUNTED INTO RIGID RETAINERS

"CREW" & "CARWASH"
FACES - 1/8" 2447 WHITE ACRYLIC
RETURNS - 4" TO MATCH SPECS
TRIM CAPS - 1" TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - WHITE

INSTALLATION - MOUNTED FLUSH TO FASCIA

SW ELEVATION

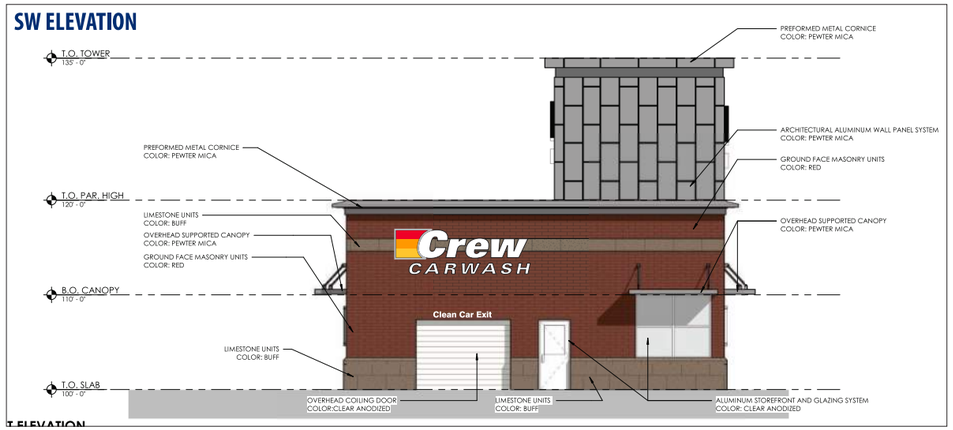
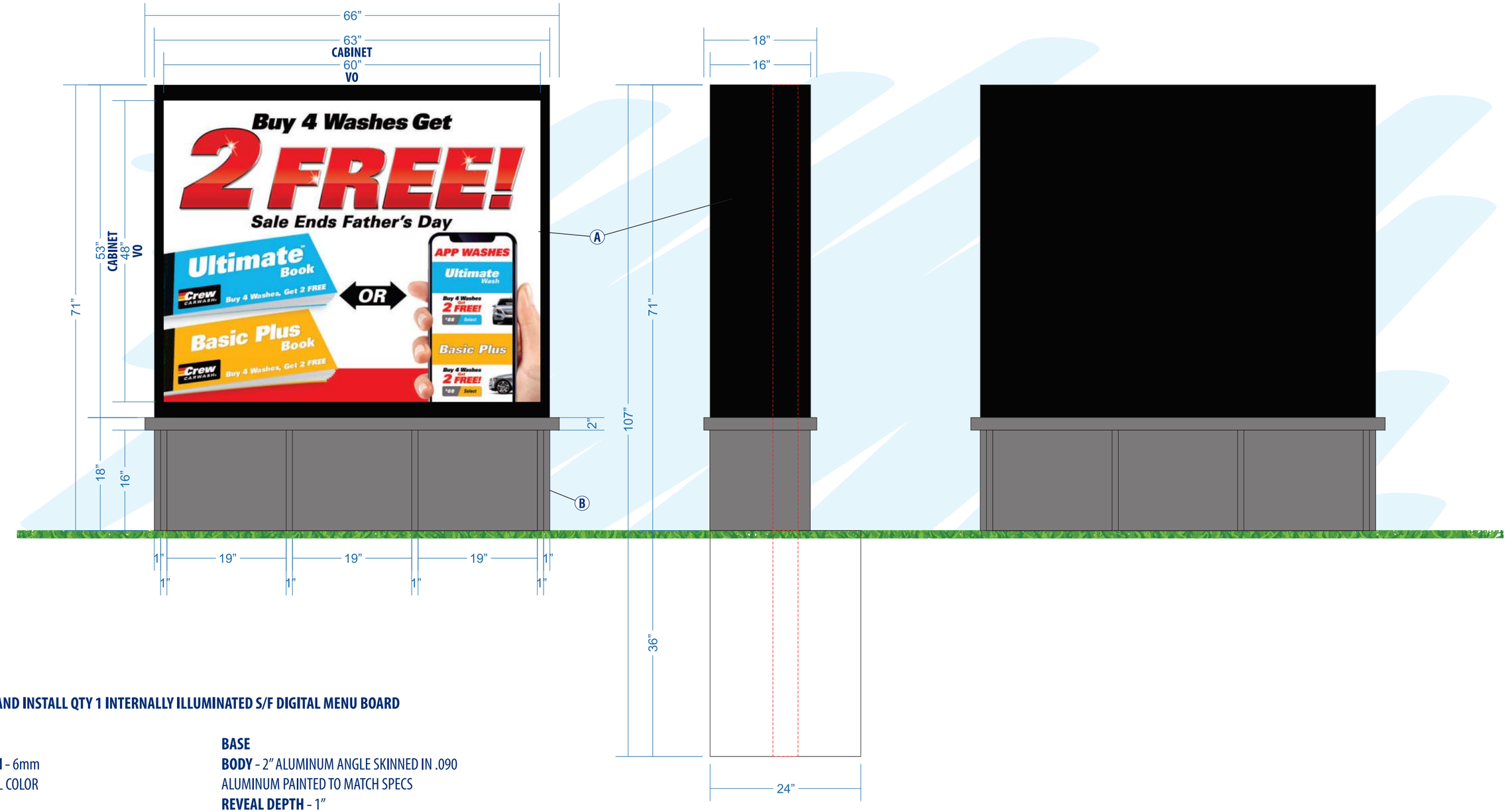


PHOTO SCALE: 1/16" = 1' - 0"

Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ Ⓕ Ⓖ Ⓗ Ⓘ Ⓙ

ART SCALE: 3/4" = 1' - 0"

EC05



FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED S/F DIGITAL MENU BOARD

EMC
RESOLUTION - 6mm
COLOR - FULL COLOR
DEPTH - 5”

