

MEETING: REGULAR MEETING OF THE PLAN COMMISSION
DATE & TIME: Monday, May 12, 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 4/28/25
- IV. **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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- V. **UNFINISHED BUSINESS:**
 - A. Discussion of a Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (DISCUSSION - CONTINUED FROM APRIL 28)
- VI. **NEW BUSINESS:**
 - A. Adam Altis and James Gehrke, Agents for Blades Indoor Golf, LLC, and Ozaukee Development Corporation, Property Owner. Conditional Use Permit (CUP) for a 9,600 sqft Indoor Golf Entertainment/Recreation Establishment located at W188 N11770 Maple Road in the Germantown Industrial Park. (PUBLIC HEARING & ACTION)
 - B. Design 2 Construct Development Corp. Agent for JDV Real Estate Holdings/Enviro-Safe, Property Owner W130 N10500 Washington Drive. Site Plan for a 6,068 sqft building and 18-stall parking lot expansion. (ACTION)
 - C. Robert Overmier, Property Owner. Certified Survey Map (CSM) application to combine two (2) existing parcels into one (1) parcel totaling 53.8 acres. Property located at N144 W12531 Pioneer Road in the "Rural Preservation District". (ACTION)
- 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 hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, April 28, 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 Soderberg called the meeting to order at 6:30pm.

 - II. **ROLL CALL:**
Chairman Soderberg and Committee Members Warren, Tarantino, Williams, Shadid (via Webex) and Henk were all present, Ewert was absent excused. Also present were Community Development Director Retzlaff, Associate Planner Yanke, Administrator Kreklow and Administrative Coordinator Remich (via Webex).

 - III. **APPROVAL OF MINUTES:**
 - A. PC Minutes 4/14/25
Motion: Approve as presented
Motioned By: Josh Tarantino
Seconded By: William Shadid
Yes: William Shadid, Robert Williams, Bridget Henk, Josh Tarantino
No: None
Abstain: Bob Soderberg, Robert Warren
Motion Passed (Yes 4, No 0, Abstained 2)

 - 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.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
Motion: Move Citizen Input up to first on the Agenda
Motioned By: Bob Soderberg
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)
- Citizens that spoke included:
Sarah Larson who lives on Butternut Road.

Lynn Bednarz who lives on Pawnee Court.
Melanie Smythe who lives on Cedar Lane.
Scott Hefle who lives on Old Farm Road.
Ellen Welden Crisci who lives on Juniper Drive.

IV. NEW BUSINESS:

- A. Josh Tarantino, Agent for LAW Development, Property Owner, and Wendland Nursery & Wendland Landscape Services, Inc.; Amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property; and Site Plan Review for a proposed 2,560 sqft square greenhouse on the property located at W172N10415 Division Road. (PUBLIC HEARING & ACTION)

Josh Tarantino recused himself for this proposal and stepped down from the dais.

Associate Planner Yanke went over the background of the business and outlined the proposed updates to the CUP from 1989. Several smaller buildings (3) will be taken down, and a new greenhouse will take their place on the property. Discussion followed. Warren asked about the two driveways, their usage, and the possibility of eliminating one of them. Yanke stated that the driveway issue is independent of tonight's action and that there is an ongoing discussion between the Village Engineer and Wendland. Josh Tarantino stated that the two driveways are critical, but the placement is not, but that will not be formally decided on until a later date during the reconstruction of Division Road. Williams asked about the CUP's perpetuity and if the Village could add a condition stating that if the ownership changes, the new owner would need to apply for their own CUP (i.e. non-transferable) unless it is a member of the current owner/operator's family. Retzlaff stated that yes, that could be added.

Chairman Soderberg opened the public hearing at 6:57pm.

Residents who spoke included:

Lynn Bednarz who lives on Pawnee Court stated that she agrees that this business needs 2 driveways for ease of entry and exit.

Scott Hefle who lives on Old Farm Road stated that he supports this and that the business owner has always helped the community.

Justin Schweiger who lives on Whitetail Run stated his support for this proposal.

Marcy Lindgren who lives on Whitetail Run stated that they support these changes.

Nick Gearhard who lives on Pinewood Court stated that he agrees that the business needs 2 driveways and supports this proposal.

Chairman Soderberg read aloud 3 emails in support of this proposal.

Chairman Soderberg closed the public hearing at 7:06pm.

Staff recommends approval of the amendment to Conditional Use Permit (CUP) No. 06-1989 allowing horticultural services and the retail sale of products not grown on the property for the parcel located at W172 N10415 Division Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting site plan documents dated February 24, 2025. Days and hours of

- operation shall be limited to those specified in the CUP supporting documents submitted to the Village.
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 (CUP) 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 buildings and new building (i.e. greenhouse). Contact SAFEbuilt staff in Inspection Services at Village Hall prior to any work for more information.
 7. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).

Staff recommends approval of the site plan and building plans submitted by Josh Tarantino of Wendland Nursery for a 2,560 square foot greenhouse for property located at W172 N10415 Division Road, subject to the following conditions:

1. This approval is for the site plan sheets submitted with the site plan application dated February 24, 2025, and for various plan sheets that comprise the building plans prepared by the Wisconsin Greenhouse Company, dated February 10, 2025. If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.
2. Site plan shall be revised to denote correct setback distances from Structures 1, 2, 4, 6, and the greenhouse, from the front/eastern property line. Site plan shall

also be revised to denote correct setback distances from Structures 3 and 5 from the southern property line.

3. One (1) ADA parking space shall be installed to meet accessibility standards. The site plan shall be revised to show the additional ADA space.
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. Property Owner/Operator shall work with the Village to remove/relocate any identified encroachments emanating from the project site into the right-of-way abutting the property to the south at a time that the Village improves the right-of-way.
6. Property Owner/Operator acknowledges a planned roadway project for Division Road and that a new right-of-way plat along Division Road where the project site is located will be established.

Motion 1: Approve CUP as presented

Motioned By: William Shadid

Seconded By: Robert Williams

Motion 2: Amend to include an additional condition stipulating the CUP is non-transferable to a new owner unless it is transferred to a member of the current owner/operator's family.

Motioned By: Robert Williams

Seconded By: Bridget Henk

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk

No: None

Abstain: Josh Tarantino

Motion Passed (Yes 5, No 0, Abstained 1)

Results of Motion 1:

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk

No: None

Abstain: Josh Tarantino

Motion Passed (Yes 5, No 0, Abstained 1)

Motion 3: Approve Site Plan

Motioned By: Robert Warren

Seconded By: Bridget Henk

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk

No: None

Abstain: Josh Tarantino

Motion Passed (Yes 5, No 0, Abstained 1)

- B. Paul & Christine Ryan, Property Owners, W168N12394 Century Lane.
Conditional Use Permit (CUP) Application for a Mother-In-Law Suite. (PUBLIC HEARING & ACTION)

Associate Planner Yanke went over the background of the proposed Conditional Use Permit for a "Mother-In-Law Suite" accessory dwelling unit within an existing residence

on the 5.26-acre parcel. The Mother-In-Law Suite will include two bedrooms, kitchenette, a shower, and is intended for occupancy by the owner's parents.

Chairman Soderberg opened the public hearing at 7:15pm.

No residents came forward to speak

Chairman Soderberg read aloud 5 emails in support of this proposal.

Chairman Soderberg closed the public hearing at 7:20pm.

Staff recommends the approval of the Conditional Use Permit (CUP) for Paul and Christine Ryan to allow a "Mother-In-Law Suite" accessory dwelling as part of the single-family dwelling located at W168 N12394 Century Lane, subject to the following conditions:

1. The MILS shall be constructed consistent with the building/floor plan revised dated March 3, 2025, as presented to the Village Plan Commission and Village Board.
2. The MILS shall comply with the MILS requirements as defined in Section 17.08(51a) of the Zoning Code of an ongoing basis.
3. The property owner shall notify the Community Development Director/Village Zoning Administrator if/when use of the lower level of the dwelling changes or ceases to be used as a "Mother-In-Law Suite".
4. The Conditional Use Permit shall not be transferable to a subsequent owner unless said owner is a member of the Ryan family.

Motion: Approve as presented

Motioned By: Robert Warren

Seconded By: Josh Tarantino

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

- C. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210 N10738 Appleton Avenue. Site Plan Review for a 5,200 sqft building and a Conditional Use Permit (CUP) Application to allow grading & filling within a 25' wetland and 75' navigable waterway setback. (PUBLIC HEARING & ACTION)

Director Retzlaff went over the background of the proposal and some of the history of TLC Acres. There is currently filling and grading being performed in Tier 2 of the property with Tier 1 having been completed in 2018. There is no projected completion date for Tier 2 at this time. The project includes the addition of a 5,200sqft building which will need to be moved to meet the setback requirement, as well as the addition of 11,000sqft of asphalt paving and construction of an onsite stormwater basin. The drainage ditch that runs through the property is considered a navigable waterway per the DNR and additional permits may be required. FEMA floodplain maps have been revised and will go into effect in 2025. This property will have a large portion of it included in the new 100-year floodplain map which will have to be dealt with when the new maps go into effect.

Staff recommends approval of the Conditional Use Permit to allow encroachment into a 25' wetland and 75' navigable waterway setback as presented in the Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025) for the TLC Acres property pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. To the extent practicable, CUP #08-2019 should be revised to include approval of the setback encroachment and Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which cause 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.
3. The Property Owner shall implement the setback compensation measures as set forth in the Setback Compensation Plan dated January 30, 2025, as part of the site development activities. Any changes to the mitigation plan or changes to any proposed development of the site that impact the ability to implement the mitigation plan shall be reported to the Village.
4. The Property Owner shall prepare and submit an annual monitoring report to the Village concerning the management activities proposed in the CUP narrative, including the planting of native vegetation. Said report shall, at a minimum, detail the type and number of seeding and plantings, activities carried out in the previous year and the observed success (or failure) of previous activities, and detail on the planned activities to be carried out for the coming year. Said report shall be submitted to the Community Development Department annually at the end of each year beginning in 2025 and for a period of three (3) years.

Staff recommends approval of the site development and building plans for a 5,200 sqft accessory building addition subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless the conditions of approval adopted by the Plan Commission require or necessitate revisions to these plans: a. Architectural, Building & Elevation plans dated March 19, 2024; b. Civil Engineering plans dated January 29, 2025; c. Stormwater Management Report dated January 23, 2025; d. Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).
2. The proposed building addition, existing hoop storage structure, and re-located shipping container shall be constructed to meet the minimum required 50 feet property line setback from the side yard (north) property line. The Site Plan set shall be revised accordingly to show the minimum required 50' setback line and building/structure locations in compliance with said setback and submitted to

- the Village Planner prior to issuance of a building permit for the proposed building addition.
3. CUP #08-2019 shall be revised to include by reference the proposed Site Plan set, including the proposed building addition, asphalt paving, and storm water basin improvements as approved by the Plan Commission.
 4. The owner/operator shall submit a revised erosion control permit application to the Village of Germantown as necessary to include the site improvements and other land-disturbing activities approved as part of this Site Plan so the permit and any requirements stipulated in the erosion control permit are accurate and up-to-date. No additional land disturbing activity shall commence until a revised erosion control permit has been issued by the Village.
 5. 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.
 6. 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.
 7. All comments and issues raised in the Village engineer's February 21, 2025, review memo shall be resolved and reflected in additional information and/or revised plans submitted to the Engineer for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding any "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).
 8. The owner/operator is responsible for applying for and obtaining all permits or approvals required by the Wisconsin Department of Natural Resources (WisDNR) for construction of the storm basin and other land-disturbing activities located on the property prior to commencing said construction or land-disturbing activities.
 9. At such time as the shipping container is no longer used for farm-related storage purposes, it shall be removed from the property pursuant to Section 17.41(7)(c) of the Zoning Code.
 10. The owner/operator is advised that the Village's flood hazard rate maps (FIRMs) that establish the 100-year floodplain boundary used for determining eligibility in the National Flood Insurance Program (NFIP) and by the Wisconsin DNR and Village of Germantown for regulatory purposes, are in the process of being revised. Sometime in 2025, the new FIRMs will become effective, and the Village will update the Floodplain Zoning Code to include the new maps. As a result, portions of the TLC Acres property are expected to become impacted by and subsequently further regulated by the 100-year floodplain boundary and Floodplain Zoning Code. That part of the TLC Acres property will be subject to new and more restrictive floodplain zoning regulations and the proposed grading, filling and other improvements may be impacted by these new regulations to the extent that said improvements may not be allowed after the new FIRM maps and Floodplain Zoning Code are adopted. To the extent provided by law, Village approval of the Site Plans referenced herein does not

provide a vested right to the owner/operator to complete the grading, filling and other improvements set forth in said plans in the event the new FIRMs and resulting 100-year floodplain boundary, revised Village of Germantown Floodplain Zoning Code, or other applicable floodplain regulations effect the TLC Acres property.

Retzlaff introduced Evan Nicodem with Paris Survey and Engineering. Nicodem stated that they have no issues with the conditions as presented. He wanted to make it clear that they are staying away from the wetlands, they are only filling the designated areas within the setbacks from the wetlands. He spoke with Washington County regarding the new floodplain maps and asked when they would go into effect and was told it could be this year or possibly in the first half of next year. They are also waiting for an Erosion control permit from Engineering that will hinge on what happens at this meeting tonight. The committee asked about the area being filled in now and whether the new floodplain would make them have to move it. Retzlaff stated no, they couldn't. The proposed floodplain is quite extensive once the new map becomes effective, but as of now, we can't do anything to stop a property owner from filling in their property as long as they have the proper permits. Evan stated that the property owner does plan to farm this property in some way.

Chairman Soderberg opened the public hearing at 7:40pm.

Residents who spoke included:

Tanya Kapp who lives on Appleton Avenue stated her opposition to this proposal. She feels that this business doesn't do any farming. There are trucks dumping, making noise and dust constantly. She sees no foreseeable end to it, and it affects her life negatively.

Jerome Powell who lives on Appleton Avenue stated that he is against fill being brought into this property as it makes his property lower and wetter. He stated that there are limited plantings on the property and the business seems to be more retail. And he agrees that there is a lot of noise and dust.

Sharon Gleissner who lives on Appleton Avenue stated that she thought this business was supposed to be farming. She says it is extremely noisy with over 100 trucks a day. They were supposed to have end dates to finish filling the tiers on the property. She stated that there are a lot of accidents in front of her home due to all the traffic going to this business.

Bob Lietzau who lives on Oak Lane stated that he hears noise from this business around the clock, even in winter with snowplowing and salt dumping. He feels this business was never a good fit for the property, and they are not good neighbors. They have no bathroom, only a port-a-let which shouldn't be allowed for business. And he agrees that it's on a bad corner.

Lynn Bednarz who lives on Pawnee Court stated her support for these neighbors and their issues.

Michael Kesler who lives on Appleton Avenue is also concerned about where all the water is going to go if they keep filling this property. And he agrees with the other neighbors.

Angela Galaszewsky who lives on Mountbrooke Drive stated that she wonders how this filling will affect her well and yard. She knows this is supposed to be agricultural and they aren't growing anything. With all the buildings and paving, where is the

agriculture going to happen? She would like to see a traffic study done for increased traffic.

Tom Steinbach who lives on Hilltop Drive stated that this affects his quality of life as he has been affected by the noise and vibrations for years. He feels the neighbors deserve to know when this is going to end?

Tanya Kapp who lives on Appleton Avenue came back up to state that she is also concerned about her well and her home getting damaged. She has noticed that she has more water on her property. And asked if she should put a sign in her yard to accept fill to make her property higher?

Sarah Bojarski who lives on Oak Lane is against this proposal and is frustrated that this is even being considered for approval. She wants this denied and feels there is a wetland issue and claims there is already flooding issues. The noise and dirt pollution is out of control and we want more regulations put in place to manage this.

Chairman Soderberg closed the public hearing at 8:11pm.

Committee members discussed:

Is there a history of violations or complaints about the business? No. And there are no restrictions on truck traffic.

Could a CUP be used as a vehicle to try to encourage them to address these issues? Yes.

Is the purpose of filling tier 2 to get the area above floodplain elevation? Yes, and it's only going to get worse as the deadline nears.

Is there an urgency with the filling due to the floodplain changes coming? Yes.

Hours of operation are tied to the landscaping operation on the CUP only, not the filling operation, which is the problem. It's not subject to anything other than the erosion control permit and those conditions are simply making sure there are measures in place to protect the soil from leaving the site.

Are there any engineering summaries that pertain to the groundwater/flooding issues? No.

Is it possible to deny this in order to make them address these issues? As the main complaints are noise/dirt and trucks can't be silenced. They could possibly mitigate some of the dust by sprinkling. Could we regulate/control it through the erosion control permit? Maybe. Yes, a denial would get their attention.

Retzlaff read a condition from the original CUP which pertained to noise affecting neighbors and stated that the owner shall work with the village to control such issues.

An attorney drafted another condition that has appeared on most of our CUPs since 2014, and it states that if what we are told isn't true and getting worse, we can call back the property owner and add new conditions or terminate their CUP. Which gets convoluted because unless you can tie the filling of the site to the operations of the landscaping operation you can't use the CUP to say you can't haul in any more fill. But you could make that recommendation to the Village Board.

There has been no confirmation from the Police Department regarding an accident problem at that location or any noise complaints.

Having no stop date for the filling is a problem. Wouldn't the hard stop for that work be when the new FEMA maps are put into effect? Yes, technically.

Doesn't the noise violate the Village's noise ordinance? Any calls to the police they would address, and we have not heard of any. There is an acceptable decibel level, but that is only for Manufacturing Districts.

Williams stated that the noise from the trucks dumping the fill onto the site is a right as

a business owner, but as he reads the CUP the 2nd condition addresses trucks and that is what is contributing to the noise. How would we determine that the noise is only from the fill dumping trucks and not the other trucks bringing in landscape materials? Soderberg stated that he can't in good conscience approve this after all these neighbors have come forward against it. He wants to support the business, and it would have been better if he had been here to address these concerns. He plans to make a site visit and feels this CUP needs a lot of rework. Henk asked if we were to vote to postpone this decision, could we bring the property owner in to address these issues? Yes.

Motion: Postpone until further notice, so the property owner can address the comments from the public hearing

Motioned By: Bridget Henk

Seconded By: William Shadid

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion (Yes 6, No 0, Abstained 0)

D. Discussion of a Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown (DISCUSSION)

Administrator Kreklow went over some statistics and the percentages of single-family and multifamily housing within Germantown and comparable areas. Soderberg stated that he is very data-driven and feels this is a good start. He doesn't know if we need more multifamily or not, and he would like to find out that answer.

Discussion Points:

The commission would like more specific definitions of the terms being used including high-density and multifamily. Do we want to divide out the numbers by rental vs owner occupied instead?

What exactly is our population by age since that last census? It was brought up that we are losing our young people. We would like to see if data supports that. Would that age data point to needing more apartments with an older population or less? Where is the demand at?

Kreklow stated that in Wisconsin as a whole the birth rates are declining and the number of people in the age range for having families is declining. He believes that most communities in the state are getting older.

We have existing multifamily units now. It would be interesting to find out their vacancy rates, what age the residents are in those apartments, do they have a lot of turnover, are people waiting for apartments? Retzlaff agreed and stated that the issue of demand is very important. What we have heard from various sources is that there is high demand for high-density, multifamily structures and rentals. Housing costs have gone up, which creates a demand for residences that are affordable. If we are looking to place a cap on rental and multifamily units, we need to know what exactly we are placing a cap on.

Soderberg stated that this is the first step of many, and he would like more information be brought back to this commission. Who can then make recommendations to the Village Board. Retzlaff stated that there is a housing element in the 2050 plan with

objectives and action items and if we are going to move in the direction of adopting a specific policy that places a cap on the maximum number of multi-unit structures in the Village, that section would be a good place to state what that cap is and also put in an action step that requires some sort of regular review and recalibration of what those numbers are, so we know where we are at from year to year. Soderberg agreed and would like to do an annual review of the 2050 plan. Other communities have limitations such as this, and we should look at their data. This is the beginning of a fact-finding expedition.

- E. Vincent Hallmann, Property Owner. Zoning Permit application to install a 6' fence in a public drainage easement on property located at N106 W16331 Fieldstone Pass. (ACTION)

Associate Planner Yanke went over the background of the proposed fence. Staff recommends approval of the zoning permit application to install a 6' white cedar privacy fence within the storm drainage easement along the southern lot line of property located at N106 W16331 Fieldstone Pass, subject to the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the easement at all times. The fence shall be installed so that the bottom of the fence panels within the easement area are 3 inches above grade/ground level.
2. A fence permit is required from Building Inspection Services. The property owner is required to contact SAFEBuilt for more information.
3. The property owner and/or fence installer shall be liable for all site restoration within the easement.
4. The property owner shall enter into an encroachment agreement with the Village that specifies the property owner assumes responsibility for removing and/or replacing the fence and any other damages or costs if access to or maintenance of the easement is required by the Village.

Vincent Hallmann came forward to answer questions regarding the water level on his property. He stated that the 3" height wasn't a recommendation from the fence contractor due to flow but as a general height for fence placement. Henk stated that 3" was not high enough and thinks that if there is a hard stop such as a fence, water will puddle on the neighboring properties as there is no pipe or overland flow path. Warren is concerned that this is just an arbitrary number and no one has actually done the actual calculations for water flow. Henk stated that if he moved the fence out of the drainage easement he wouldn't need their permission, but it could still cause drainage issues on his property. She recommends having a storm water assessment done.

Motion: Table until property owner comes back with additional information and engineering/drainage evaluation pertaining to the fence within the easement.

Motioned By: William Shadid

Seconded By: Robert Williams

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion (Yes 6, No 0, Abstained 0)

- F. Bauer Sign & Lighting, Agent for Kahlid Ahmed, Property Owner W156 N9650 Pilgrim Road; Sign Permit Review for proposed canopy and monument signs for CITGO re-branding of the gasoline convenience & car wash facility located at W156 N9650 Pilgrim Road. (ACTION)

Director Retzlaff went over the background of the proposed signs.

Staff recommends approval of the two (2) proposed monument signs for re-branding the gasoline/convenience store and car wash operation located at W156 N9650 Pilgrim Road subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. Landscaping meeting the minimum requirement of Section 17.46(7)(c) shall be installed around the base of the monument sign on County Line Road in accordance with a landscape plan submitted to and approved by the Village Planner prior to installation.
3. Address coordinates meeting the minimum requirements of Section 17.46(7)(c) shall be installed on the monument bases for both monuments signs to be installed on the property.

Staff recommends denial of the three (3) proposed canopy signs proposed pursuant to Condition No. 7 in CUP #07-2004.

Bauer sign representative asked if they could change the CUP to eliminate the canopy sign restriction? Yes they could.

Motion: Approve 2 monument signs as presented

Motioned By: Josh Tarantino

Seconded By: William Shadid

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

Motion: Table action on canopy signs pending amendment to the CUP

Motioned By: Josh Tarantino

Seconded By: William Shadid

Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino

No: None

Abstain: None

Motion Passed (Yes 6, No 0, Abstained 0)

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 9:21pm.

BUSINESS OF THE PLAN COMMISSION

MEETING DATE: May 12, 2025

PLACEMENT: Presentation

ITEM TITLE: Discussion of a Potential Policy on the Amount of Multi-Family Housing Development in the Village of Germantown
(DISCUSSION - CONTINUED FROM APRIL 28)

SUBMITTED BY:

SUMMARY EXPLANATION:

This item is continued from the April 28 Plan Commission and May 5 Village Board discussion. Median age population statistics are included in the packet along with a copy of the 2024 Tracy Cross Residential Market Analysis that were brought up during the VB meeting. Also included are copies of the Housing and Housing Objectives sections from the 2050 Plan that may be beneficial in our continued discussion. Given the short turn-around time between the PC and VB meetings, additional information will be presented at the May 12 meeting.

ATTACHMENT:

1. Germantown-Avg Age-Statistics-REVISED
2. VB Presentation-5-5-25-Multi-Family Policy Discussion
3. Housing Units & Occupancy Characteristics-Germantown Comparables-4-22-25
4. Germantown village, Washington County, WI - Profile data - Census Reporter
5. 2050 Plan-Housing Objectives
6. 2050 Plan-Housing Element
7. Tracy Cross-Germantown Residential Market Analysis-1-4-24

STAFF RECOMMENDATION:

ACTION BY Committee:

Trends in Germantown's Median Age

Over the past two decades, the median age of residents in Germantown, has steadily increased, reflecting broader demographic trends in the region.

Median Age Trends (2000–2023)

- **2000:** Approximately 36.4 years
- **2010:** Approximately 42.1 years
- **2020:** Approximately 40.6 years
- **2023:** Approximately 42.3 years¹

This upward trend mirrors the aging of the local population, with a notable 21% decrease in residents aged 20–44 between 2000 and 2017, compared to a 12% decrease in Washington County overall². The table below compares Germantown's aging trends to southeastern Wisconsin counties.

Comparative Median Age Trends (2000–2023)

Area	2000 Median Age	2023 Median Age	Change
Germantown	~36.4 years	~42.3 years	+5.9 yrs
Milwaukee County	~34.4 years	~35.4 years	+1.0 yr
Washington County	~37.0 years	~42.3 years	+5.3 yrs
Waukesha County	~37.0 years	~41.0 years	+4.0 yrs
Ozaukee County	~39.0 years	~44.0 years	+5.0 yrs
Racine County	~34.7 years	~36.0 years	+1.3 yrs
Kenosha County	~36.0 years	~36.0 years	0.0 yrs

Contributing Factors

- **Aging Population:** Long-term residents are aging in place, contributing to the rise in median age.
- **Population Growth:** While the village's population has grown by 9.8% since 2000, the increase is slower compared to the national average of 15.6%.
- **Youth Outmigration:** A significant number of younger residents, particularly those aged 20–44, have moved away, leading to a decrease in this age group within the community³.

Summary

Germantown's demographic profile is shifting towards an older population. This trend is influenced by aging residents, slower population growth, and the outmigration of younger individuals. These changes have implications for local services, housing, and community planning.

¹ [Census Reporter+2discoverhometown.com+2Wisconsin Demographics+2Wisconsin Demographics](#)

² [discoverhometown.com](#)

³ [BestPlacesdiscoverhometown.com](#)

MULTI-FAMILY HOUSING DEVELOPMENT POLICY

Discussion

Housing Unit & Occupancy Characteristics
Village of Germantown, WI & Comparable Villages & Cities
(Municipalities sorted by "Mutli-Unit" Percentage - Highest to Lowest)

Municipality	County	Population	Median Household Income	Total # Housing Units	Housing Unit Structure Type (%)			Occupancy Type (%)	
					Single	Multi	Mobile	Owner	Renter
Wauwatosa (City)	Milwaukee	47,718	\$93,859	22,976	58	42	0	60	40
Cudahy (City)	Milwaukee	17,964	\$66,717	8,866	59	40	1	62	38
Oak Creek (City)	Milwaukee	36,473	\$93,120	15,602	58	40	2	59	41
Grafton (Village)	Ozaukee	12,274	\$88,634	5,824	61	39	0	63	37
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Brown Deer (Village)	Milwaukee	12,615	\$91,567	6,187	63	37	0	65	35
Menasha (City)	Winnebago	15,199	\$58,624	7,348	60	34	6	60	40
Jackson (Village)	Washington	7,882	\$95,960	3,518	60	33	7	70	30
Oconomowoc (City)	Waukesha	18,385	\$105,833	7,934	68	32	0	68	32
Hartford (City)	Washington	15,761	\$74,252	6,696	68	31	1	66	34
Sussex (Village)	Waukesha	11,795	\$112,031	4,732	70	30	0	69	31
Franklin (City)	Milwaukee	35,757	\$108,342	14,433	72	28	1	78	22
Menomonee Falls (Village)	Waukesha	38,963	\$98,460	16,945	71	28	1	75	25
Germantown (Village)	Washington	20,940	\$104,337	8,619	73	25	2	76	24
New Berlin (City)	Milwaukee	40,384	\$97,414	17,522	77	23	0	76	24
Muskego (City)	Waukesha	25,156	\$116,361	10,105	85	15	0	88	12
Mequon (City)	Ozaukee	25,259	\$147,391	9,922	86	14	0	84	16
	Avg	24,367	\$95,761	10,688	68	31	1	70	30

POPULATION TRENDS

Over the past two decades, the median age of residents in Germantown, Wisconsin, has steadily increased, reflecting broader demographic trends in the region.



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This upward trend mirrors the aging of the local population, with a notable 21% decrease in residents aged 20–44 between 2000 and 2017, compared to a 12% decrease in Washington County overall

[.discoverhometown.com](#)



Contributing Factors

- **Aging Population:** Long-term residents are aging in place, contributing to the rise in median age.
- **Population Growth:** While the village's population has grown by 9.8% since 2000, the increase is slower compared to the national average of 15.6% .
- **Youth Outmigration:** A significant number of younger residents, particularly those aged 20–44, have moved away, leading to a decrease in this age group within the community

[.BestPlacesdiscoverhometown.com](#)



Summary

Germantown's demographic profile is shifting towards an older population. This trend is influenced by aging residents, slower population growth, and the outmigration of younger individuals. These changes have implications for local services, housing, and community planning.

2050 PLAN: Housing Implementation Plan

Housing				8: Implementation Plan	
Objectives		Priority	Potential Action Step(s)		
☐	1	Ensure the compatibility of residential infill development with the scale and character of the surrounding landscapes.	Ongoing	A. Require new developments to follow the density guidelines in the 2050 Comprehensive Plan. B. Use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review for compatibility in the changing housing market.	
☐	2	Maintain a balanced housing mix and concentrate new multifamily development in walkable Village Center areas or other NDCs that provide connections to the regional transportation network (see NDC Table for areas supporting multi-family development).	Short term (1-3 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.	
☐	3	Pursue a range of housing types, including smaller lot sizes, mixed use, and walkable Traditional Neighborhood Developments when reviewing new developments so that new homes are more affordable, and so that undeveloped and natural resource land is conserved.	Ongoing	E. Ensure that adequate review is being given to natural resource protection and that diverse housing types are encouraged at initial review of development and subdivision proposals. F. Conduct a Housing Affordability Analysis pursuant to 66.10012-16.	
		compatibility in the changing housing market.			
		C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development.			
		D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.			
		E. Ensure that adequate review is being given to natural resource			
8	Support regional housing initiatives that impact Germantown, including Washington County Next Generation Housing Initiative.		Ongoing	N. Enforce the Property Maintenance Section of the Village Code. O. Maintain regular contact with regional agencies such as Washington County and SEMCOG.	

Page 20 of 154

☐	2	Maintain a balanced housing mix and concentrate new multifamily development in walkable Village Center areas or other NDCs that provide connections to the regional transportation network (see NDC Table for areas supporting multi-family development).	Short term (1-3 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.
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coffee shops, restaurants, boutique retail

Modern loft/living spaces that would attract a younger, but not necessarily lower income, resident.

Pairing that with shops restaurants and outdoor spaces.

[Go to Village Website](#)

+3

A word cloud visualization of terms related to the 'Industrial Revolution'. The words are arranged in a circular pattern, with 'industrial' being the largest and most prominent word at the top. Other large words include 'germantown', 'community', 'village', 'build', 'rural', 'mequon', and 'people'. Smaller words scattered around include 'restaurants', 'residents', 'areas', 'property', 'shops', 'maple', 'neighborhood', 'using', 'years', 'local', 'board', 'start', 'densely', 'buildings', 'enough', 'development', 'rockfield', 'downtown', 'apex', 'intersection', 'roads', 'needs', 'please', 'bright', 'golden', 'subdivisions', 'something', 'future', 'along', 'sidewalk', 'entrance', and 'trail'. The background is a dark, textured blue.

Q23 As the Village continues to grow and development occurs, what type of new residential housing do you think the Village should allow to develop?



What type of residential housing do you think the Village should allow to develop?

Single-family Detached

75% of respondents agree Single-family detached homes should be encouraged to develop.

Multi-family Condominium

45% of respondents 65 years and older agree multi-family condominiums should be developed.

Conservation Subdivisions

47% of respondents believe that more Conservation Subdivisions should be encouraged to develop.

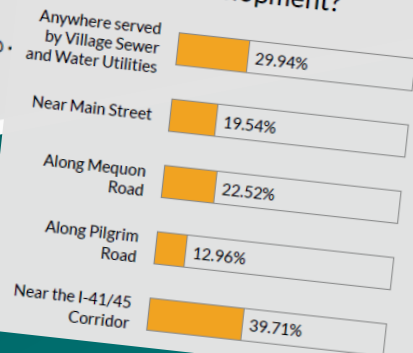
Manufactured Homes

65% of respondents disagree that additional manufactured homes should be developed.

Conventional Subdivisions

10% of respondents believe that only more conventional subdivisions should be encouraged to develop.

Which areas of the Village are the most appropriate for multi-family development?



	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL
Housing for Seniors (assisted living & nursing facilities)	11.72% 183	31.90% 498	24.98% 390	17.94% 280	13.45% 210	1,561
Housing for Seniors (independent apartments or condos)	15.42% 240	34.51% 537	22.81% 355	14.27% 222	12.98% 202	1,556
Multi-family Apartments (rental)	2.92% 45	10.50% 162	16.33% 252	26.51% 409	43.75% 675	1,543
Multi-family Condominium (owner-occupied)	8.65% 134	28.84% 447	22.97% 356	16.84% 261	22.71% 352	1,550
Duplexes, Side-by-Sides and other Two-family Dwellings	6.25% 97	22.44% 348	24.82% 385	20.83% 323	25.66% 398	1,551
Manufactured Homes	1.95% 30	9.11% 140	23.81% 366	25.11% 386	40.01% 615	1,537
Single-family-Attached (townhouses or condos)	10.67% 165	33.44% 517	27.36% 423	13.52% 209	15.01% 232	1,546
Single-family-Detached (separate homes on separate lots)	38.43% 598	36.70% 571	16.65% 259	2.89% 45	5.33% 83	1,556

Housing Unit & Occupancy Characteristics
Village of Germantown, WI & Comparable Villages & Cities

(Municipalities sorted by "Multi-Unit" Percentage - Highest to Lowest)

Municipality	County	Population	Median Household Income	Total # Housing Units	Housing Unit Structure Type (%)			Occupancy Type (%)	
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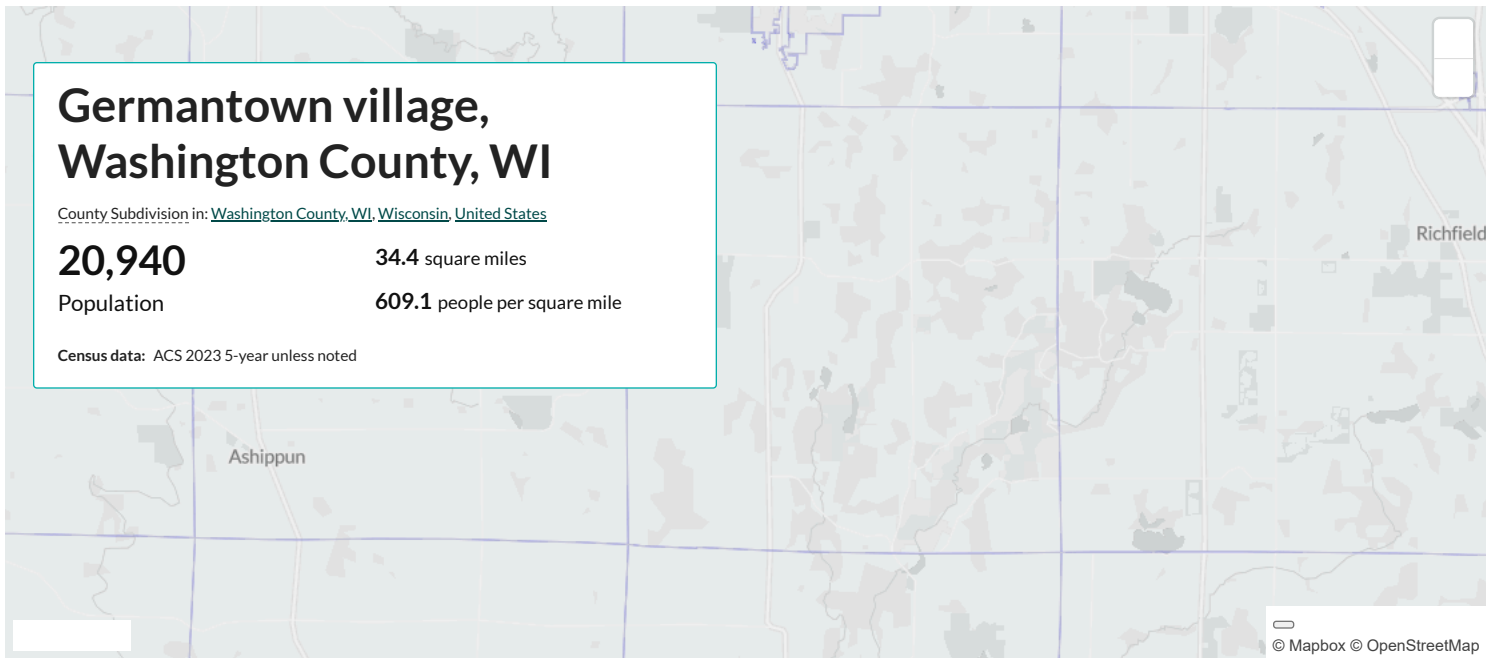
Notes:

1. "Comparable" based on similar population and/or close-by geographically
2. "Single" includes detached & attached condominium units; "Multi" includes 2 or more apartments; "Mobile" includes mobile homes
3. "Owner" includes owner-occupied; "Renter" includes renter occupied

Source: "Census Reporter" summary reports using 2023 American Community Survey (ACS) data available from censusreporter.org

Prepared By: Village of Germantown, WI (Community Development Department)

Date Prepared: April 21, 2025



Find data for this place

Search by table or column name...