INSTALLATION - MOUNTED TO SIGN BASE & POST

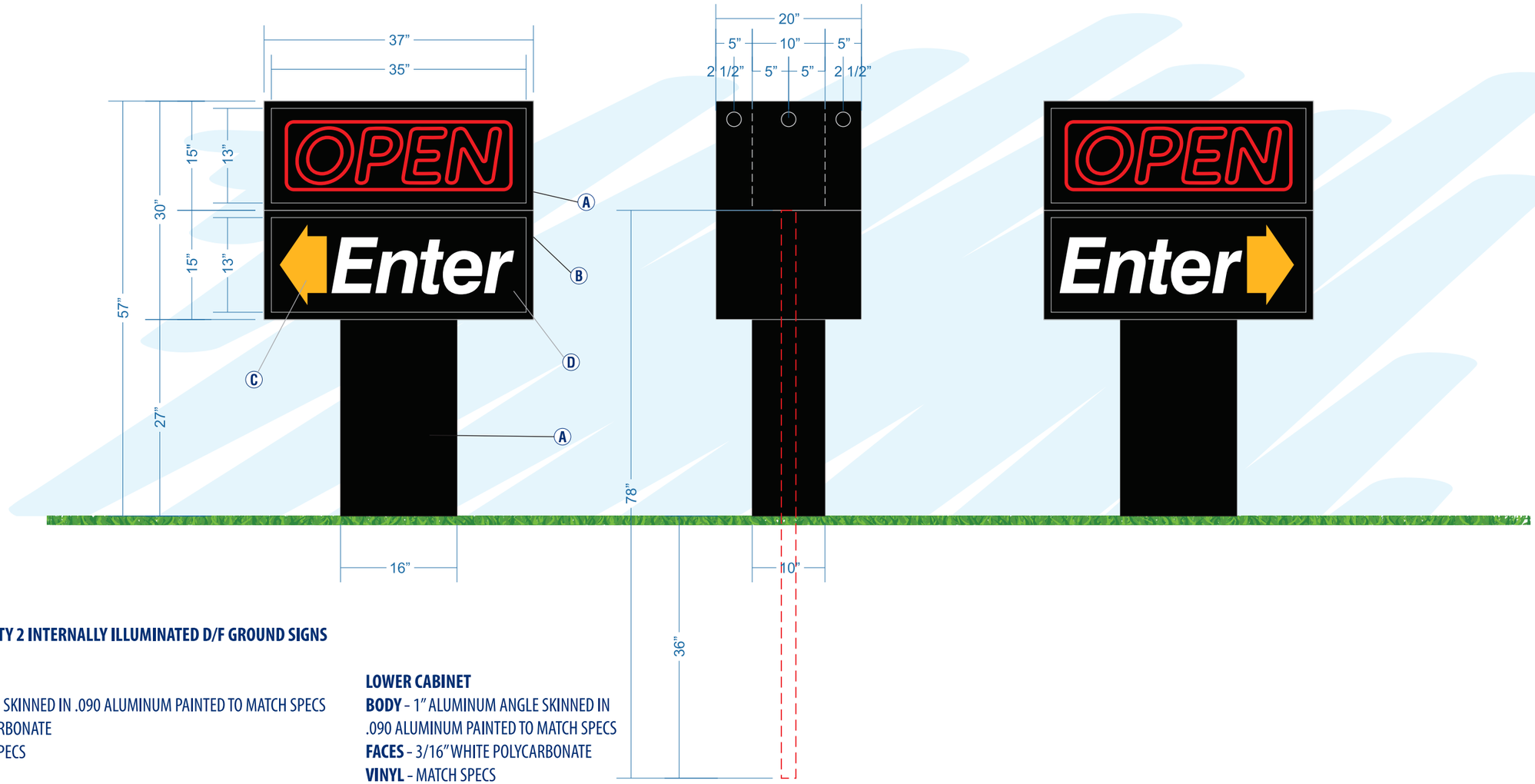
BASE
BODY - 2” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
REVEAL DEPTH - 1”

INSTALLATION - MOUNTED AROUND 4” SCH 40 PIPE BURIED INTO GRADE

A	F
B	G
C	H
D	I
E	J

ART SCALE: 3/4” = 1’ - 0”

EC06



FABRICATE AND INSTALL QTY 2 INTERNALLY ILLUMINATED D/F GROUND SIGNS

UPPER CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16” CLEAR POLYCARBONATE
RETAINERS - 1”TO MATCH SPECS
NEON - 12 MM RED

INSTALLATION - BAFFLE & DIVIDER NEEDED BETWEEN TOP AND BOTTOM CABINETS

BASE
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - INSTALLED AROUND 2” SQ ALUMINUM POST BURIED INTO GRADE

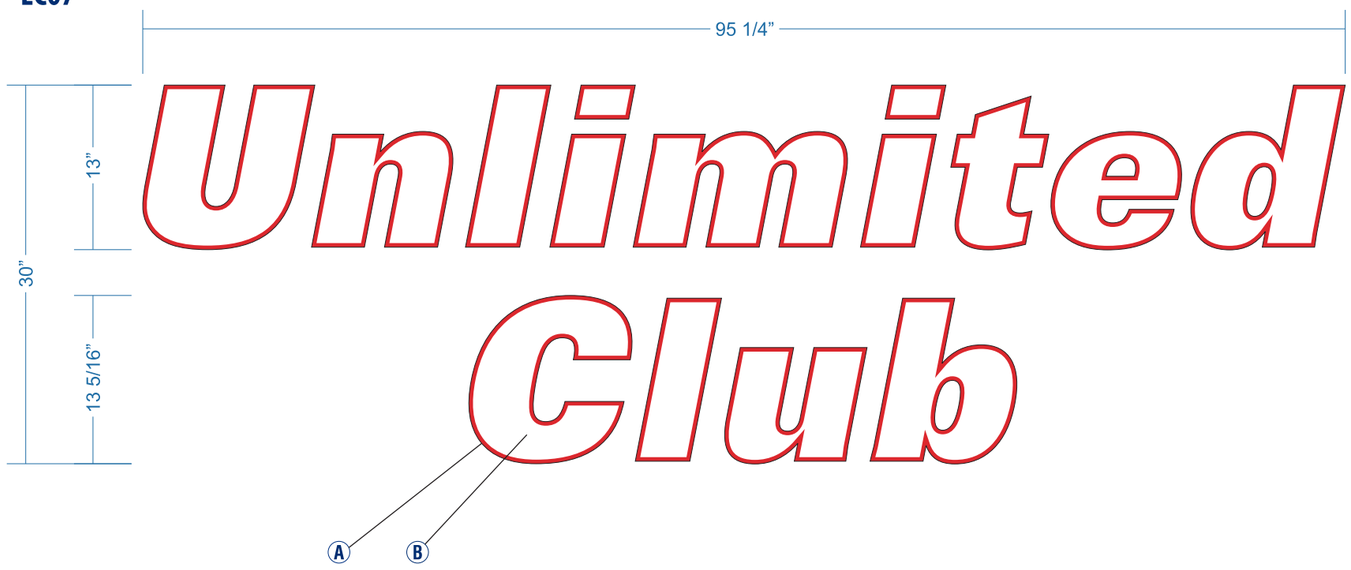
LOWER CABINET
BODY - 1” ALUMINUM ANGLE SKINNED IN .090 ALUMINUM PAINTED TO MATCH SPECS
FACES - 3/16” WHITE POLYCARBONATE
VINYL - MATCH SPECS
RETAINERS - 1”TO MATCH SPECS

INSTALLATION - MOUNTED TO BASE & POST

A	F
B	G
C	H
D	I
E	J

ART SCALE: 3/4” = 1’ - 0”