Hover for margins of error and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

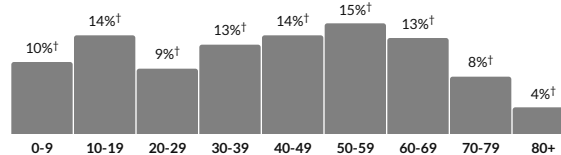
42.3

Median age

a little less than the figure in Washington County: 43.5

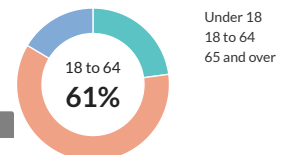
a little higher than the figure in Wisconsin: 40.1

Population by age range



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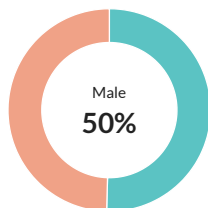
Population by age category



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

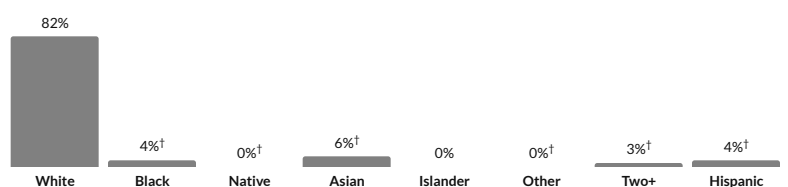
Sex



Male
Female

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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Economics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Income

\$52,888

Per capita income

about 10 percent higher than the amount in Washington County: \$48,255

about 25 percent higher than the amount in Wisconsin: \$42,019

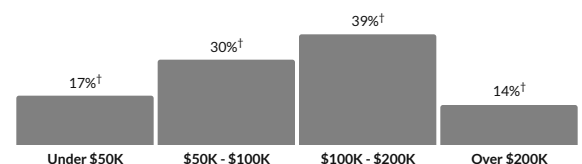
\$104,337

Median household income

about 10 percent higher than the amount in Washington County: \$95,851

about 1.4 times the amount in Wisconsin: \$75,670

Household income



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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Poverty

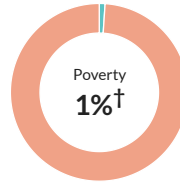
3.2%

Persons below poverty line

about three-fifths of the rate in Washington County: 5.3%[†]

about one-third of the rate in Wisconsin: 10.6%

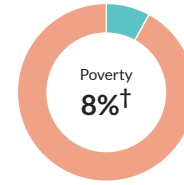
Children (Under 18)



Poverty
Non-poverty

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Seniors (65 and over)



Poverty
Non-poverty

Show data / Embed

Transportation to work

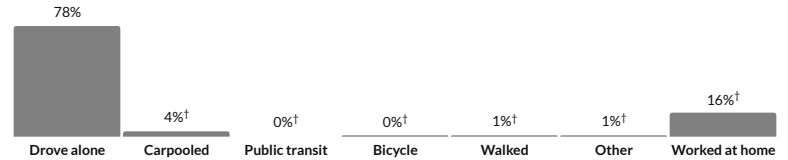
22.3 minutes

Mean travel time to work

about 90 percent of the figure in Washington County: 25.8

about the same as the figure in Wisconsin: 22.2

Means of transportation to work



* Universe: Workers 16 years and over

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Families

Households

8,328

Number of households

Washington County: 56,482

Wisconsin: 2,446,028

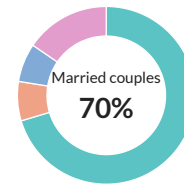
2.5

Persons per household

a little higher than the figure in Washington County: 2.4

a little higher than the figure in Wisconsin: 2.4

Population by household type

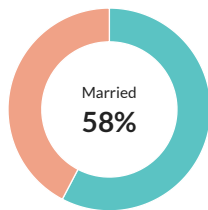


Married couples
Male householder
Female householder
Non-family

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Marital status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

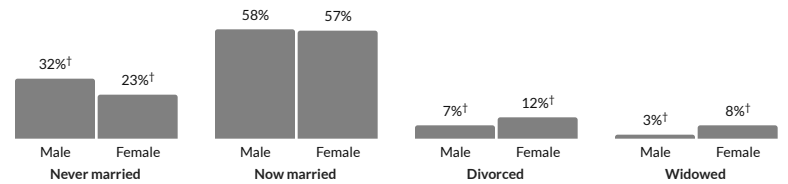


Married
Single

* Universe: Population 15 years and over

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Marital status, by sex



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Fertility

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

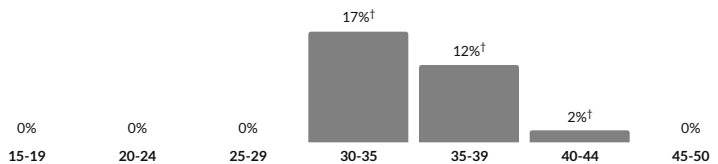
3.8%

Women 15-50 who gave birth during past year

about three-quarters of the rate in Washington County: 5%[†]

about three-quarters of the rate in Wisconsin: 5%

Women who gave birth during past year, by age group



* Universe: Women 15 to 50 years

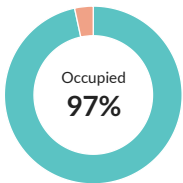
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Housing

Units & Occupancy

8,619
Number of housing units
Washington County: 58,766
Wisconsin: 2,750,750

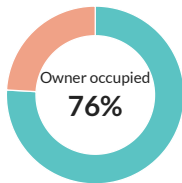
Occupied vs. Vacant



Occupied
Vacant

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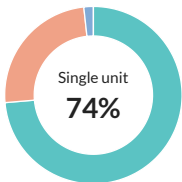
Ownership of occupied units



Owner occupied
Renter occupied

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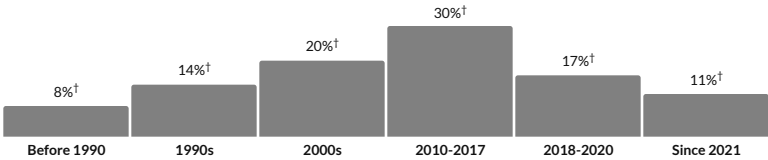
Types of structure



Single unit
Multi-unit
Mobile home
Boat, RV, van, etc.

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Year moved in, by percentage of population



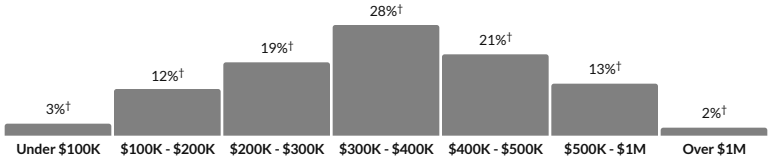
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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Value

\$356,700
Median value of owner-occupied housing units
about 10 percent higher than the amount in Washington County: \$316,200
about 1.4 times the amount in Wisconsin: \$247,400

Value of owner-occupied housing units



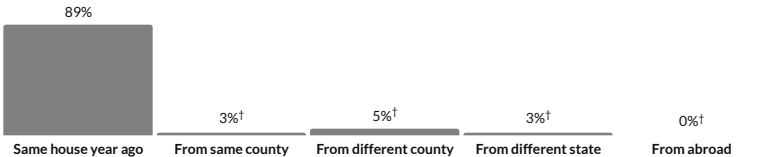
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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Geographical mobility

10.7%
Moved since previous year
about 1.4 times the rate in Washington County: 7.9%†
about 90 percent of the rate in Wisconsin: 12.2%

Population migration since previous year



Show data / Embed

Social

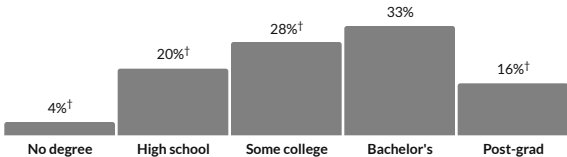
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

95.9%
High school grad or higher
about the same as the rate in Washington County: 95.6%
a little higher than the rate in Wisconsin: 93.4%

48.3%
Bachelor's degree or higher
about 1.4 times the rate in Washington County: 34.8%
about 1.5 times the rate in Wisconsin: 32.8%

Population by highest level of education



* Universe: Population 25 years and over

Show data / Embed

Language

N/A
Persons with language other than English spoken at home

Language at home, children 5-17
No data available

Language at home, adults 18+
No data available

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

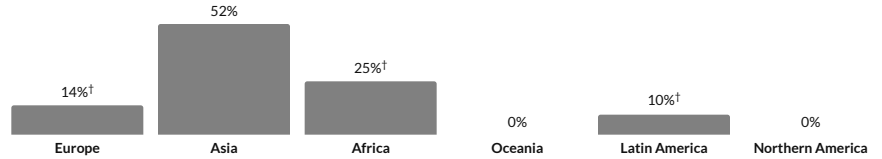
Place of birth

7.9%

Foreign-born population

more than double the rate in Washington County: 2.8%
about 1.5 times the rate in Wisconsin: 5.1%

Place of birth for foreign-born population



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

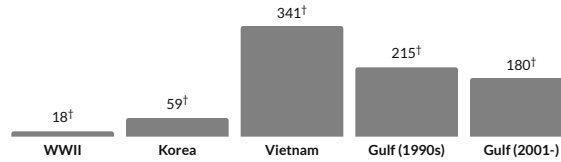
Veteran status

5.6%

Population with veteran status

about 80 percent of the rate in Washington County: 6.9%
about 90 percent of the rate in Wisconsin: 6.4%

Veterans by wartime service



* Civilian veterans who served during wartime only

Show data / Embed

902 Total veterans

842 Male

60 Female

Hover for margins of error and contextual data.

Citation: U.S. Census Bureau (2023). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Germantown village, Washington County, WI* <<http://censusreporter.org/profiles/06000US5513128875-germantown-village-washington-county-wi/>>

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Housing

Goals, Objectives, and Potential Action Steps

Goal:

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

Why is this important?

This goal is meant to affirm that developing and maintaining residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents is an important part of quality of life in Germantown. Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.

Preserving the character of the community and the close-knit community feel is also important, and the way that housing is designed and developed plays a key role in preserving these qualities and expanding the sense of what it means to live in Germantown. For instance, many community members have expressed their desire to maintain Germantown's rural character, especially in certain neighborhoods and parts of the village. However, others have expressed that developing smaller housing on smaller lots would make living in Germantown accessible to younger people and families.

Key Leadership:

Keeping housing development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- Germantown School District

Housing

Objectives		Priority	Potential Action Step(s)
☐	1	Ongoing	A. Require new developments to follow the density guidelines in the 2050 Comprehensive Plan. B. Use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review for compatibility in the changing housing market.
☐	2	Short term (1-3 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.
☐	3	Ongoing	E. Ensure that adequate review is being given to natural resource protection and that diverse housing types are encouraged at initial review of development and subdivision proposals. F. Conduct a Housing Affordability Analysis pursuant to Ch. 66.10013 of the Wisconsin State Statutes. G. Adopt a Traditional Neighborhood Development Ordinance pursuant to Ch. 66.1027 of the Wisconsin State Statutes.
☐	4	Short term (1-3 years)	H. Create a conservation subdivision ordinance to guide this type of residential development.
☐	5	Short term (1-3 years)	I. Create an ordinance requiring applicants for residential subdivisions and minor land divisions to submit a sketch master plan illustrating the ultimate development of the property.
☐	6	Intermediate (3-5 years)	J. Require residential market studies as needed to ensure there is not an excessive amount of vacant or undeveloped residential housing units. K. Review housing trends and identify any opportunities to meet the needs of a changing housing market.
☐	7	Intermediate (3-5 years)	L. Create an inventory of existing housing stock age and determine "priority areas" for targeted rehab. M. Identify new funding, regulatory, and organizational ways to facilitate housing rehab. N. Enforce the Property Maintenance Section of the Village Code.
☐	8	Ongoing	O. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Housing

The Village of Germantown prides itself on its housing and neighborhoods. From leafy, historic subdivisions, to rural estates, to multifamily buildings closer to downtown, the Village has a lot to be proud of. However, Germantown's population is growing and changing. The community is affected by the same economic factors that have been impacting communities all over the country.

As of the writing of this plan, the housing market in the region is booming as the COVID-19 pandemic enters its third year. Demand for housing along with the increasing cost of materials is driving rent and home prices higher than ever before. Some of the dynamics of the current housing market may not be captured in the data presented here.

As the cost of housing increases, ensuring that housing is accessible and affordable to current and future Germantown residents also takes on new importance. Nationally, wages have been nearly stagnant for decades, which means that young professionals and families often cannot afford the same type of housing that their parents could at their age. Workers moving to Germantown's newly created industrial jobs may have a difficult time finding housing in the Village as well. As discussed previously in this plan, more housing development in Germantown will also come at the cost of open space and agricultural land.

The Village is re-examining its future housing growth with all of these factors in mind, placing an emphasis on creating housing options that are accessible to a range of households that also blend seamlessly with Germantown's existing neighborhoods and landscape. As Germantown considers future housing development, this chapter can be used as resource of information that captures some of the complex dynamics at play in the existing housing stock, housing market, and Germantown households.

Existing Housing Conditions

Housing Units Growth Rate

Based on U.S. Census data, in 1970, there were 1,787 housing units in Germantown, increasing to 7,075 in 2000 and 8,115 housing units in 2020. About 96% of those housing units are occupied and 4% remain vacant, mostly available for sale or rent, or only used seasonally.

Housing Tenure & Types

Of all the occupied housing units in Germantown, 23% are occupied by households that rent, while 77% are owner occupied. However, 83% of Germantown residents live in housing units that they own, indicating that renters typically live in households with fewer people. The median rent in Germantown was estimated at \$1,061 in 2020.

Of all of the housing units in Germantown, whether or not they are occupied, 63% are detached single family homes and 10% are attached single family homes, such as townhomes. The percentage of housing stock that consists of single family homes varies widely among the Village's peer communities. Germantown's rate of single family housing is similar to Cedarburg, Menomonee Falls, and the County as a whole, lower than Mequon and Richfield, and higher than Grafton. 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.

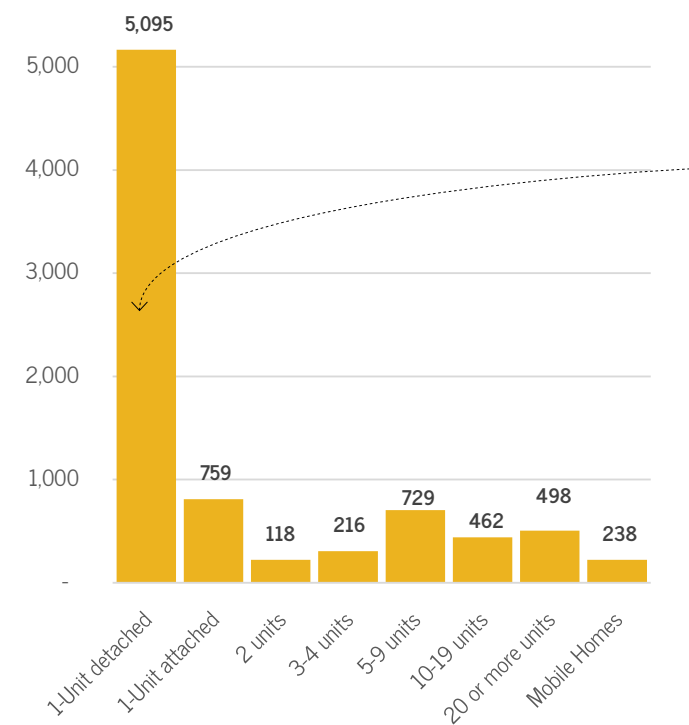
Housing Age & Price

The majority of Germantown's current housing stock was built between 1970 and 2009, with over 1/4 of the housing stock being built in the decade between 1990 and 1999. Only 8% of Germantown's housing stock was built before the 1950s.