EC07



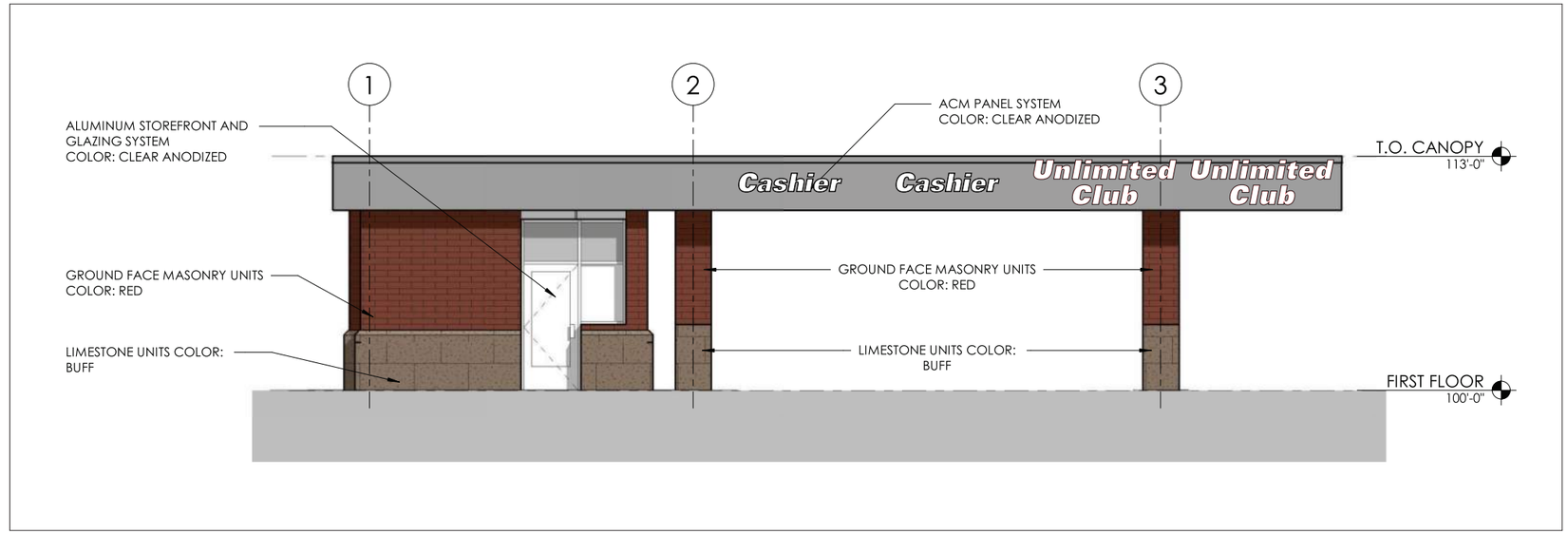


PHOTO SCALE: 1/8" = 1' - 0"

FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

A	F
B	G
C	H
D	I
E	J

ART SCALE: 1" = 1' - 0"