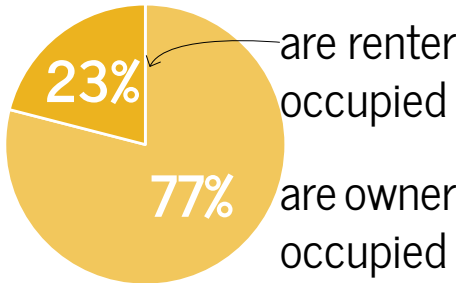
There are **8,115** housing units in the Village of Germantown. About **96%** of them are occupied, and 4% remain vacant.

Figure 7.1 – Germantown Housing Units by Type



▲ 2020 American Community Survey 5-year estimates

of all occupied housing units,



63% of the total housing units are detached single family homes

Table 7.1– Village of Germantown Household Projection, SEWRPC

	2035	2050
Household Projection	10,786	12,597

▲ SEWRPC Household Projections (2013)

Rates and Demand for Residential Development

While there have been occasional high peaks in the number of permits issued the past, mainly due to large multi-family unit developments in 1988, 1991 and 1995, a general trend in permit issuance can be seen. In the early to mid 1980s, the Village averaged 106.5 permits issued per year. This was followed by a sharp increase, to an average of 250.9 permits, issued between 1987 and 1995. From 1996 to 2000, the average number of permits issued had dropped to 170.4 permits per year. Between 1980 and 2000, the Village of Germantown averaged 177 total residential building permits issued per year.

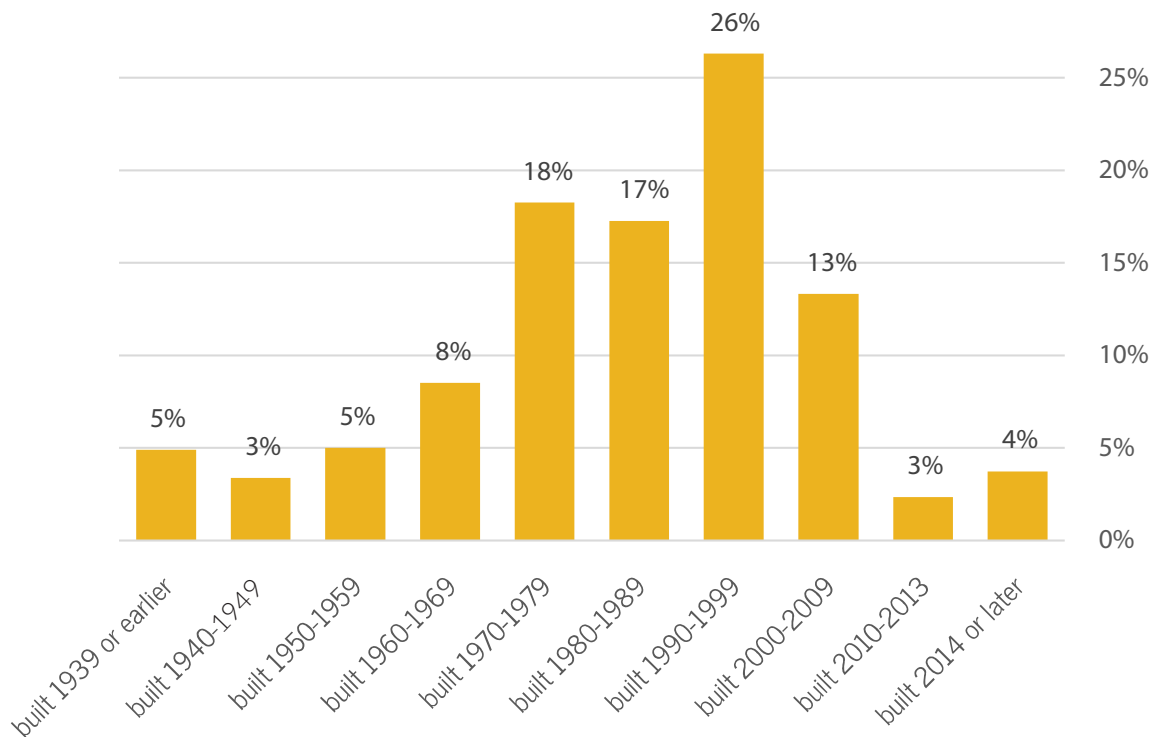
Demand for Dwellings and the Rate of Growth

Germantown’s population is expected to continue

to grow over the next thirty years. Table 7.1 shows that by 2035, SEWRPC projects that the Village of Germantown will have added nearly 3,000 households and over 4,000 households to the community by 2050. This projection is due to anticipated population growth in the Village, as well as an average household size that is trending down over time. As noted in Chapter 2: Community Profile, there are different agencies that project future population and household numbers. The numbers projected by SEWRPC are greater than the numbers projected by the WI DOA. It should also be noted that the SEWRPC projections are for the year 2050, where the WI DOA projections go out to 2040.

These projections represent the potential for housing growth in Germantown. The actual rate of housing development and growth in the Village is ultimately dependent on the amount of housing units that are developed each year and what types of units they are.

Figure 7.2 – Germantown Housing Units by Year Built



▲ 2020 American Community Survey 5-year estimates

Table 7.2 – Comparison of Housing Units by Number of Units Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of housing units	8,115	5,102	5,533	15,982	9,414	4,692	57,155
1-Unit detached	63%	66%	55%	68%	74%	97%	69%
1-Unit attached	10%	6%	11%	4%	13%	2%	8%
2 units	2%	3%	5%	1%	2%	1%	4%
3-4 units	3%	4%	4%	2%	1%	0%	4%
5-9 units	9%	8%	11%	5%	0%	0%	6%
10-19 units	6%	2%	4%	3%	2%	0%	4%
20 or more units	6%	11%	10%	16%	7%	0%	5%
Mobile Homes	3%	0%	0%	0%	0%	0%	1%
Boat, RV, Van etc	0%	0%	0%	0%	0%	0%	0%
▲ 2020 American Community Survey 5-year estimates							

Table 7.3 – Comparison of Occupied Housing Units Tenure of Occupants Germantown and Peer Communities

	Germantown	Cedarburg	Grafton	Menomonee Falls	Mequon	Richfield	Washington County
Total # of occupied housing units	7,818	4,920	5,319	15,397	8,839	4,596	54,787
Owner Occupied	77%	71%	67%	75%	85%	98%	77%
Renter Occupied	23%	29%	33%	25%	15%	2%	23%
▲ 2020 American Community Survey 5-year estimates							

Accessible and Affordable Housing

Housing/Jobs Ratio

As outlined on page 24 of this plan, SEWRPC analyzed the relationship between anticipated job wages and housing costs in each municipality as part of the 2035 Regional Housing Plan for Southeastern Wisconsin. The report predicted that there is likely to be a deficit of moderate-cost housing in the future based on the Village's previous Future Land Use map and expected development pattern.

This Comprehensive Plan update takes this warning to heart, and the updated Future Land Use Map for Germantown takes a more place-based approach – one that incorporates a diversity of housing in neighborhoods throughout Germantown, including moderate - cost, higher-density single family housing. The regional housing plan defines moderate-cost housing as higher-density single family housing units, usually on lots of less than 20,000 square feet.

It is important to the Germantown community, and the region as whole, that the housing available in Germantown reflects the jobs available in the community so that the people who work in Germantown can live here as well. However, considering housing affordability in Germantown is not only about planning for future residents. The Village should also closely examine affordability for current Germantown residents.

Housing Cost Burden

Housing cost burden is defined as paying more than 30% of household income on housing costs including mortgage, taxes, and utilities, or gross rent. Generally, households that spend more than 30% of their income on housing costs are considered burdened by those costs. However, housing cost burden is not always an adequate measure of affordable housing in a community. High income households may spend more than 30% of their income on housing and still have enough left over to cover all of their other expenses

**Table 7.4 – Germantown:
Monthly Housing Costs as
a Percentage of Household
Income in the Past 12 Months**

Percent of income spent on housing	Income bracket	% Households
	Less than \$20,000	5%
	Less than 20 percent	0%
	20 to 29 percent	0%
	30 percent or more	5%
	\$20,000 to \$34,999	8%
	Less than 20 percent	0%
	20 to 29 percent	2%
	30 percent or more	6%
	\$35,000 to \$49,999	12%
	Less than 20 percent	3%
	20 to 29 percent	5%
	30 percent or more	4%
	\$50,000 to \$74,999	16%
	Less than 20 percent	8%
	20 to 29 percent	5%
	30 percent or more	3%
	\$75,000 or more	59%
	Less than 20 percent	42%
	20 to 29 percent	15%
	30 percent or more	1%
	Zero or negative income	1%
	No cash rent	0%

▲ 2020 American Community Survey 5-year estimates.

and savings. For lower income households, however, housing cost burden can accompany difficulty affording necessities such as food, clothing, transportation, and medical care.

47% of Germantown households that pay rent spend more than 30% of their income on rent. However, a more revealing number may be how many households whose income falls below 50% of the median income and also spend 30% or more of their income on housing costs, whether renters or owners.

Germantown's median income is \$89,111; half of this is \$45,556. According to 2020 American Community Survey estimates, somewhere between 11% - 15% of Germantown's households earn less than \$43,781 per year and pay more than 30% of their household income towards housing costs, regardless of whether they rent or own their homes.

In an effort to address the existing housing market void of high quality homes necessary to accommodate an expected 37% increase in the Washington County labor force that are attainable for young professionals seeking housing and a desire to live in the area, Washington County has created the Next Generation Housing Initiative, which is working to find successful, strategic and sustainable solutions to break down the barriers to homeownership.

This program is intended to kick-start and support investment in the housing stock and enhance the quality of housing and neighborhoods throughout the County. An initial investment of \$10 million created the Next Generation Housing Fund, providing housing opportunities for the next generation to live, work, and thrive in Washington County.

The Next Generation Housing Initiative will provide governmental services and support to participating municipalities in the County that will foster the creation of attainable mainstream housing options. The main goal of the Initiative is to provide 1,000 new, owner-occupied housing with 75% under \$300,000, and 25% under

\$400,000, including home and lot/site, by the year 2032. This program will work to overcome the barriers to homeownership for the next generation and work to satisfy the basic need of obtaining quality homes under 30% of household income.

The Village of Germantown is a participating municipality through Village staff involvement and membership in the Next Generation Housing (NGH) Committee. The Inventory Workgroup (a sub-group of the NGH Committee) ranked, prioritized, and selected the last of the three (3) pilot developments from a lengthy list of potential development sites scattered throughout the County that will be eligible to share a total of \$6.75 million for funding various development costs, e.g. engineering services, surveying, environmental due diligence, land acquisition, infrastructure development and direct developer incentives for residential developments that satisfy the NGH goals. The three (3) pilot sites are located within the Village of Jackson, the City of Hartford, and the Village of Slinger.

It is intended that the Village will participate in the NGH program and seek initial start-up funds totaling \$62,500 to complete preliminary steps toward the development of the Village's priority site(s).

“Community Voices”

Modern loft/living spaces that would attract a younger ... resident. Pairing that with shops restaurants and outdoor spaces.”

“It would be great to see Germantown value smaller single family lots that are more welcoming to younger families over creating large expensive ... neighborhoods that create physically segregated subdivisions.”

“...decent sized lots, not cookie-cutter homes packed tightly together”

Residential Market Analysis -- Strategy Planning Guidelines -- Germantown, Wisconsin

Prepared on behalf of:

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

January 4, 2024



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS
1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
847.925.5400 / info@tcrossinc.com
www.tcrossinc.com



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

EXECUTIVE SUMMARY

At the request of the Village of Germantown, Tracy Cross & Associates, Inc. evaluated the market potential for residential development in Germantown, Washington County, Wisconsin. Specifically, this analysis provides a comprehensive evaluation of the housing market in and around Germantown, together with detailed conclusions regarding the demand/need for new construction housing. It also identifies opportunities that exist (or voids that need to be filled) for certain types of homes, along with the specific direction that should be taken to address/meet demand.

Based upon a thorough evaluation of all relevant economic, demographic, socio-economic and residential market conditions in the village of Germantown and surrounding areas (both today and going forward), it was concluded that the state of the new construction home market throughout the area shows a significant opportunity for the development of, primarily, mainstream or workforce housing (i.e., the middle of the market). The words *mainstream*, *workforce* or *middle of the market*, as used throughout the body of this report, refer to new housing units that target households earning between roughly 50 and 150 percent of the area's \$86,185 median income, or approximately \$40,000 to \$125,000+ annually).

The identified need for new mainstream housing is founded on the basis of supply deficiencies (both rental and for sale) that exist in the market, along with the extreme price disparity that can be found in the for sale sector between new construction alternatives and resale units. In other words, given current market conditions in both the rental apartment and for sale/ownership sectors, the potential or need for properly positioned housing targeting renters earning, primarily, between \$40,000 and \$125,000 annually and ownership households earning from \$75,000 to \$150,000+ is viewed as *significant*.

Because new/newer apartment developments throughout Germantown and surrounding areas are, for the most part, already offering product that targets the threshold of renter households earning between \$40,000 and \$125,000, the area simply needs more properly positioned rental product given the tightness of this market and only marginal new/newer supply.

In the for sale sector, however, the large disparity that exists between new construction price points and those incomes represented by the middle of the market (again, those earning between roughly 50 and 150 percent of median), reflects the reality that a different approach must be taken for the introduction of new for sale housing in the marketplace. This new approach will require discipline by all stakeholders and builders/developers as it relates to land planning, densities, product design, and most importantly, implementation. *Note: the rising cost of land, development, materials and labor is the primary reason new for sale housing prices have risen so dramatically, coupled with the lack of new product initiatives.*

As outlined in our full report, the introduction of **new apartment product** can occur within a reasonable time period simply by following our recommendations for three specific products, all of which are efficient to build from a construction cost standpoint and have proven successful throughout the Midwest and southeast Wisconsin. These products can be readily produced (with a manageable level of discipline) at rental rates generally consistent with the new/newer offerings in the market today.

As it relates to **new for sale housing**, our recommendations represent a departure from the status quo in the new construction ownership sector in and around Germantown and will require a *much greater* level of discipline to produce properly positioned new homes – homes that the workforce can afford, but still represent a comparable quality to that which Germantown is accustomed. To achieve this objective, it will be imperative for the Village of Germantown, and other stakeholders, to work closely with builders/developers so that our recommendations regarding four (4) very specific ownership product lines are understood and embraced. Specifically, builders/developers (and governing bodies) will need to think differently in terms of land planning, densities, development, approvals, product design (and possibly some

form of incentives) in order to *substantially reduce costs*, a key component to meeting the price requirements for the local workforce or middle of the market.

In addition to the disparity that exists between local area incomes and the current price alignment of new construction for sale housing, demand potentials for ownership housing over the next five years in the Germantown Primary Market Area (PMA), which includes Washington County, along with the neighboring areas of northeast Waukesha County, southern Ozaukee County and the northern edge of Milwaukee County, are expected to exceed supply given what is formally in the planning pipeline at this time. For example, a total of at least 2,975 for sale housing units could be absorbed in the Germantown PMA through 2028 (595 yearly), although just 1,139 for sale housing units are currently in the planning pipeline, many of which may never come to fruition. Likewise, demand for new rental housing in the Germantown PMA stands at 2,075 total units through 2028 (415 annually), yet only 1,271 units are in the pipeline, some of which may not move forward. *Moreover, not only is "derived demand" likely to outstrip supply near term, but the overall base of residential construction requirements could actually be much higher (i.e., double) during any given year where properly positioned supply is made available. This doubling of demand factors pent-up demand; upside household growth potentials if properly positioned development were actually to occur; the limited amount of new construction housing alternatives throughout the PMA (to be discussed later); and spillover potentials from areas outside the local market area.*

Focusing on the for sale/ownership sector, and to highlight the importance of working diligently in order to cost-effectively produce mainstream/workforce ownership housing units, the following text table outlines the qualitative distribution of annual for sale housing demand based solely on incomes, then cast against where new construction closings are occurring today. This table shows the need for new for sale housing largely concentrated at price points below \$400,000, which corresponds with the mainstream, workforce or middle of the market. Currently, the majority of new construction offerings in the market are concentrated at prices between \$400,000 and \$700,000, thus leaving workforce ownership households disenfranchised by the current alignment of new construction for sale product. *Note: single family closing prices in Germantown itself are currently 10 percent higher than those reflected throughout the PMA as a whole.*

**THE CURRENT DISCONNECT IN THE FOR SALE SECTOR OF THE NEW CONSTRUCTION HOUSING MARKET
GERMANTOWN PRIMARY MARKET AREA (PMA)**

Price Range	Annual For Sale Housing Demand (Based Upon Current Incomes)		Qualitative Distribution of New Construction Residential Closings ⁽¹⁾	
	Number	Percent	Number	Percent
Under 250,000	30	5.0	---	---
250,000 - 299,999	108	18.1	5	1.2
300,000 - 349,999	100	16.8	6	1.5
350,000 - 399,999	84	14.1	36	8.8
400,000 - 449,999	66	11.1	67	16.3
450,000 - 499,999	48	8.1	76	18.5
500,000 - 549,999	38	6.4	65	15.9
550,000 - 599,999	26	4.4	53	12.9
600,000 - 699,999	20	3.4	59	14.4
700,000 & Above	75	12.6	43	10.5
Total	595	100.0	410	100.0
Median	----- \$385,815 -----		----- \$511,634 -----	

⁽¹⁾ Reflects new construction townhome/duplex/condominium and single family closings recorded in 2023

Source: Tracy Cross & Associates, Inc. and Southeast Wisconsin Multiple Listing Service

**For Sale Housing Price Points Required for
Mainstream/Workforce/Middle Market
Households**

**Current Threshold of Homes Being Produced,
Which Cannot be Afforded by the Bulk of the
Market**

NEXT GENERATION HOUSING INITIATIVE – WASHINGTON COUNTY

With the village of Germantown situated within the boundaries of Washington County, the municipality is in a position to benefit from the county's *Next Generations Housing* initiative, which aims to assist communities, developers, builders, etc. in filling voids that exist in the market relative to ownership housing forms. As highlighted in this executive summary, and detailed throughout the full report, recent price escalation among virtually all new construction for sale developments throughout Germantown and surrounding areas has created a significant void for more properly positioned for sale housing. As such, our analysis, which independently and objectively identified this void, provides specific product/price recommendations in order to fill it – recommendations that conform to the goals of the Next Generation Housing initiative. With this said, and because several of Germantown's identified development/redevelopment properties are already being considered for Next Generation Housing, *the municipality should continue to consider this opportunity*. Note: our detailed recommendations can be found in Section I of the full report.

All told, the effort involved with bringing for sale housing product to market in Germantown (at the prices outlined in Section I), along with a variety of new rental products, will be rewarded by significant sales/absorption volumes per development, which will translate to increases in population and households and, in turn, foster economic growth locally that will have a measurable fiscal impact.





TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS

INTRODUCTION

At the request of the Village of Germantown, Tracy Cross & Associates, Inc. evaluated the market potential for residential development in Germantown, Washington County, Wisconsin – a northwest suburb of Milwaukee. Specifically focusing upon *new construction housing* opportunities throughout the village, this analysis establishes the following:

- ☐ Conclusions regarding the depth of the market (demand) for new construction residential development throughout Germantown based upon pertinent economic, demographic, and residential trends which define the marketplace.
- ☐ Conclusions regarding highest-and-best residential uses within the village over the next 5+ years. These conclusions are based upon factors associated with the location of Germantown, depth of market, demographic and socio-economic characteristics of existing and future households, and the alignment of residential developments, both existing and planned.
- ☐ Detailed recommendations regarding those housing forms viewed to hold measurable market support near- to mid-term. Investigative uses range from a variety of rental housing idioms to all forms of for sale housing such as condominiums, townhomes, villas/duplexes, single family, etc. These recommendations address specific product types, plan styles/sizes, features/amenities, etc., along with benchmark rent/pricing strategies necessary to achieve acceptable levels of absorption. Please note that these recommendations will focus on all segments of the conventional market ranging from younger (entry level) profiles to active adult (55+) households.
- ☐ A detailed development matrix summarizing the most marketable mix of residential uses (and their absorption/sales potentials) in order to facilitate/inform future planning efforts, architecture, financial modeling, approvals, marketing, builder/developer participation, etc.
- ☐ A geographic positioning strategy for the introduction of new housing development in Germantown.

WORK PLAN

The work plan for this assignment involved a series of inter-related research investigations as summarized below:

- ☐ A thorough investigation of Germantown and surrounding areas to determine geographic boundaries of the local market area; identify factors which may impact residential potentials within the municipality; and examine areas that may be suitable for residential development.
- ☐ A detailed analysis of all relevant employment, demographic, and residential trends/statistics including a comprehensive evaluation of key socio-economic and income variables of area households.
- ☐ A thorough assessment of both the *for rent* and *for sale* sectors of the local housing market (and adjoining areas as applicable).
- ☐ A demand forecast for residential development in and around Germantown over the next 5+ years.

- ☐ A case study evaluation of “like” residential initiatives throughout similar markets in the Midwest in order to assess trends, products, performance levels, etc.

THE REPORT

This report is divided into four sections. Of particular importance is **Section 1** which forwards detailed conclusions and recommendations regarding the highest-and-best housing options for development in Germantown over the next several years. Not to be dismissed, however, are the remaining three sections which can be defined as *fundamentals*. **Section 2**, for instance, provides an outlook for future residential development in the market area based upon all demand-related variables, while **Sections 3 and 4** present a thorough analysis of market’s current and future residential marketplace, i.e., both the rental and for sale.

CERTIFICATION AND SIGNATURE

This analysis represents our objective and independent opinion regarding the market potential for new construction housing development within Germantown, Washington County, Wisconsin as certified below:

TRACY CROSS & ASSOCIATES, INC.
An Illinois Corporation

By: 
Erik A. Doersching
Its: President & CEO

Date: January 4, 2024





1. A FRAMEWORK FOR PLANNING

The demand/need for **properly positioned** new construction housing product in the village of Germantown is considered *substantial*. In other words, future new construction housing potentials in the village of Germantown (and throughout Washington County and other adjoining areas to the south and east) are *ample* provided specific criteria can be met relative to product and price. Specifically, the market is showing a clear need for both *market rate and mainstream/workforce housing* ranging from additional rental idioms to various forms of conventional for sale offerings.

This favorable conclusion, which is supported in Sections 2, 3 and 4 of this report, is based upon: 1) more than adequate demand support for a variety of new construction housing alternatives; 2) notable supply-side constraints, especially for product that targets the mainstream of the market, i.e., those households earning between 50 and 150 percent of the market area's \$86,185 median annual income; 3) an ample base of existing (and future) households with strong demographic profiles; 4) tightness (and certain disjointedness) in both the rental and for sale sectors of the market; 5) an excellent localized environment characterized by in-place employment, transportation, shopping/services, entertainment and recreation, along with quality schools; and 6) the opportunity to introduce new and differentiated housing product in a market where such product is definitely needed.

Overall, the village of Germantown is in a unique position to help guide future residential development efforts in a direction of discipline and insight as it relates to specific products that meet the demands of the market relative to densities/lot sizes, product forms, unit types/styles, and most importantly, rent/price positioning. At the same, the village of Germantown has land available within its boundaries for multiple residential development initiatives.

A PLANNING STRATEGY: THE PRODUCT

Because supply-side issues throughout Germantown and adjoining areas are largely driven by the type of product being offered, together with current density allocations for such product idioms (and the cost to produce it), the village of Germantown must think *strategically* in order guide future development efforts to meet the demands/needs of the market, primarily as it relates to the rather large gap that exists between area incomes and new residential development, especially in the for sale sector.

With this said, the following bullet-point summary provides specific product guidelines for establishing the most practical and marketable hierarchy of conventional, mainstream and/or workforce housing – to serve as a guide for future planning and implementation efforts:

- ❑ Mirroring a number of successful mainstream rental housing communities throughout the Midwest, including southern Wisconsin, strong consideration should be given to the introduction of three different market rate rental housing series, one consisting of a two-story garden-style walkup idiom directed to all renter households; one representing a ranch villa rental program targeting the active adult aged 55-74, but not restricted to this segment since other profiles will find this product desirable; and one reflecting a single family detached alternative appealing to a cross-section of the market. Together, these three product forms, which are extremely efficient and cost effective to build, will allow for a broad and varied mix of unit types, sizes, and rents capable of penetrating the threshold of mainstream conventional renter households in the marketplace – and those emanating to Germantown in the years to come. In other words, the introduction of these three new construction product lines in Germantown would allow the full breadth of mainstream renter profiles to be targeted. These include Millennials, also known as Echo Boomers or Generation Y, along with Centennials, also known as Generation Z (i.e., younger singles and couples without

children), together with traditional and non-traditional households such as divorcees, middle-age singles, never-nested couples, singles living together as couples in a roommate condition, young families, etc., and, of course, the move-down empty-nester/active adult/pre-retiree/retiree aged 55 to 74 – a segment which shows substantial growth near term – many of which desire a rental alternative in lieu of home ownership.

- ❑ The **two-story garden apartment program** would consist of a “private entry” product with a component of attached, direct-access garages. In this regard, one of the most successful garden-style developments in the Midwest (and in other portions of southern Wisconsin) consists of a series of eight-unit buildings (each with four direct-access one-car garages) or 16-unit buildings (each with eight direct-access one-car garages). With just 50 percent direct-access garages suggested per structure, two different versions of the garden apartment building should be designed in order for each of the individual floorplans to be offered *with a direct access garage* in one of the two building types. By following this formula, each plan offering would have a 50 percent representation of direct-access one-car garages.



- ❑ Individual designs for the garden apartment product should be broad and varied consisting of eight (8) plan offerings including one-, two- and three-bedroom options ranging in size from 600 to 1,250 square feet. Please note that this product line would also be accompanied by buildings with optional detached garages. As such, renter profiles could elect either surface parking only; a detached garage; or a unit with an attached garage, thus giving future residents a full continuum of rental options to choose from as it relates to their choice of parking cast against their desired (or needed) monthly payment based upon income. This scenario will also provide competitive consistency with other developments in the market, current and future.
- ❑ The **ranch villa apartment program**, which would target households aged 55+, although not be restricted to this consumer segment, would consist of direct-entry single-level ranch-type townhome plans, most with one-car attached garages, but also including a two-car garage offering. Modeled, in part, after very successful empty nester ranches in other parts of Wisconsin and elsewhere throughout the Midwest, this product line would consist of four different plan designs ranging from a one-bedroom residence at 725 square feet to a three-bedroom unit with 1,275 square feet. This product line would be configured in 3-, 4-, 5- and 6-unit buildings (duplexed where necessary).



- ❑ Representing a compliment to both the garden apartments and attached ranch villa rentals, and as an extension of the overall continuum of rental housing product within Germantown, strong consideration should be given to introducing a **small-lot single family detached rental program**. Targeting a broad range of consumer profiles ranging from younger households to empty-nesters not interested in homeownership, but desirous of a new detached single family housing form, this product line would include one ranch plan at 1,300 square feet and three two-story offerings in the 1,500-1,700 square foot band (all with two-car garages).



- ❑ Mirroring competitive counterparts overall, size increments between floorplans (for all three rental products) should not exceed 200 square feet (and be narrower in many instances). This discipline will keep lease rate differentials between plans small and in concert with the gradual upward movement of mainstream (and workforce) household incomes.
- ❑ If elevated properly, the three rental housing products can exemplify tasteful suburban architecture and be very complimentary to other development initiatives (including for sale developments) both internal to an individual community and elsewhere throughout the municipality.
- ❑ Representing the first of four product lines in the “for sale” sector of the market, and in an effort to establish an overall hierarchy of ownership product starting with an alternative that should be able to achieve price points directly in-line with the lower-end of the qualitative distribution of mainstream/workforce incomes, is an efficiently designed mid-density **townhome/rowhome series**. This product line would include three separate three-story plan types, each with two main living areas configured over an integral two-car garage and a finished lower level, all with two-car garages. Plan sizes for this series, which will average 1,400 square feet, should range from 1,200 to 1,550 square feet including finished lower levels. This can be achieved in very efficient and cost effective 20' wide modules. With rear-entry garages, individual buildings are generally designed to face one another, thus allowing for a small pedestrian greenway between buildings, or they can be configured fronting a street. Combined, the three individual plan offerings will be capable of attracting a broad range of buyer profiles, with attentive focus directed toward young singles and couples without children, couples in their initial stages of family formation and young families.
- ❑ Architecturally, the townhome/rowhome product line can support either a traditional elevation scheme, or it can command something more contemporary/urban oriented, i.e., at the builder's discretion and dependent upon cost. Overall, this product line can achieve a density of 12+ units per acre, thus allowing builders to distribute land and development costs across more units – in an attempt to bring prices down from the current representation of condominium products (i.e., luxury duplexes/fourplexes) that dot the landscape throughout the market.
- ❑ Representing a more “cost conscious” or “value-oriented” age-targeted alternative to the highly stylized ranch duplex/fourplex condominiums currently found in Germantown and surrounding areas, yet still directed toward the more mature, move-down home purchasers aged 55-74+, a very efficient **attached ranch villa** for sale series is recommended. This product line, which could be configured in 3-, 4-, 5 and/or 6-unit linear buildings (duplexed only where necessary) would consist exclusively of single-level ranch plans, each with a front-load two-car garage and a small, but usable, back-yard or patio area. Ranging in size from 1,375 to 1,675 square feet, the average attached villa unit would carry 1,525 square feet of living space. These homes would be configured slab-on-grade, although a modicum of lots could/should be designated to accommodate optional basements. While directed toward the move-down consumer or empty-nester, this product line would be capable of attracting other segments of the market as well. Ultimately, the goal of creating a villa product slab on grade (as opposed to straight duplex or fourplex buildings with full basements) would be to achieve a higher-density and construction efficiencies which, again, would allow lower costs to be distributed across more units – ultimately leading to more competitive (and appropriate) prices.



- ❑ In the single family sector, and representing a departure from the current larger-lot semi-custom/custom home development currently represented among new developments in and around Germantown, would be an urban/suburban detached product line with rear-load garages. Representing a derivation of the neo-traditional planning concept, i.e. Traditional Neighborhood Development (TND), this single family series, ideally, would be comprised of two single-level “ranch” plans, two traditional two-story units (with second floor master bedrooms) and one two-story unit with a first-floor master bedroom, all with optional basements. Ranging in size from 1,500 to 1,900 square feet, and averaging roughly 1,700 square feet across the group, homes in this series should be approximately 30'-35' wide configured on 40'-45' wide homesites. At the Harmony community in Westfield, Indiana, this particular product line has been extremely successful as it has allowed new construction single family housing (through density and unit sizes) to meet a mainstream or workforce price point – one not typically seen among more traditional counterparts on larger lots. In Madison, Wisconsin, Veridian Homes carries a similar style of homes, which allows the builder to offer more mainstream price points. Because of the escalation of new construction single family prices throughout the local market, a similar strategy is warranted. The TND single family product line will be able to attract a broad spectrum of mainstream detached home purchasers including young childless married couples, couples in their initial stages of family formation, and young families. And, with the incorporation of several ranch plans and a two-story master-down design, this program will be in a position to also appeal to the 55 and older empty-nester segment desirous of detached ownership housing.



- ❑ The second single family product line should consist of a smaller-lot, more traditional single family series with front-access, two-car garages and optional basements. This product line should be comprised of two single-level “ranch” plans and four traditional two-story units. Ranging in size from 1,750 to 2,400 square feet, and averaging roughly 2,050 square feet across the group, homes in this program should be configured on 50'-55" wide homesites. The smaller lot sizes would, once again, assist in reducing costs, thus allowing for a more competitive price position. Together, the six single family plans will also appeal to a broad spectrum of single family home purchasers including young childless married couples, couples in their initial stages of family formation, and first- and second-time move up families. And, with the inclusion of two ranch plans on small low-maintenance lots, this series will appeal to the 55 and older empty-nester segment as well. *While the price points for this product line align the upper end of mainstream incomes, they more closely align the resale sector. As such, this series will provide a reasonably priced move-up alternative in an effort to alleviate pressure among area resales and open up more options for the mainstream of the market or workforce in the existing home market as well.*



- ❑ It is important to note that with proper land planning and architecture, smaller single family lots (both TND and traditional) can still provide for aesthetically appealing community orientation and, most importantly, at the price points not widely represented in the new construction single family sector of the market – price points necessary for the bulk of the market.

For a detailed outline of each recommended mainstream housing idiom including individual product/plan criteria, unit sizes, *current dollar* rents/prices, features, etc., consult **Exhibits 1.1 through 1.7**. As depicted, plan offerings are broad and varied, and reflect some of the best-selling floorplan alternatives among successful “like” products throughout the Midwest.

It is important to note that the detailed planning guidelines and benchmark rent/price suggestions for the various housing products are not arbitrary, but rather *strategic*. Specially, these guidelines will allow five important goals to be met. First, the continuum of home types, styles and rents/prices will directly align mainstream household incomes in the market. Second, the for sale product lines (and their prices) will assist builders in bridging the rather large price gap that exists between area resales and new construction alternatives which, in turn, will provide for “above average” absorption/sales rates. Third, the suggested products (and their typical density allocations) will allow each home series to improve upon total unit counts per acre, which will help minimize raw land costs per unit. Fourth, each suggested product line and plan offering can be built in an efficient manner, which will assist in keeping direct construction costs at a minimum. Finally, the rents/prices assigned to each product line will allow each housing idiom to draw consumers from both the village of Germantown itself, as well as other areas throughout the Milwaukee region, primarily its north/northwest/west suburbs.

Because each product line has been positioned competitively (and strategically) relative to the market, absorption rates for the rental products and sales rates for the ownership offerings are expected to be “at” or “above the market average.” And, while absorption and sales are dependent upon other factors such as the scale of a development, i.e., number of total units; site location; community amenities, etc., the following text table offers a general outline of what an individual location would be capable of attaining per product series:

**ABSORPTION / SALES SUMMARY - A GUIDE
SUGGESTED HOUSING PRODUCTS: GERMANTOWN, WISCONSIN**

Product Line	Estimated Total Units For a Typical Development or Phase (of Relative Scale)	Annual Absorption/ Sales Potential (In Units) At Benchmark Rents/Prices	Marketing Life (In Years)
Two-Story Garden Apts	240	144	1.7 ⁽¹⁾
Ranch Villa Rentals	140	84	1.7 ⁽¹⁾
Single Family Rentals	100	60	1.7 ⁽¹⁾
Townhomes/Rowhomes	60	30	2.0
Attached Ranch Villas	60	30	2.0
TND Single Family	60	30	2.0
Conventional Single Family	40	20	2.0
⁽¹⁾ Marketing life will actually be slightly shorter to get to a stabilized occupancy level of 95 percent.			

Source: Tracy Cross & Associates, Inc.

The absorption/sales volumes outlined above are reflective of a series of residential product lines that will appeal to households earning incomes, generally, in the \$50,000 to \$125,000 range for the rental products and in the \$75,000 to \$150,000+ range for the ownership idioms. These income segments, which are some of the deepest in the village of Germantown and surrounding communities (including all of Washington County), have been disenfranchised of late relative to new construction alternatives.