EC08

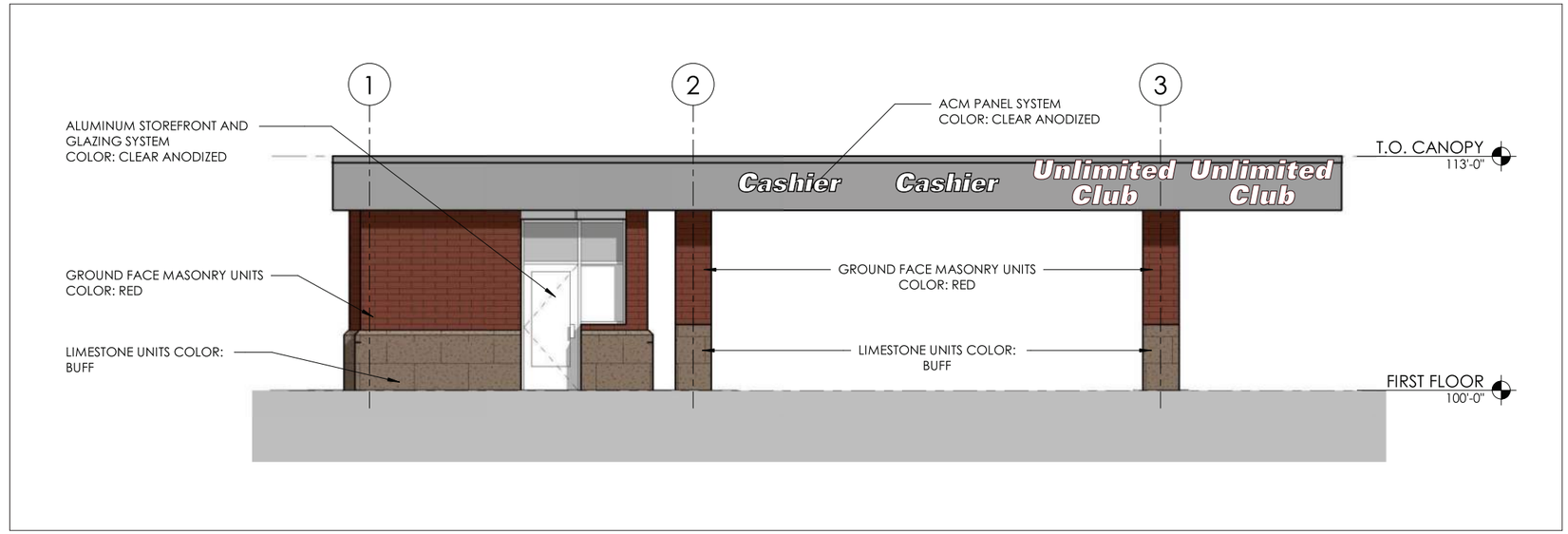


PHOTO SCALE: 1/8″ = 1′ - 0″

FABRICATE AND INSTALL QTY 2 NON-ILLUMINATED LETTER SETS

FACES - 1″ WHITE PVC PAINTED TO MATCH SPECS
VINYL - MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO CANOPY

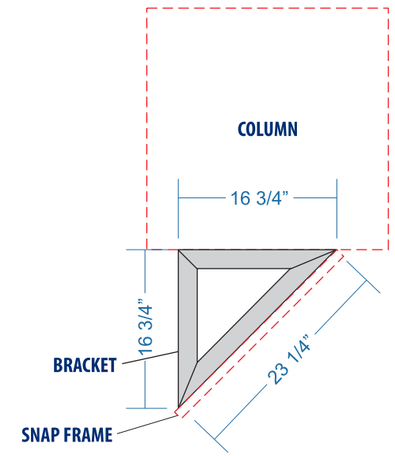
A	F
B	G
C	H
D	I
E	J

ART SCALE: 1″ = 1′ - 0″

EC09

ASSEMBLED SIGN

DIBOND FACE ONLY



FABRICATE AND INSTALL QTY 4 SNAP FRAMES

BODY
SIGN COMP KIT - 1899 & 1869A PAINTED TO MATCH SPECS

INSTALLATION - QTY 2 FRAMES FLUSH MOUNTED TO COLUMNS, QTY 2 FRAMES ANGLED OFF COLUMNS

FACES
MATERIAL - 3MM WHITE DIBOND
VINYL - MATCH SPECS

INSTALLATION - MOUNTED INTO SNAP FRAMES

ANGLED BRACKETS
BODY - 2" ALUMINUM ANGLE

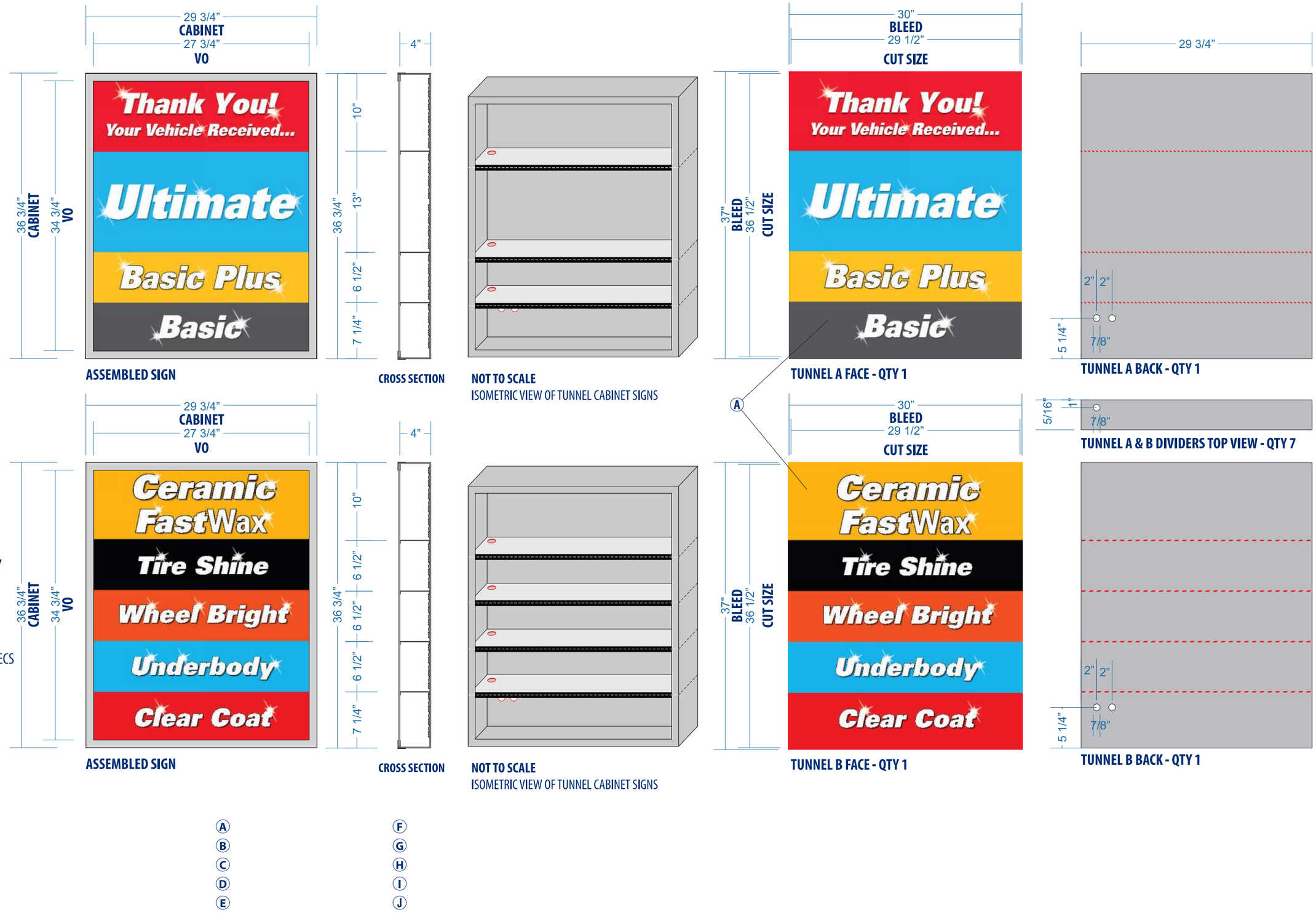
INSTALLATION - MOUNTED TO SNAP FRAME AND COLUMN

Ⓐ
Ⓑ
Ⓒ
Ⓓ
Ⓔ

Ⓕ
Ⓖ
Ⓗ
Ⓘ
Ⓙ

ART SCALE: 1-1/2" = 1' - 0"

EC10



FABRICATE AND DELIVER QTY 2 INTERNALLY ILLUMINATED S/F CABINET SIGNS

STRUCTURE
BODY - STAINLESS STEEL BODY WITH BAFFLES
RETAINERS - 1" STAINLESS STEEL TO MATCH SPECS
DEPTH - 5"
LEDS - PRINCIPLE IP68 WHITE

FACES
MATERIAL - 3/16" CLEAR ACRYLIC
VINYL - MATCH SPECS

Ⓐ Ⓑ Ⓒ Ⓓ Ⓔ

Ⓕ Ⓖ Ⓗ Ⓘ Ⓙ

ART SCALE: 1" = 1' - 0"

EC11

FABRICATE AND INSTALL QTY 1 NON-ILLUMINATED LETTER SET

FACES - 1" WHITE PVC PAINTED TO MATCH SPECS

INSTALLATION - MOUNTED FLUSH TO FASCIA

Ⓐ
Ⓑ
Ⓒ
Ⓓ
Ⓔ
Ⓕ
Ⓖ
Ⓗ
Ⓘ
Ⓙ

SW ELEVATION

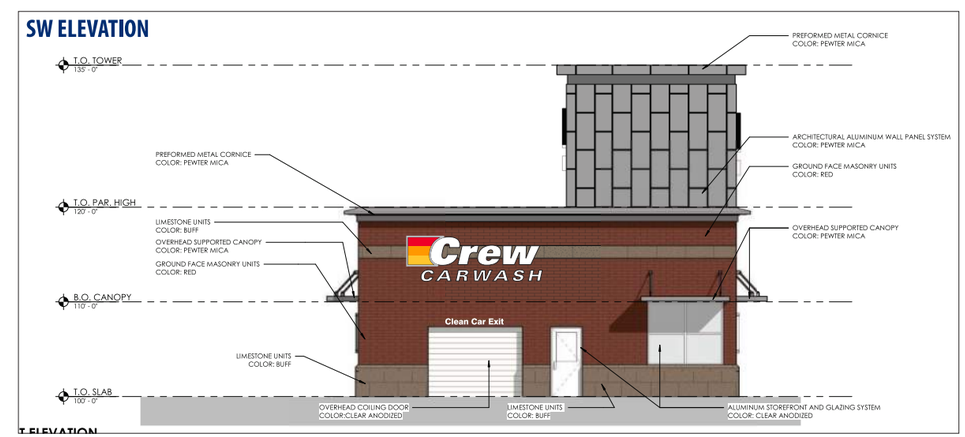
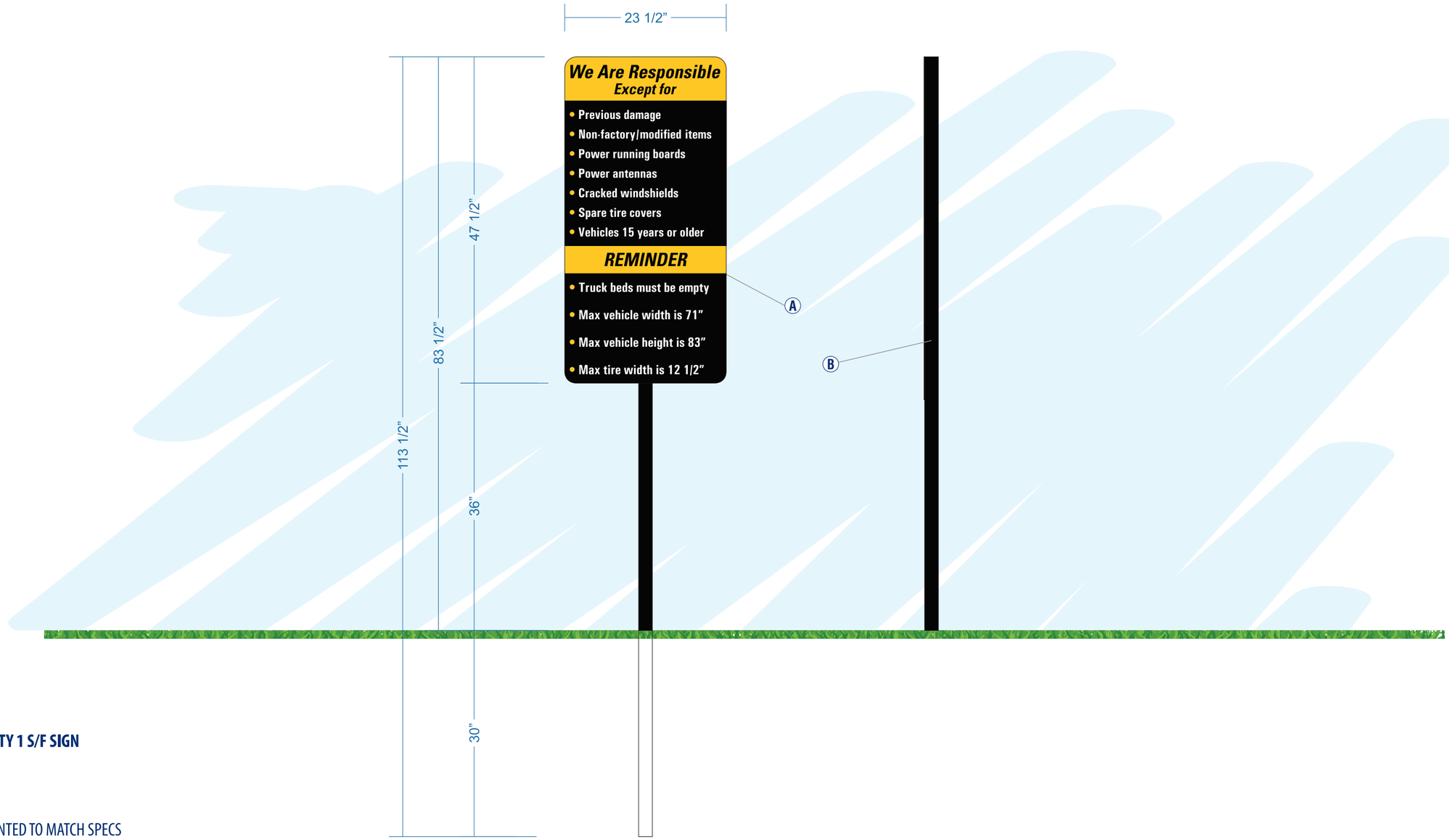