PRODUCT CRITERIA AND BENCHMARK RENTS - TWO-STORY GARDEN APARTMENTS

**-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN**

1.1

Product Line Summary

Product Form:	Two-Story Garden Apartments (8- or 16-Unit Buildings with 4 or 8 Direct Access One-Car Garages Per Building)
Density in Units Per Acre:	20.0
Average Plan Size (Sq. Ft.):	925
Average Benchmark Base Rent w/50 % Garages: Per Sq. Ft.:⁽¹⁾	\$1,716 \$1.86



Plan Detail

Plan Designation	A-1	A-2	A-3	B	C-1	C-2	C-3	D
Percent Distribution	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5
Plan Type	1BR	1BR	1BR	1BR DEN	2BR	2BR	2BR	3BR
Bedroom/Bath Mix	1/1.0	1/1.0	1/1.0	1+Den/1.0	2/2.0	2/2.0	2/2.0	3/2.0
Unit Size (Sq. Ft.)	600	700	775	875	975	1,075	1,150	1,250
Benchmark Base Rent w/o Garage: ⁽¹⁾ Per Sq. Ft.: ⁽¹⁾	\$1,245 \$2.08	\$1,370 \$1.96	\$1,465 \$1.89	\$1,590 \$1.82	\$1,715 \$1.76	\$1,840 \$1.71	\$1,935 \$1.68	\$2,060 \$1.65
Benchmark Base Rent w/ Garage:⁽²⁾ Per Sq. Ft.:⁽²⁾	\$1,370 \$2.28	\$1,495 \$2.14	\$1,590 \$2.05	\$1,715 \$1.96	\$1,840 \$1.89	\$1,965 \$1.83	\$2,060 \$1.79	\$2,185 \$1.75

Unit Features and Community Amenities

UNIT STANDARDS

- Painted Trim
- Plank Flooring in Living Areas
- "White" Interior Paint Finish
- Direct Wire Smoke Detectors
- Cable/Satellite Access
- High-Speed Internet Connectivity
- USB Ports
- Air Conditioning
- Quality Door Hardware
- Quality Lighting Package
- Private Balcony/Patio

CLOSETS, UTILITIES, AND STORAGE

- Walk-In MBR Closet (Per Plan)
- Wire Closet Shelving
- Full Size Washer/Dryer (Stacked or Side-by-Side)
- Storage Area (Either In-Unit or Separate)
- Linen Closet(s)
- Programmable Thermostat

KITCHEN FEATURES

- Quality Wood Cabinetry
- Plank Flooring
- Self Clean Range Oven
- Built-In Dishwasher
- Refrigerator with Ice-Maker
- Garbage Disposal
- Microwave with Vent
- Hard Surface Countertops
- Stainless Steel Sink

**COMMUNITY FEATURES/AMENITIES (LARGE-SCALE DEVELOPMENTS)
(SHARED W/RANCH VILLA AND/OR SF RENTALS)**

- Architecturally-enhanced Exteriors
- Secured Access Entry Per Unit
- Clubhouse w/ Community Room, Kitchen, Fitness Center, E-Lounge, Etc.
- Outdoor Fireside Lounge & Grilling Stations
- Outdoor Swimming Pool/Deck Area
- Dog Park & Dog Washing Station

BATH/POWDER ROOM STANDARDS

- Plank Flooring
- Hard Surface Vanity Tops
- Quality Cabinetry
- Ceramic Tub/Shower Surround
- Framed Glass Mirror Over Vanity

- Trail System
- Sport Courts/Playground
- Extensive Landscaping/Hardscaping
- Wi-Fi in all Common Areas
- Direct Access Garages at 50%
- Adequate Surface Parking
- Detached Garages @ \$65 Monthly Per Space

⁽¹⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents for units without direct access garages. They do not include potential premiums for corner units, floor or view. They also do not include application/administration fees, pet fees, storage rental, utilities, or detached garages.

⁽²⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents for units with direct access garages. They do not include potential premiums for corner units, floor or view. They also do not include application/administration fees, pet fees, storage rental, utilities, or detached garages.

PRODUCT CRITERIA AND BENCHMARK RENTS - RANCH VILLA RENTALS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.2

Product Line Summary				
Product Form:		Single-Level Ranch Villas w/Attached Garages - Slab on Grade/No Basements (3-, 4-, 5- and/or 6-Unit Buildings-Duplexed Where Necessary)		
Density in Units Per Acre:		12.0		
Average Plan Size (Sq. Ft.):		1,000		
Average Benchmark Base Rent:		\$1,981		
Per Sq. Ft.:⁽¹⁾		\$1.98		
Plan Detail				
Plan Designation	A	B	C	D
Percent Distribution	25.0	25.0	25.0	25.0
Plan Type	1BR	1BR DEN	2BR	3BR
Garage Condition	1-Car	1-Car	1-Car	2-Car
Bedroom/Bath Mix	1/1.0	1+Den/1.0	2/2.0	3/2.0
Unit Size (Sq. Ft.)	725	925	1,075	1,275
Benchmark Base Rent: ⁽¹⁾	\$1,625	\$1,850	\$2,050	\$2,400
Per Sq. Ft.: ⁽¹⁾	\$2.24	\$2.00	\$1.91	\$1.88
Unit Features and Community Amenities				
UNIT STANDARDS ■ Painted Trim ■ Plank Flooring in Living Areas ■ "White" Interior Paint Finish ■ Direct Wire Smoke Detectors ■ Cable/Satellite Access ■ High-Speed Internet Connectivity ■ USB Ports ■ Air Conditioning ■ Quality Door Hardware and Lighting Package ■ Private Patio		KITCHEN FEATURES ■ Quality Wood Cabinetry ■ Plank Flooring ■ Self Clean Range Oven ■ Built-In Dishwasher ■ Refrigerator with Ice-Maker ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Stainless Steel Sink		BATH/POWDER ROOM STANDARDS ■ Plank Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity
CLOSETS, UTILITIES, AND STORAGE ■ Walk-In MBR Closet (Per Plan) ■ Wire Closet Shelving ■ Full Size Washer/Dryer (Stacked or Side-by-Side) ■ Storage Area (Either In-Unit or Separate) ■ Linen Closet(s) ■ Programmable Thermostat		COMMUNITY FEATURES/AMENITIES (LARGE-SCALE DEVELOPMENTS) (SHARED W/GARDEN APARTMENTS AND/OR SF RENTALS) ■ Architecturally-enhanced Exteriors ■ Secured Access Entry Per Unit ■ Clubhouse w/ Community Room, Kitchen, Fitness Center, E-Lounge, Etc. ■ Outdoor Fireside Lounge & Grilling Stations ■ Outdoor Swimming Pool/Deck Area ■ Trail System ■ Dog Park ■ Dog Washing Station ■ Sport Courts/Playground ■ Extensive Landscaping/Hardscaping ■ Wi-Fi in all Common Areas ■ Direct Access Garages at 100% ■ Additional Surface Parking		
⁽¹⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents, each of which includes an attached garage. They do not include potential premiums for end units or view. They also do not include application/administration fees, pet fees, storage rental, or utilities.				

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK RENTS - SINGLE FAMILY RENTALS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.3

Product Line Summary

Product Form: *Single Family Rentals w/Attached Garages - Slab on Grade/No Basements
(35'-40' Wide Homes on 45'-50' Wide Homesites)*

Density in Units Per Acre: 8.0

Average Plan Size (Sq. Ft.): 1,525

Average Benchmark Base Rent: \$2,906
Per Sq. Ft.:⁽¹⁾ \$1.91



Plan Detail

Plan Designation	A	B	C	D
Percent Distribution	25.0	25.0	25.0	25.0
Plan Type	Ranch	2-Story	2-Story	2-Story
Garage Condition	2-Car	2-Car	2-Car	2-Car
Bedroom/Bath Mix	2+Den/2.0	3/2.5	3/2.5	3+Loft/2.5
Unit Size (Sq. Ft.)	1,300	1,500	1,600	1,700
Benchmark Base Rent: ⁽¹⁾	\$2,625	\$2,875	\$3,000	\$3,125
Per Sq. Ft.: ⁽¹⁾	\$2.02	\$1.92	\$1.88	\$1.84

Unit Features and Community Amenities

UNIT STANDARDS

- Painted Trim
- Plank Flooring in Living Areas
- "White" Interior Paint Finish
- Direct Wire Smoke Detectors
- Cable/Satellite Access
- High-Speed Internet Connectivity
- USB Ports
- Air Conditioning
- Quality Door Hardware and Lighting Package
- Private Patio

KITCHEN FEATURES

- Quality Wood Cabinetry
- Plank Flooring
- Self Clean Range Oven
- Built-In Dishwasher
- Refrigerator with Ice-Maker
- Garbage Disposal
- Microwave with Vent
- Hard Surface Countertops
- Stainless Steel Sink

BATH/POWDER ROOM STANDARDS

- Plank Flooring
- Hard Surface Vanity Tops
- Quality Cabinetry
- Ceramic Tub/Shower Surround
- Framed Glass Mirror Over Vanity

CLOSETS, UTILITIES, AND STORAGE

- Walk-In MBR Closet (Per Plan)
- Wire Closet Shelving
- Full Size Washer/Dryer (Stacked or Side-by-Side)
- Storage Area (Either In-Unit or Separate)
- Linen Closet(s)
- Programmable Thermostat

**COMMUNITY FEATURES/AMENITIES (LARGE-SCALE DEVELOPMENTS)
(SHARED W/GARDEN APARTMENTS AND/OR RANCH VILLA RENTALS)**

- | | |
|---|---|
| <ul style="list-style-type: none"> ■ Architecturally-enhanced Exteriors ■ Secured Access Entry Per Unit ■ Clubhouse w/ Community Room, Kitchen, Fitness Center, E-Lounge, Etc. ■ Outdoor Fireside Lounge & Grilling Stations ■ Outdoor Swimming Pool/Deck Area ■ Trail System | <ul style="list-style-type: none"> ■ Dog Park ■ Dog Washing Station ■ Sport Courts/Playground ■ Extensive Landscaping/Hardscaping ■ Wi-Fi in all Common Areas ■ Direct Access Garages at 100% ■ Additional Surface Parking |
|---|---|

⁽¹⁾ Benchmark base monthly rents, which are presented in January 2024 dollars, reflect the posted base rents, each of which includes an attached garage. They do not include potential premiums for end units or view. They also do not include application/administration fees, pet fees, storage rental, or utilities.

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - FOR SALE TOWNHOMES/ROWHOMES
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

Product Line Summary			
Product Form:	Townhomes/Rowhomes		
Garage Condition:	2-Car (Rear Load)		
Lower Level of Townhomes/Rowhomes	Finished		
Average Plan Size (Sq. Ft.):	1,400		
Average Benchmark Base Price: ⁽¹⁾	\$266,990		
Per Sq. Ft.:	\$190.71		
Average Anticipated Closing Price: ⁽²⁾	\$283,000		
Per Sq. Ft.:	\$202.14		
Plan Detail			
Plan Designation	A	B	C
Plan Style	3-Story	3-Story	3-Story
Bedrooms	2	2+Loft+Flex	3+Flex
Baths	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,200	1,450	1,550
Benchmark Base Price: ⁽¹⁾	\$254,990	\$269,990	\$275,990
Per Sq. Ft.:	\$212.49	\$186.20	\$178.06
Anticipated Closing Price: ⁽²⁾	\$270,300	\$286,200	\$292,500
Per Sq. Ft.:	\$225.25	\$197.38	\$188.71
Features and Amenities			
UNIT STANDARDS		BATH/POWDER ROOM STANDARDS	
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Balcony		■ Ceramic Flooring ■ Granite or Quartz Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity	
CLOSETS, UTILITIES, AND LAUNDRY		BUILDING FEATURES/AMENITIES	
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Finished Lower Level (Note: Lower Level in the Smallest Unit is Limited to A Laundry Room, Closet, Etc.) ■ Front-Oriented Sidewalks ■ Modest, But Desirable Community Amenities (Depends on Size of Development)	
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 6.0 percent above the base sales price.			

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - FOR SALE ATTACHED RANCH VILLAS
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

Product Line Summary				
Product Form:		Attached Ranch Villas (3-, 4-, 5 and 6-Unit Buildings - Duplexed Where Necessary)		
Garage Condition:		2-Car (Front)		
Average Plan Size (Sq. Ft.):		1,525		
Average Benchmark Base Price: ⁽¹⁾		\$288,990		
Per Sq. Ft.:		\$189.50		
Average Anticipated Closing Price: ⁽²⁾		\$309,200		
Per Sq. Ft.:		\$202.75		
				
Plan Detail				
Plan Designation	A	B	C	
Plan Style	Ranch	Ranch	Ranch	
Bedrooms	2	2+Den	3	
Baths	2	2	2	
Unit Size (Sq. Ft.)	1,375	1,525	1,675	
Benchmark Base Price: ⁽¹⁾	\$279,990	\$288,990	\$297,990	
Per Sq. Ft.:	\$203.63	\$189.50	\$177.90	
Anticipated Closing Price: ⁽²⁾	\$299,600	\$309,200	\$318,800	
Per Sq. Ft.:	\$217.89	\$202.75	\$190.33	
Features and Amenities				
UNIT STANDARDS		KITCHEN FEATURES		BATH/POWDER ROOM STANDARDS
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Patio Area		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Double Bowl Stainless Steel Sink		■ Ceramic Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity
CLOSETS, UTILITIES, AND LAUNDRY		HOME FEATURES/AMENITIES		
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Basements Optional on Select Lots ■ Front-Oriented Sidewalks ■ Modest, But Desirable Community Amenities (Depends on Size of Development)		
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.				

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - SMALL LOT TND FOR SALE SINGLE FAMILY
-- CONVENTIONAL/MAINSTREAM HOUSING --
GERMANTOWN, WISCONSIN

1.6

Product Line Summary					
Product Form:	Single Family				
Lot Dimensions:	40'-45" x 100'-110'				
Garage Condition:	2-Car (Rear Load) (Front-Load As Necessary)				
Average Plan Size (Sq. Ft.):	1,700				
Average Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$329,990 \$194.11				
Average Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$353,100 \$207.71				
					
Plan Detail					
Plan Designation	A	B	C	D	E
Plan Style	Ranch	Ranch	2-Story	2-Story	2-Story (1st Floor MBR)
Bedrooms	2 + Den	2 + Flex	3	3 + Flex	3 + Loft
Baths	2	2	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,500	1,600	1,700	1,800	1,900
Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$311,990 \$207.99	\$320,990 \$200.62	\$329,990 \$194.11	\$338,990 \$188.33	\$347,990 \$183.15
Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$333,800 \$222.53	\$343,500 \$214.69	\$353,100 \$207.71	\$362,700 \$201.50	\$372,300 \$195.95
Features and Amenities					
UNIT STANDARDS		KITCHEN FEATURES		BATH/POWDER ROOM STANDARDS	
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Private Patio Area		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Double Bowl Stainless Steel Sink		■ Ceramic Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity	
CLOSETS, UTILITIES, AND LAUNDRY		HOME FEATURES/AMENITIES			
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Optional Basements		■ Front-Oriented Sidewalks ■ Modest, But Desirable Community Amenities (Depends on Size of Development)	
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.					

Source: Tracy Cross & Associates, Inc.

PRODUCT CRITERIA AND BENCHMARK PRICES - CONVENTIONAL FOR SALE SINGLE FAMILY
-- CONVENTIONAL/MAINSTREAM/MOVE-UP HOUSING --
GERMANTOWN, WISCONSIN

Product Line Summary						
Product Form:	Single Family					
Lot Dimensions:	55'-60' x 120'					
Garage Condition:	2-Car (Front)					
Average Plan Size (Sq. Ft.):	2,050					
Average Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$386,490 \$188.53					
Average Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$413,600 \$201.76					
						
Plan Detail						
Plan Designation	A	B	C	D	E	F
Plan Style	Ranch	Ranch	2-Story	2-Story	2-Story	2-Story
Bedrooms	3	3	3+Flex	4	4 + Loft	4 + Den
Baths	2.0	2.0	2.5	2.5	2.5	2.5
Unit Size (Sq. Ft.)	1,750	1,850	1,950	2,100	2,250	2,400
Benchmark Base Price: ⁽¹⁾ Per Sq. Ft.:	\$359,990 \$205.71	\$368,990 \$199.45	\$377,990 \$193.84	\$390,990 \$186.19	\$403,990 \$179.55	\$416,990 \$173.75
Anticipated Closing Price: ⁽²⁾ Per Sq. Ft.:	\$385,200 \$220.11	\$394,800 \$213.41	\$404,400 \$207.38	\$418,400 \$199.24	\$432,300 \$192.13	\$446,200 \$185.92
Features and Amenities						
UNIT STANDARDS		KITCHEN FEATURES		BATH/POWDER ROOM STANDARDS		
■ Luxury Plank Flooring in Main Living Areas ■ Carpeting in Bedroom Areas ■ "White" Interior Paint Finish ■ Painted Trim ■ Direct-Wire Smoke Detectors Per Code ■ Cable/Satellite/Telephone Prewire ■ Paneled Doors ■ High-Speed Internet Connectivity ■ Air Conditioning ■ Designer Door Hardware ■ Designer Lighting Package ■ Large Private Patio Area		■ Quality Cabinetry ■ Luxury Plank Flooring ■ Four Burner Cooktop ■ Self Clean Single Oven-Stainless Steel ■ Built-In 5-Cycle Dishwasher-Stainless Steel ■ Refrigerator with Ice-Maker-Stainless Steel ■ Garbage Disposal ■ Microwave with Vent ■ Hard Surface Countertops ■ Double Bowl Stainless Steel Sink		■ Ceramic Flooring ■ Hard Surface Vanity Tops ■ Quality Cabinetry ■ Ceramic Tub/Shower Surround ■ Framed Glass Mirror Over Vanity		
CLOSETS, UTILITIES, AND LAUNDRY		HOME FEATURES/AMENITIES				
■ Walk-In MBR Closet (Per Plan) ■ Laminate Closet Shelving ■ Washer/Dryer Hook-Up ■ Linen Closet(s) ■ Programmable Thermostat		■ Architecturally-Enhanced Exteriors ■ Extensive Hardscaping/Landscaping ■ Optional Basements			■ Modest, But Desirable Community Amenities (Depends on Size of Development)	
⁽¹⁾ Benchmark base sales prices, which are presented in January 2024 dollars, do not include options, upgrades or premiums. ⁽²⁾ Includes an estimate for options, upgrades and premiums, i.e. 7.0 percent above the base sales price.						