PHOTO SCALE: 1/16" = 1' - 0"

ART SCALE: 1-1/2" = 1' - 0"

EC12



FABRICATE AND INSTALL QTY 1 S/F SIGN

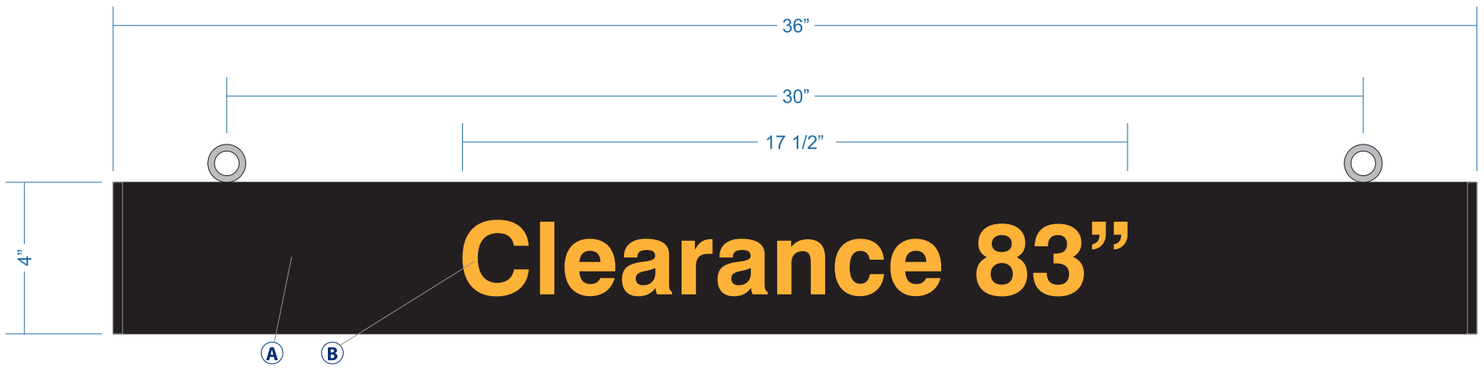
FACES - 3MM BLACK DIBOND
VINYL - MATCH SPECS
POST - 2" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACE MOUNTED TO POST, POST BURIED INTO GRADE

A	F
B	G
C	H
D	I
E	J

ART SCALE: 3/4" = 1' - 0"

EC13



FABRICATE AND INSTALL QTY 1 S/F CLEARANCE BAR

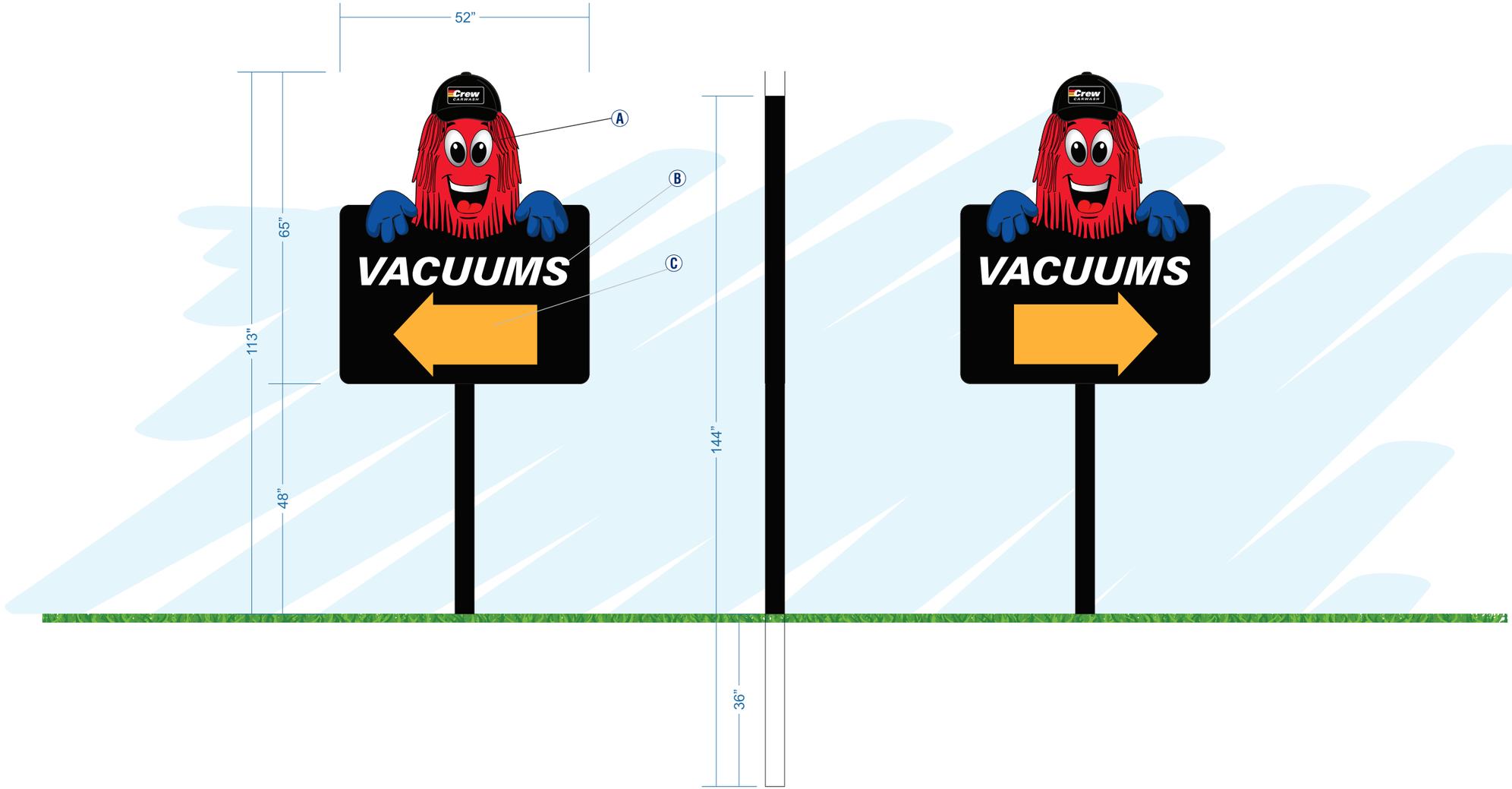
MATERIAL - 4” ROUND PVC PIPE WITH CAPS ON ENDS AND PAINTED TO MATCH SPECS
EYE HOOKS - STAINLESS STEEL
VINYL - TO MATCH SPECS