Source: Tracy Cross & Associates, Inc.

Please keep in mind that the product recommendations outlined in the previous paragraphs (and in Exhibits 1.1 through 1.7) reflect the most strategic approach for filling the voids that exist in Germantown and surrounding areas and for penetrating the threshold or mainstream of the market. This is not to suggest that the higher-end of the new construction for sale home market (at price points of \$450,000 and above) will not still have its place locally (it will), but with lower sales volumes much akin to those currently being generated by area builders, i.e., 12 units annually per product line. Nevertheless, highly-stylized duplex/fourplex residences and larger-lot single family homes (with more square footage, three-car garages, etc.) will continue to reflect an important part of the hierarchy of new construction product in the market and should also be viewed as viable (at the appropriate scale).

MARKET POSITIONING

It is important to reiterate that the benchmark rents/prices outlined in Exhibits 1.1 through 1.7 have been *carefully* established so that each product line can penetrate the mainstream of the new construction housing market based, primarily, on incomes, while at the same time supporting a value position necessary to appeal to consumers from inside and outside the local area. For example, the three rental products will each occupy an appropriate (and competitive) rent/value variance when cast against some of the newer, most proximate apartment communities of scale, i.e., those developments of 100+ units introduced in the last 10 years within 4-5 miles of Germantown (see **Exhibits 1.8 and 1.9**).

The various for sale products, in turn, will occupy much lower/more competitive value positions in the market considering the higher price points currently represented in the new construction sector (see **Exhibits 1.10 and 1.11**). As such, these product lines can expect higher absorption rates than what is typically seen among area developments, especially considering the lack of competitive substitution at benchmark prices. In other words, the more value-oriented nature of the for sale products will allow for 20-30 sales annually per series – in a market where the typical annual sales rate hovers at 12 units annually *or lower*.

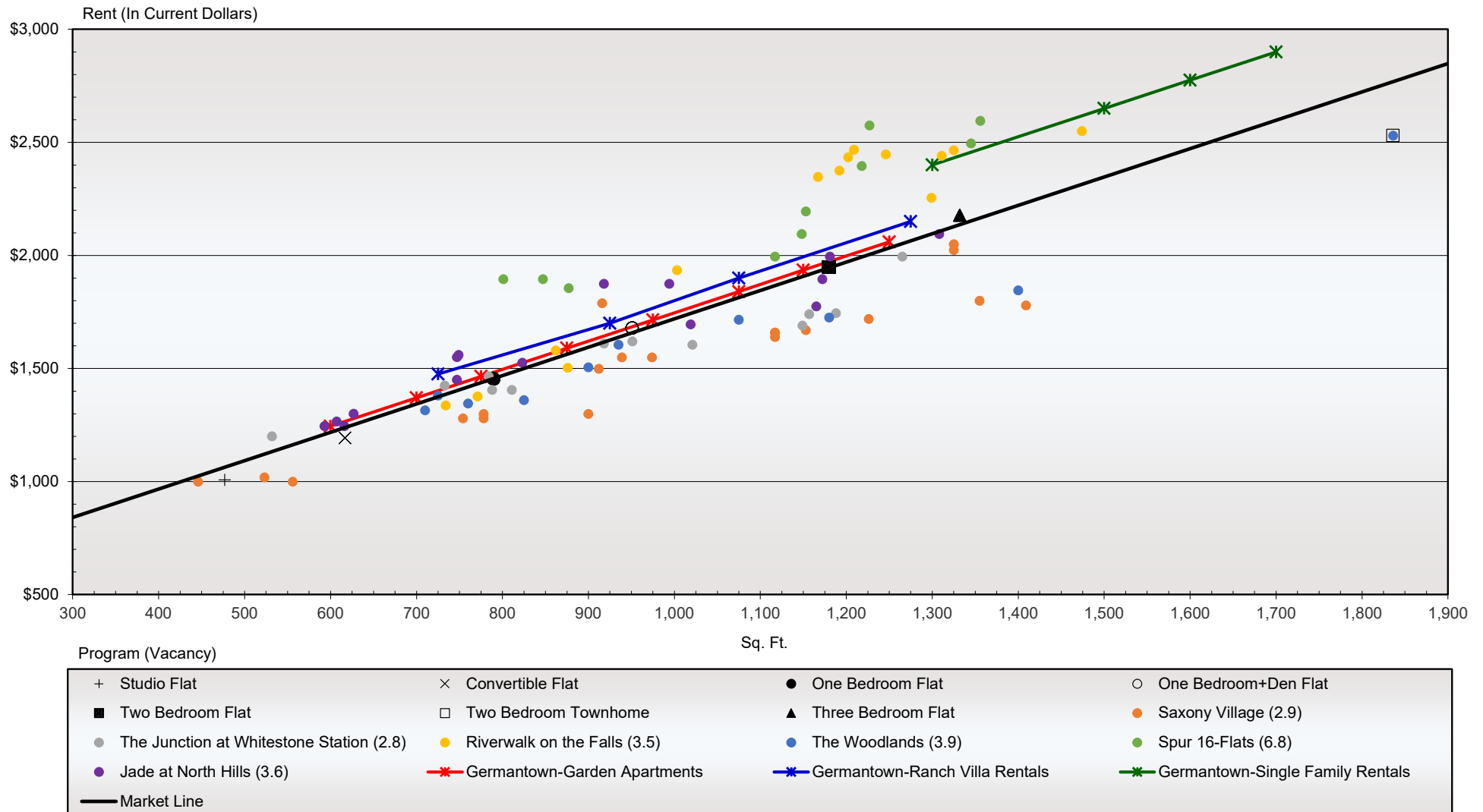
A DISCIPLINE APPROACH TO PRODUCT DEVELOPMENT

To achieve the rents/prices (and absorption) outlined for each product line, and apart from the requirement of higher densities, it will be imperative for the Village of Germantown, and other stakeholders, to work closely with builders/developers so that the recommendations are understood and embraced. Specifically, builders/developers (and governing bodies) will need to think differently in terms of land planning, development, and product design in order to *substantially reduce costs*, a key component to meeting the rent/price requirements. Provided below are number of guiding principles for bringing properly positioned conventional, mainstream and/or workforce housing to market, especially as it relates to the ownership products:

- ☐ Each product line must be efficient and cost effective to build from a design standpoint (value engineered). This can be achieved while still offering functional and desirable floorplan alternatives.
- ☐ The basis for design should be modeled after box-on-box/four-corner construction with no wasted space; however, exterior elevations should still be very appealing. Referencing the latter, a strong use of colors *not materials* is but one example of how quality can be portrayed to the consumer. This has been accomplished in numerous communities throughout the U.S. with specific reference made to re-development efforts at Stapleton Airport in Denver, among others. To reiterate, by creating value-oriented floorplans, we are not suggesting that quality be minimized, nor is there implication that overall curb appeal be comprised. It simply needs to be accomplished strategically “behind the scenes.”

1.8

Rent/Value Analysis Selected Rental Housing Communities Germantown Primary Market Area (PMA)



Rent/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of units offered and their associated rent levels. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the occupancy/absorption rates of currently available product lines.

Rent/Value Analysis
Selected Rental Housing Communities
Germantown Primary Market Area (PMA)

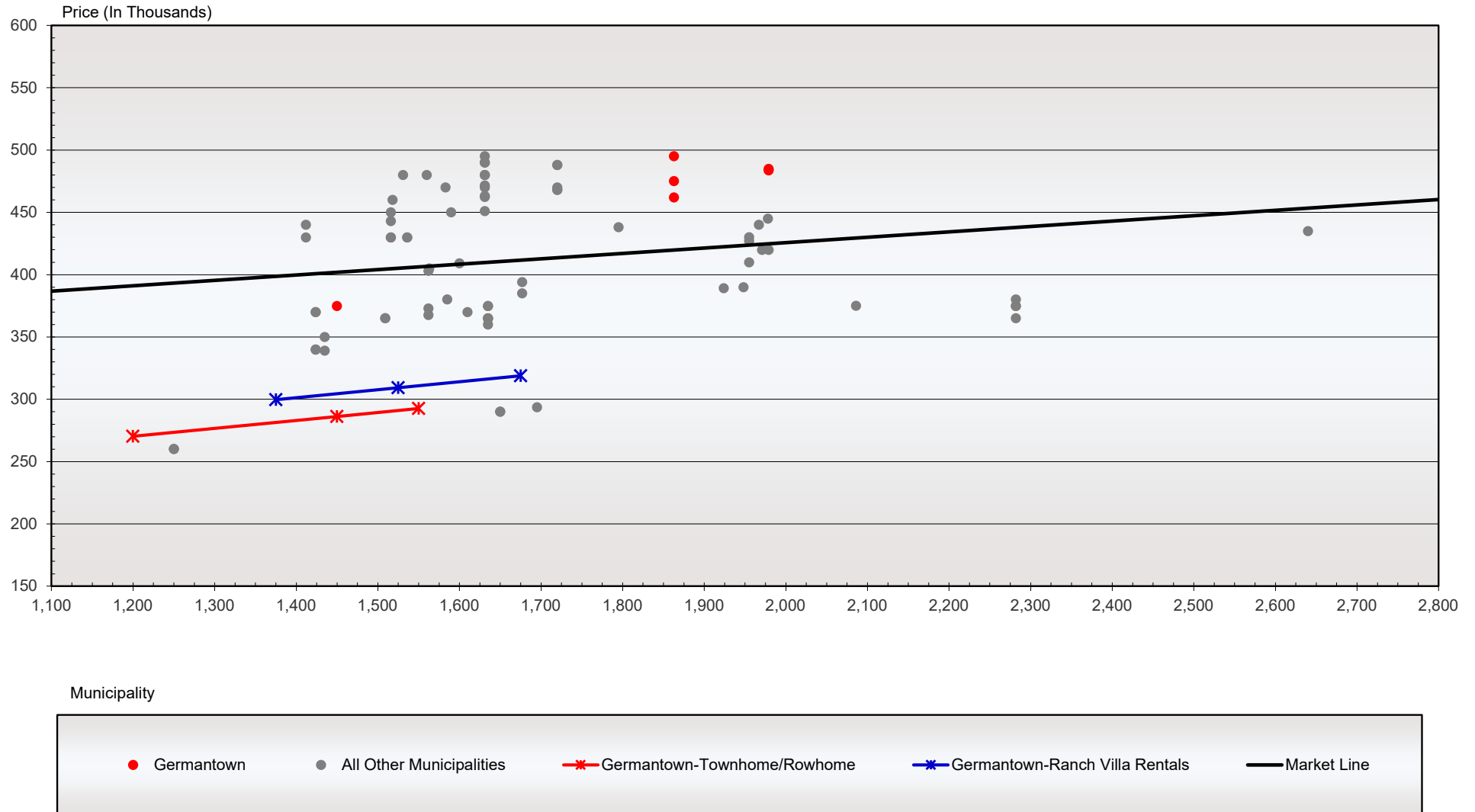
Plan Size (Sq. Ft.)	Average Market Rent	Program/Location	Year Built	Total Units	Average Plan Size (Sq. Ft.)	Average Posted Base Rent		Average Base Market Rent	Price Variance From Market	Vacancy Rate
						Dollars	Rent per Sq. Ft.			
300	\$844	Spur 16-Flats/Mequon	2019	146	1,163	\$2,257	\$1.94	\$1,923	+\$334	6.8
400	969	⁽¹⁾ Germantown-Single Family Rentals	---	---	1,525	2,681	1.76	2,375	+306	---
500	1,094	⁽¹⁾ Riverwalk on the Falls/Menomonee Falls	2018	114	1,057	1,973	1.87	1,791	+182	3.5
600	1,219	⁽¹⁾ Germantown-Ranch Villa Rentals	---	---	1,000	1,831	1.83	1,719	+112	---
700	1,344	Jade at North Hills/Menomonee Falls	2018	139	874	1,593	1.82	1,562	+31	3.6
800	1,469	⁽¹⁾ Germantown-Garden Apartments	---	---	925	1,653	1.79	1,625	+28	---
900	1,594									
1,000	1,719	---- Market Average ----	---	---	1,003	1,723	1.72	1,723	0	3.7
1,100	1,844									
1,200	1,969	⁽¹⁾ The Junction at Whitestone Station/Menomonee Falls	2016	318	954	1,589	1.67	1,662	-73	2.8
1,300	2,094	⁽¹⁾ Saxony Village/Germantown	2018	172	972	1,533	1.58	1,684	-151	2.9
1,400	2,219	⁽¹⁾ The Woodlands/Menomonee Falls	2015	153	1,066	1,649	1.55	1,802	-153	3.9
1,500	2,344									
1,600	2,469									
1,700	2,594									
1,800	2,719									
1,900	2,844									

⁽¹⁾ Development includes one enclosed parking space in some or all of its units. As such, an adjustment has been made (for analytical purposes only) so each development can be assessed as if garages were optional.

Slope: \$1.25 per sq. ft.

1.10

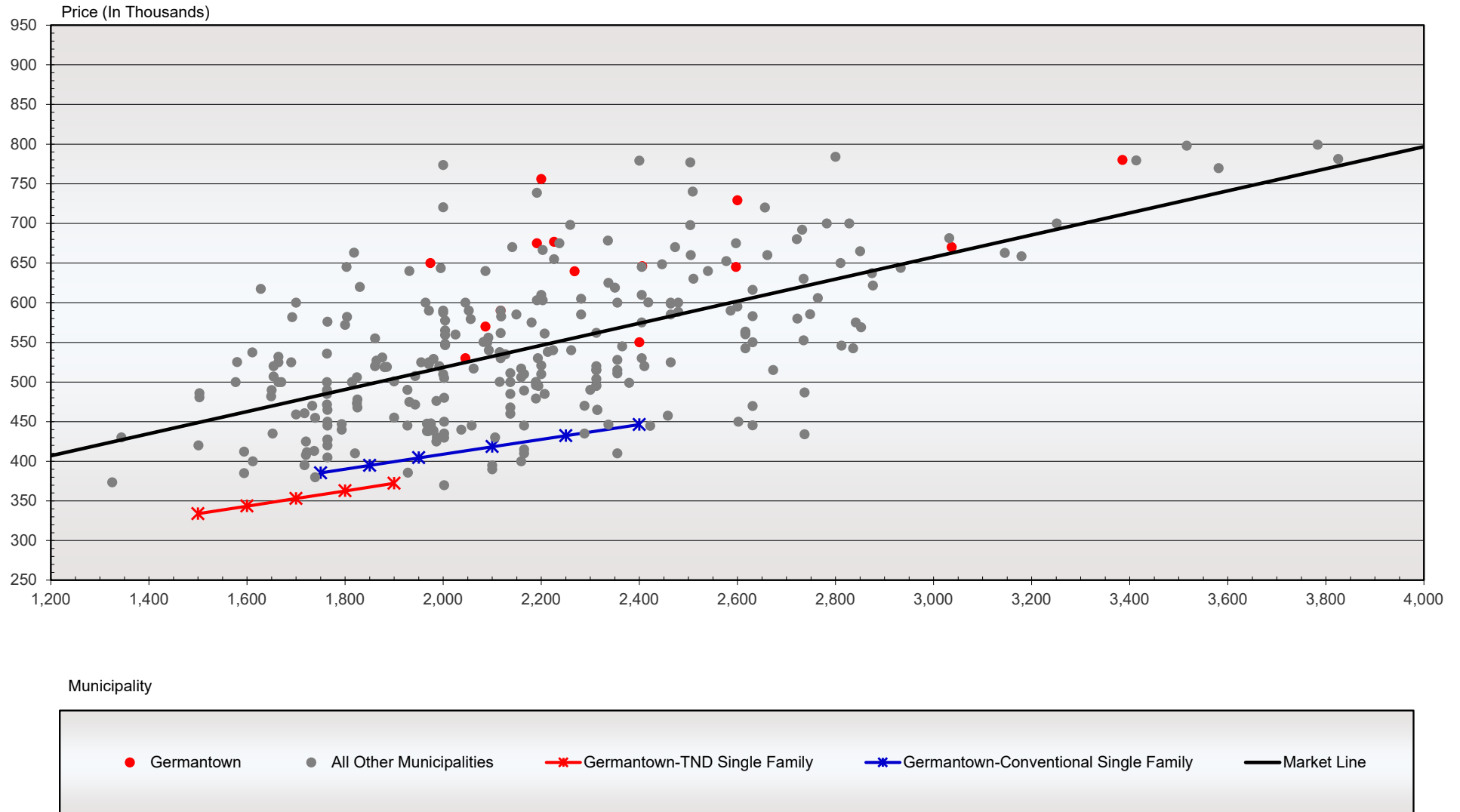
Price/Value Analysis New Construction Duplex/Fourplex/Condominium Closings (Priced from \$250,000 - \$499,999) Germantown Primary Market Area (PMA): Last 12 Months



Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

1.11

Price/Value Analysis New Construction Single Family Closings (Priced from \$350,000 - \$799,999) Germantown Primary Market Area (PMA): Last 12 Months



Price/value analysis uses a scatter diagram to graphically represent a set of observations found in today's marketplace, specifically the square footage of models offered and their associated sales prices. Regression analysis is then used to fit a line through the set of market observations that represent the "best fit" or average market line. This market line can then be used to predict the performance of a new, untested product line or offer explanations regarding the sales rate of currently available product lines.