INSTALLATION - HUNG WITH AIRCRAFT CABLE 83” ABOVE GRADE

A	F
B	G
C	H
D	I
E	J

ART SCALE: 3” = 1’ - 0”

EC14



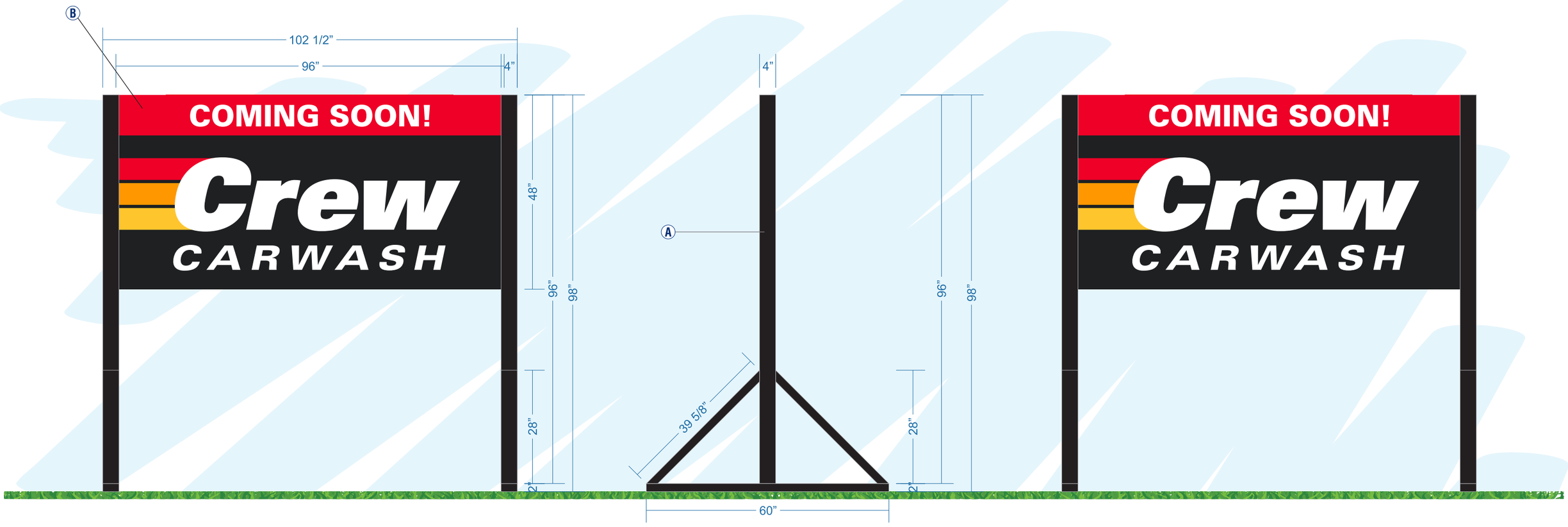
FABRICATE AND INSTALL QTY 1 D/F VACUUM SIGN

FACES - 3MM BLACK DIBOND
VINYL - MATCH SPECS
POST - 4" SQ ALUMINUM PAINTED TO MATCH SPECS

INSTALLATION - FACES MOUNTED TO POST, POST BURIED INTO GRADE

A	F
B	G
C	H
D	I
E	J

ART SCALE: 1/2" = 1' - 0"



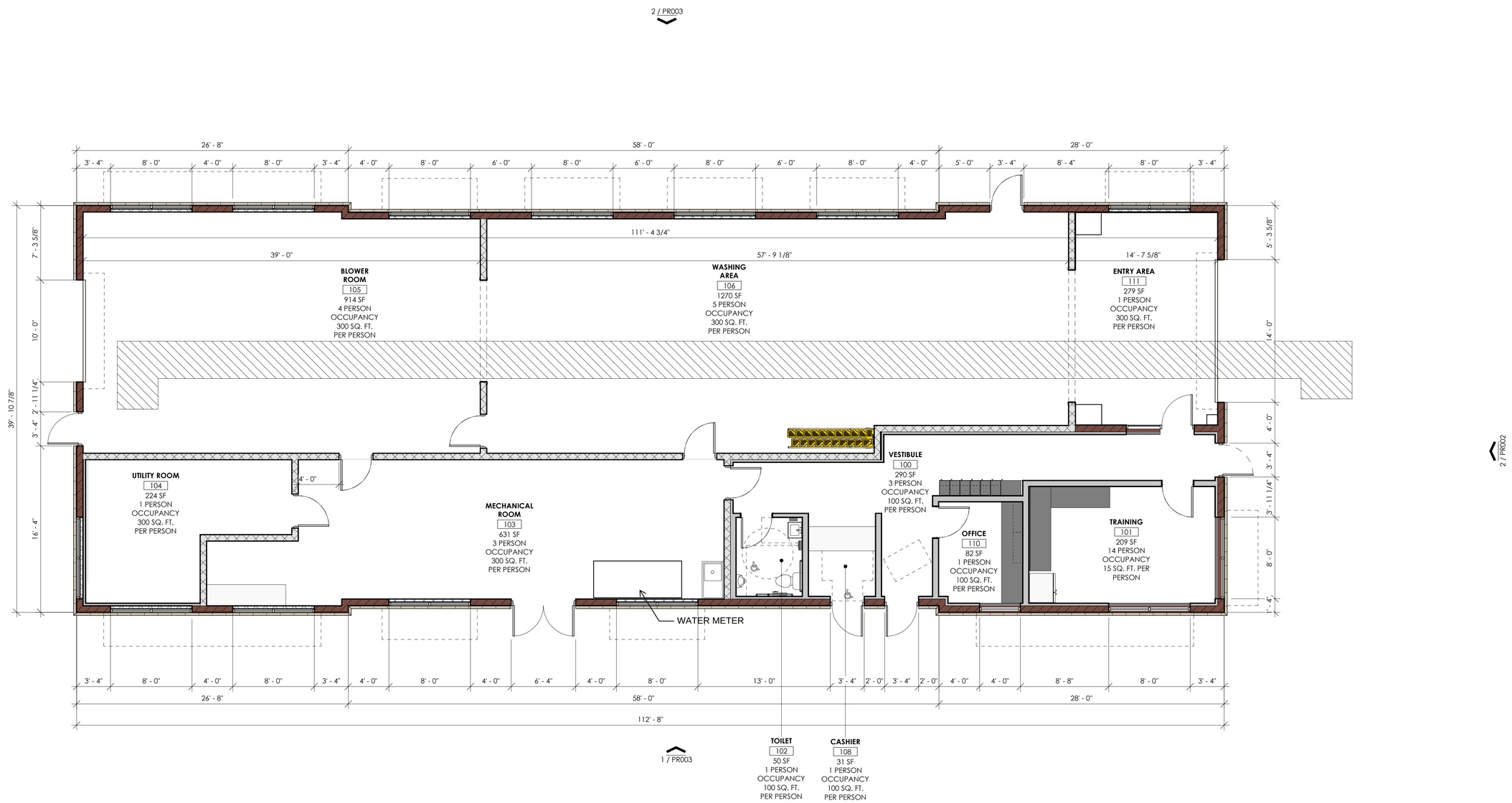
FABRICATE AND INSTALL QTY 1 D/F STANDING SIGN POSTS W/ SANDBAGS

FACES - 1/2” ALUMCORE PRINTED TO MATCH SPECS

POSTS - QTY 3 - 10’ 2x4 TREATED WOOD PAINTED TO MATCH SPECS
QTY 2 - 8’ 4x4 POSTS PAINTED TO MATCH SPECS

A	F
B	G
C	H
D	I
E	J

ART SCALE: 1/2” = 1’ - 0”



BUILDING FLOOR PLAN

CREW CARWASH, INC
N96 W17500 COUNTY LINE RD.
GERMANTOWN, WI 53022

NORTH

04/29/2024
PRO2024
3/16" = 1'-0"

Cripe®
Solutions by Design Since 1937

CUP # -2024 Document No.	CONDITIONAL USE PERMIT Document Title

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

Whereas the Applicants:
Crew Carwash, Agent for Nomies Investments LLC, Property Owner

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

Now, therefore, this permit is issued to allow the development and operation of a carwash facility from the property located at N96 W17500 County Line Road pursuant to Section 17.32(3)(g) of the Village Zoning Code.

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

Parcel Identification No:
GTNV 334-990

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 33, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows, viz: Commencing at the Southeast corner of said Section; thence North 89° 51'00" West, 1321.30 feet; thence North 00° 24'00" West, 440.70 feet; thence South 84° 15'00" East, 201.16 feet to the place of beginning of this description; thence North 00° 24'00" West, 219.05 feet; thence South 84° 15'00" East, 200.00 feet; thence South 00° 24'00" East, 219.05 feet; thence North 84° 15'00" West along the Northerly right of way of road, 200 feet to the place of beginning.

Tax Key No: 334-990
Address: N96 W17500 County Line Road

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12, 2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm.
2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.

3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 15th day of April, 2024.

Dean Wolter, Village President

ATTEST:

Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this 24th day of April, 2024, the above named Dean Wolter, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

KASIE R. MILLER NOTARY PUBLIC STATE OF WISCONSIN

Kasie R Miller
{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 05/03/2025

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As agent for the business owner/operator, Crew Carwash, I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2024

_____
Agent for Crew Carwash

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2024, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As agent for the property owner, Nomies Investments LLC, I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2024

_____
Agent for Nomies Investments LLC, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2024, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

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

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

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

Village of Germantown, Wisconsin

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, April 8, 2024 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

I. CALL TO ORDER: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

The meeting was called to order by Planning Assistant Lori Johnson at: 6:47pm.
MOTION Shadid second Laszewski to appoint Trustee Baum as Chairman Pro-tem.
MOTION carried unanimously.

II. ROLL CALL:

Plan Commission members present were: Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bob Williams, Bill Shadid and Josh Tarantino. Chairman Dean Wolter was absent and excused. Also present were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.

III. APPROVAL OF MINUTES:

A. March 11, 2024

MOTION Shadid second Laszewski to Approve the minutes from March 11, 2024.
MOTION carried unanimously.

IV. NEW BUSINESS:

A. Public Hearing regarding a proposed amendment of the Project Plan for Tax Incremental District (TID) No. 7 and a proposed amendment of the Project Plan for TID No. 8 followed by consideration and possible action on a Resolution Approving an Amendment to the Project Plan for TID No. 7 and consideration and possible action on a Resoultion Approving an Amendment to the Project Plan for TID No. 8. (PUBLIC HEARING & ACTION)

Director Retzlaff announced Phil Cosson, Ehlers, who gave a presentation on the proposed amendments to TIF #7 and #8.
Public hearing opened at 7:09 pm.
Comments were received from:
- Katie Kautz, N135 W20647 Meadowlark Lane
- Sarah Larson - W159 N9739 Butternut Road
- Melanie Smythe - N140 W17938 Cedar Lane
- Scott Hefle, W159 N10514 Old Farm Road
- Jan Miller, PO. Box 837

Public hearing closed 7:25 pm.

Discussion followed. Commission members provided the following comments:
- Trusee Baum explained the Richfield water project will put a water line under Rockfield Road and tear up the road. So while the road is open, it was decided to put in the sewer line at the same time so that when the road is paved its fresh. The eastern half of Rockfield Road up to Goldendale is torn up and needs to be repaired, but nothing east of Goldendale will be done.
- What does the Village get when the TID closes and what more do we get because of the amendment. Mr. Cosson explained.
- What is the benefit to the Village when a TID closes.
- Can we setup neighborhood citizen meetings.
- TID 7 work - while Freistadt Road is torn up with water and sewer going in, it comes in to Freistadt Road east to Goldendale and ties back into the system. So while Freistadt Road is torn up should we run sewer and water west to the interstate while we rebuild the whole road.
- How will the railroad crossing affect what we want to do.The need for the additional improvements along Freistadt Road will go in whether or not the crossing is approved because the Freistadt district will develop. The timing coincides with the Richfield improvements.
- What decision is made when to close out TID 8 and what happens to the cumulative cash flow when the TID closes
- How do we know the roads are sized appropriately if the planning hasn't been completed
- Administrator Kreklow provided an update on the railroad crossing and the timing of the project.

MOTION Laszewski second Nilles to Approve the proposed Resolutions for TID No. 7 and TID No. 8.
MOTION carried 4-2 (Shadid,Tarantino)

B. Crew Carwash, Agent for Nomies Investments, LLC, Property Owner - N96 W17500 County Line Road. Conditional Use Permit (CUP) and Site Plan Applications for redevelopment of the property for construction of a new 4,500 sqft self-serve carwash. (PUBLIC HEARING & ACTION)

Director Retzlaff summarized the proposal.
Public Hearing opened at 8:05 pm
- Brian Randall, Attorney with Amundsen Davis, 111 E. Kilbourn Avenue, Milwaukee, spoke on behalf of Crew Carwash. He stated the conditions of approval have been reviewed and indicated they can work with them. He explained the current gas station has a car wash but it will be demolished and the site reconfigured for the proposal.
- Melanie Smythe, W140 N17938 Cedar Lane commented on the building.
Public hearing closed at 8:08 pm.

MOTION Shadid second Williams to Approve the Conditional Use Permit (CUP) application for Crew Carwash for the construction and operation of a self-serve car wash facility on the property located at N96 W17500 County Line Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application, project narrative dated February 12, 2024, and supporting site plan documents dated January 12,

2024, and February 12, 2024. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Sunday through Saturday 7:00am to 9:00pm.

2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Building permits and commercial building code plan approval are required for the planned demolition of existing structures on the site and the proposed building and kiosk. Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for information about required permits and/or plan approvals.

Discussion followed. Commisisoner Shadid questioned what happens with the underground gasoline tanks. Travis Smith, Crew Carwash, said the State of Wisconsin has strict regulations how that is handled. Trustee Baum added they will need a closeout document that notifies the State. Discussion continued.

MOTION carried 5-1 (Nilles)
MOTION Shadid second Williams to Approve the site development and building plans submitted by Crew Carwash for a 4,512 sqft self-serve carwash facility w/ 345 sqft kiosk & canopy located at N96 W17500 County Line Road subject to the following conditions:
1. This approval is for the various plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:

1. *Architectural plans dated January 12, 2024;*
2. *Civil Engineering plans dated February 12, 2024;*
3. *Landscaping plans dated February 12, 2024;*
4. *Lighting plans (photometric plan) dated February 12, 2024;*

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. Additional landscaping shall be shown in a revised landscape plan review and approved by the Village Forester, including:
a. along the north property to reasonably replace the existing screen hedge.
b. Per municipal code 17.43(c) around the perimeter of the site with plantings along the east boundary, the northwest, or southwest corners of the property.

3. The mulch in the landscaping beds shall be wood mulch and not decorative stone.

4. Tree planting detail on sheet C1.4 shall be revised to include that root flare should be left exposed, moss/mulch line should be at or just below top of root ball.

5. The following tree species shall be substituted for the two (2) Acer platanoides and the two (2) Pyrus calleryana 'Jaczam'. The Village has many Maple (Acer) trees and would benefit from an increased species diversity. Also, Pyrus calleryana has the potential to establish as an invasive tree species in Wisconsin. Acceptable substitutes: Common Hackberry (Celtis Occidentalis), Kentucky Coffeetree (seedless) (Gymnocladus dioicus), London Planetree (Platanus x acerifolia), Tulip tree (Liriodendron tulipifera), Oak spp. (Quercus)

6. The technical issues and plan revisions identified in the April 3, 2024 memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities and issuance of building permits (excluding site demolition, early start site preparation, and footing & foundation installation).

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

Commissioner Nilles said he was mildly shocked at the amount of pavement proposed with 4 lanes of staging. Travis Smith explained the 4 rows of staging has more to do with the width than the length. He said they found the layout as proposed works best for their customers. Commissioner Nilles thought the circulation is confusing and hard to navigate. Commissioner Laszewski suggested having 2 lanes going out to 4 lanes deep. Director Retzlaff said that wasn't a bad suggestion considering the large tree located on the east side of the property in the vicinity of the proposed light pole. If there were 2 lanes coming in then going to 4 lanes past the tree, is worth considering. Trustee Baum suggested Crew Carwash work with staff regarding the tree.

MOTION to Amend Laszewski second Tarantino to work with staff to try to preserve the tree by extending the landscape buffering in the southeastern portion of the property out a little bit.
MOTION carried 4-2 (Baum, Nilles)
MOTION to Approve as Amended carried 5-1 (Nilles)
MOTION Shadid second Laszewski to Table the Sign Review.
MOTION carried unanimously.

C. Village of Germantown Community Development Department - Proposed Text Amendments to Chapter 17 of the Village of Germantown Municipal Code: 17.07 Temporary Uses; 17.08 Definitions; 17.33 M-1 Limited Industrial District; and 17.41 Accessory Uses, Buildings and Structures. (PUBLIC HEARING & ACTION)

Director Retzlaff summarized the proposed text amendments to Chapter 17 of the Municipal Code.
Public hearing opened at 8:27 pm.
Public hearing closed at 8:28 pm.

Commissioner Nilles asked if they should have the draft ordinances which were not included in the packet.
MOTION Shadid second Nilles to Table.
MOTION carried unanimously.

D. Briohn Building Corp. Agent for Green Bay Packaging, Inc., and AHST 355 LLC, Property Owners - Approximately 52 acres north of Holy Hill Road, east of Hwy. 41, south of Rockfield Road. Site Plan Application for a 270,000 sqft light manufacturing and 12,500 office building. (ACTION)

Director Retzlaff summarized the proposal.

MOTION Shadid second Laszewski to Approve site development and building plans for a 270,000 sqft light manufacturing and 12,500 sqft office facility for Green Bay Packaging Inc. located in the northeast corner of the Holy Hill Road @ I-41 interchange in the Holy Hill Gateway District subject to the following conditions:
1. This approval is conditional and requires the following: (1) the DNR approving the filling of Wetland #3 and Wetland #4 (or determining that the wetlands are artificial); and (2) the Village granting a CUP to encroach into the 25' wetland setback. No permits to authorize construction or building permits should be issued until the wetland fill and 25' wetland setback issues are resolved (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).

2. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
a. Architectural, Building & Elevation plans dated February 12, 2024;
b. Civil Engineering plans dated March 18, 2024;
c. Landscaping plans dated March 18, 2024;
d. Lighting plans (photometric plan) dated February 9, 2024

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

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

5. All issues, both minor technical/plan corrections and major access and grading issues identified in the April 4, 2024 review memo from the Village Engineer shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS).

6. Pursuant to Section 17.43(6) of the Zoning Code (Site Plan Requirements), the Village and GBP should enter into a “Development Agreement” for purposes of addressing the major issue raised in the Village Engineer’s April 4, 2024 review memo, including but not limited to the access-related intersection re-construction, public road realignment & re-construction, traffic signal installation at the Holy Hill Road driveway intersection proposed for GBP.

7. The following issues identified by the Village Forester shall be addressed as part of a revised landscape plan submitted for review and approval prior to commencing construction or issuance of building permits (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS).

a. Sheet L2.02. Per municipal code 17.43(c) – Interior parking lot landscaping shall include one 2” caliper tree for every ten parking spaces. The current for the west parking lot does not meet this requirement. More trees are required.
b. Sheet L2.03. Per municipal code 17.43(c) – Interior parking lot landscaping shall include one 2” caliper tree for every ten parking spaces. The current plan for the north parking lot does not meet this requirement. More trees are required.

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

Discussion followed. Paul Karas, Attorney for Noby Richfield and Rajan Shrestha, owner, reviewed issues they have related to the proposal. He said the owner has a concern the gas trucks will have trouble making the sharp turns into the gas station. They would like the developer to maybe make the road wider or a different angle. The other problem is access during construction. Mr. Shrestha is hoping to get some sort of assurance that the access from Holy Hill Road on the temporary basis during construction will be sufficient. Director Retzlaff stated the Village Engineer has identified in his review memo one of the things to be sorted out and specifically addressed in the developers agreement is the provision of a construction sequencing plan that provides uninterrupted access for the gas station which is item #3 under the Village Engineer comment section and in Condition#5 of the site plan conditions. These conditions would need to be sorted out before a building permit is issued. Trustee Baum explained the developer will sign a legal document with the Village and

will indicate how they will provide uninterrupted access for the gas station while under construction.

MOTION carried unanimously.

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

The following resident spoke:
- Melanie Smythe, N140 W17938 Cedar Lane.

VI. **ANNOUNCEMENTS:**

There is a joint Plan Commission/Economic Development Meeting scheduled for April 22nd regarding the residential market analysis.

VII. **ADJOURNMENT:**

The meeting was adjourned at: 8:50 pm.