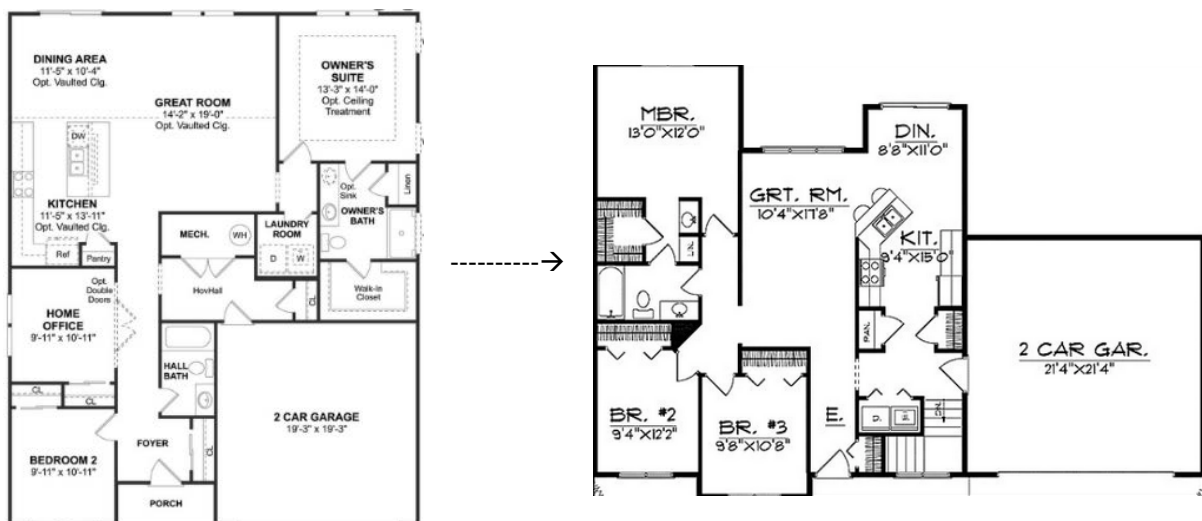
- ☐ Once value-engineering has taken place, and efficient/cost effective housing units/buildings are designed, these efficiencies must be conveyed to all subcontractors for bidding purposes.
- ☐ None of the product lines should offer standard (included) basements, although the option for a basement can be made available in certain series (as indicated).
- ☐ Additionally, outdoor living space for each residence (within each product line) is essential, but need not be extensive. Specifically, private balconies for both apartment series and the townhomes/rowhomes will be sufficient, along with private courtyards/patios/backyard areas for the attached ranch villas and most single family homes.

Provided below are a few floorplan examples that portray efficiency in design:

Efficient Three-Story Townhome/Rowhome Plan



Efficient Conventional SF Ranch Plan (Left) – As Opposed to Inefficient SF Ranch Plan (Right)



Finally, in achieving higher densities across the various product lines, strong consideration should be placed on “to the street” product, smaller lots, along with front-to-back living (i.e., narrower units). At the same time, the mixing of products within neighborhood areas will help improve densities, while also establishing a desirable architectural landscape. In reference to this latter point, in many instances, higher-density communities (with strong exterior elevations) can create an architectural landscape that is much more desirable in terms of community orientation compared to larger-lot developments with minimal landscaping and/or natural amenities.



PRODUCT CLARIFICATION

Please keep in mind that while our product guidelines are very specific, there are a number of derivatives to each of the recommended generic forms that could evolve through the design efforts of individual builders/developers – or through the overall implementation process. However, when considering any derivatives during the course of the planning process, it is still important to follow the general parameters outlined for each of the recommended products relative to unit types, bedroom counts, rents, prices, etc., in order to insure acceptable absorption and/or sales, and most importantly, the appeal to the mainstream or middle of the market.

In addition, consideration can certainly be given to the introduction of other generic forms on the basis of the imbalance that exists market-wide between supply and demand – but done so with the same general planning strategy in mind – that being differentiation, efficiency, tasteful architecture, and rent/price positioning.

GEOGRAPHIC AND COMMUNITY POSITIONING

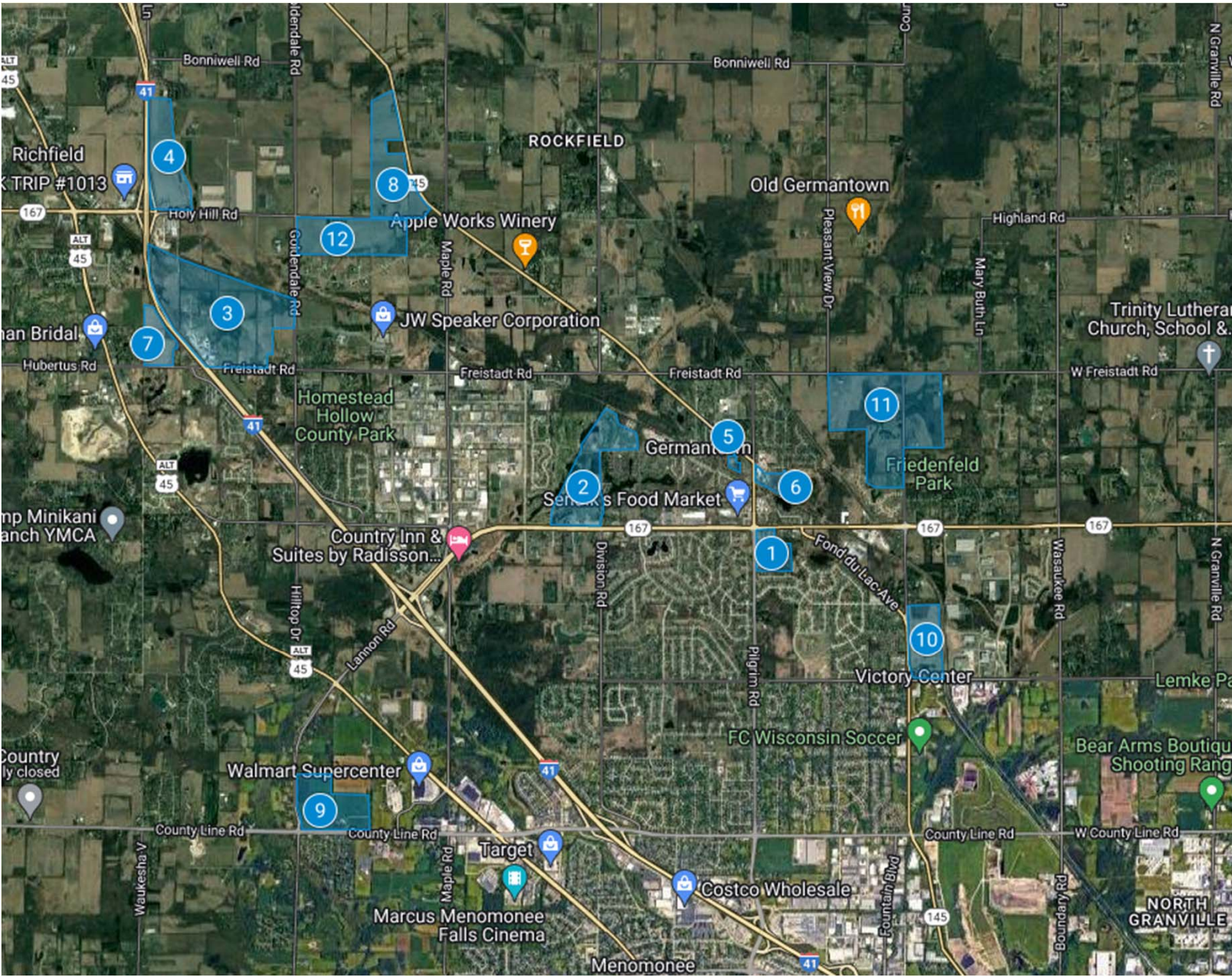
Given such severe supply-side constraints in the new construction housing market (i.e., deficiencies in supply for properly positioned product), practically any suitable location within Germantown could be considered for residential development or redevelopment. With this said, the Village of Germantown is in a position to move rather swiftly with its planning efforts considering the municipality has already identified 12 initial sites (both large and small) that could potentially contain a component (or components) of residential units (see **Exhibit 1.12**). In fact, with the Village getting close to securing the Grosenick parcel, which contains roughly five (5) total acres, the introduction of, say, the suggested for sale townhome/rowhome product line (as depicted earlier in Exhibit 1.4) could bring a much needed new construction price point to the village. In this regard, it is likely that 60+/- units could be configured within this parcel and, at the price points indicated earlier, a development of this scale could achieve full sellout in just two short years at 30 sales annually.

Most of the other properties identified by the Village could contain multiple product lines given their size (and the higher density allocations of each recommended home series). As a general guide, among the various larger assemblages that are proximate to Interstate 41 and/or align some of Germantown's most prominent business/industrial areas, communities offering a combination of the various rental products should be considered. For example, the Holy Hill Gateway District assemblage carries enough acreage for all three rental housing products to be introduced in a planned and be marketed concurrently. At the same time, larger assemblages on the east side of the municipality like the Country Aire North Neighborhood, which are more aesthetically appealing relative to surrounding residential uses and/or open space, should be earmarked for larger-scale ownership communities with multiple product lines/neighborhood areas.

GEOGRAPHIC DELINEATION OF POTENTIAL DEVELOPMENT / REDEVELOPMENT SITES GERMANTOWN, WISCONSIN

Potential
Development/Redevelopment
Sites

- 1 Pilgrim Rd & Mequon Rd
- 2 Blackstone Crk Golf Course
- 3 Freistadt District-E of I-41
- 4 Holy Hill Gateway District
- 5 Grosenick Parcel
- 6 Fond du Lac Ave & Pilgrim
- 7 Freistadt District-W of I-41
- 8 Dheinsville Neighborhood
- 9 Lannon Rd & County Line Rd
- 10 Victory Center Corridor
- 11 Country Aire North Nghbrhd
- 12 Isabelle Farms Nghbrhd



Source: Village of Germantown, Tracy Cross & Associates, Inc. and Google Maps

With this said, and again considering the size of many of the identified development/redevelopment sites, strong consideration should be given to the creation of a true master-planned community (or two) whereby multiple product lines would be introduced within an amenity enhanced environment. Such a community could become a **destination point development** whereby a full hierarchy of residential products are combined with heavy landscaping and hardscaping, together with amenities such as pocket parks, walking/jogging/biking trails, playgrounds, sport courts, open space areas, etc. – *representing a true lifestyle environment*. Such a development in the new construction sector is generally absent in northwest suburban Milwaukee, especially with the product and price points recommended, and would most certainly allow the village of Germantown to capture a *disproportionate share of market-wide demand*, while also inducing spillover from other areas.



Provided below are several items to consider if planning a destination-point master-planned community:

- ☐ To provide strong community infrastructure created around a theme of livability, functionality, walkability, and recreation/convenience.
- ☐ To create a community where emphasis is placed on all segments of the market ranging from younger childless singles and couples to families living, playing, and growing together; and where active adult residents can see and experience the vibrancy of youth. Establishing this reality includes the combination of all products with appropriate, but minimally expensive, amenities.
- ☐ To create a community in which a variety of densities are carefully combined with pocket parks and other recreational uses – and that all are highly integrated and exposed for everyone to enjoy. *Like the architecture and design of the homes, the land plan must be very efficient as well.*



OTHER CONSIDERATIONS

Even with a disciplined planning and design approach, it is possible that some incentives or concessions from the municipality might also be necessary to bring the *for sale products* (as positioned) to market, especially in larger-scale communities. While this will need to be determined through the planning process, it should be given due consideration. For the rental products, it is unlikely that incentives/concessions would be required at benchmark rents as they are more consistent with new/newer market comparables, although rising construction costs may also require some assistance in this regard.

Examples of the types of incentives being utilized by other municipalities to bring the gap between costs and “needed” housing prices include Tax Increment Financing (TIF) and/or land subsidies or land subordination, i.e., reducing the cost of land or eliminating the cost whatsoever.

Also, it is important to note that when considering parcels for the introduction of properly priced, mainstream housing throughout the village, vacant sites typically represent a stronger alternative as there are added costs associated with redevelopment sites including demolition and debris removal.

NEXT GENERATION HOUSING INITIATIVE – WASHINGTON COUNTY

With the village of Germantown situated within the boundaries of Washington County, the municipality is in a position to benefit from the county's *Next Generations Housing* initiative, which aims to assist communities, developers, builders, etc. in filling voids that exist in the market relative to ownership housing forms. As highlighted thus far in this report, and detailed more thoroughly in Sections 2, 3 and 4 that follow, the recent price escalation among virtually all new construction for sale developments throughout Germantown and surrounding areas has created a significant void for properly positioned for sale idioms. As such, our analysis empirically identified this void and made specific product/price recommendations to fill it – recommendations that conform to the goals of the Next Generation Housing initiative. With this said, and because several of Germantown's identified development/redevelopment properties are already being considered for Next Generation Housing, *the municipality should continue to consider this opportunity.*

One only has to look at the first Pilot program under the Next Generation Housing banner to see the impact it is having and the success in terms of sales. In Jackson, roughly eight miles north of Germantown, Harbor Homes and Hillcrest Builders recently introduced new construction single family homes starting in the low \$300,000s (in a market where this price point is virtually non-existent). Within the first six months, 14 homes have been sold with closings pending – a sales rate stronger than any other development locally.

All told, the effort involved with bringing for sale housing product to market in Germantown (at the prices suggested), along with the variety of new rental products, will be rewarded by significant sales/absorption volumes per development, which will translate to increases in population and households and, in turn, foster economic growth locally that will have a measurable fiscal impact.



8,583. As highlighted in the following text table, the village of Germantown has seen its share of total households in PMA grow slightly from 6.9 percent in 2010 to 7.1 percent in 2023.

**POPULATION AND HOUSEHOLD TRENDS
GERMANTOWN PMA AND THE VILLAGE OF GERMANTOWN, WISCONSIN**

Area	2010	2020	2023 (Estimate)	2028 (Projected)	Average Annual Change		
					2010 - 2020	2020 - 2023	2023 - 2028
Population							
Germantown PMA	281,258	292,587	293,822	298,266	+1,133	+412	+889
Village of Germantown	19,783	20,917	21,054	21,424	+113	+46	+74
Percent of PMA	7.0	7.1	7.2	7.2	---	---	---
Households							
Germantown PMA	112,429	120,265	121,407	124,889	+784	+381	+696
Village of Germantown	7,773	8,472	8,583	8,839	+70	+37	+51
Percent of PMA	6.9	7.0	7.1	7.1	---	---	---

Source: U.S. Census Bureau, Environics Analytics and Tracy Cross & Associates, Inc.

According to recent estimates provided by Environics Analytics through its evaluation of the Census Bureau's annual American Community surveys, household growth in the Germantown PMA over the next five years will total another 3,480 new households, or 696 annually. As a result, the PMA will approach the 125,000-household mark by 2028.

HOUSEHOLD COMPOSITION

Relative to households by age group, not only is there a rather large base of existing households in each of the PMA's various age categories, but all segments show growth over the next five years – led by the 65-74 segment and the Under 35 group.

Likewise, the village of Germantown shows growth in each of its various household age classifications as highlighted in the adjacent text table.

**HOUSEHOLD GROWTH BY AGE GROUP
-- GERMANTOWN PMA AND THE VILLAGE OF GERMANTOWN, WISCONSIN --**

Age Range	Germantown PMA		Village of Germantown	
	2023	2028	2023	2028
Under 35	17,385	17,920	1,129	1,154
35-44	18,687	18,772	1,315	1,320
45-54	19,948	19,987	1,467	1,470
55-64	25,573	26,203	1,939	1,958
65-74	22,372	24,069	1,610	1,760
75 and over	17,442	17,938	1,123	1,177
Total	121,407	124,889	8,583	8,839

Source: Environics Analytics: 2023 Demographic Snapshot Report.

The current composition of area households lends support to the development of a variety of residential product forms at various locations throughout the PMA and the village of Germantown in particular. As highlighted in the adjacent table, there is an ample number of one- and two- person households (for rental apartments and for sale townhomes, duplexes and/or condominiums), and also a significant number of three-, four- and five-person households (for both attached for sale housing products and single family detached homes).

Most notable are one- and two-person occupied housing units which, together, comprise 64.4 percent of the PMA's household base and 64.5 percent in the village of Germantown.

**2023 COMPOSITION OF AREA HOUSEHOLDS:
GERMANTOWN PMA AND THE VILLAGE OF GERMANTOWN, WISCONSIN**

Attribute	Germantown PMA	Village of Germantown
Total Households	121,407	8,583
1-Person Household	31,776	2,114
2-Person Household	46,353	3,422
3-Person Household	17,908	1,231
4-Person Household	16,134	1,072
5-Person Household	6,313	574
6 or More Person Household	2,923	170
1 Person Households		
Percent	26.2	24.6
Number	31,776	2,114
2 Person Households		
Percent	38.2	39.9
Number	46,353	3,422

Source: Environics Analytics; 2023 Demographic Snapshot

INCOMES

Households in the Germantown PMA support higher incomes than the overall region as evidenced by an estimated 2023 median of \$86,185, a level 19.2 percent higher than the \$72,303 median noted for the entire Milwaukee-Waukesha-West Allis, WI MSA. *Market wide, 52.5 percent of all current households earn between \$40,000 and \$124,999 annually, which generally represents the mainstream or middle of the market (the workforce), i.e., those earning between 50 and 150 percent of the PMA's median. Another 30.9 percent of all households earn \$125,000 or more annually with the balance (16.6 percent) earning less than \$40,000 per year. Overall, the concentration of household incomes in the \$40,000-\$124,999 and \$125,000+ categories signifies significant income support locally for new construction mainstream/workforce and market rate housing development, both rental and for sale.*

**HOUSEHOLDERS BY AGE AND INCOME: 2023
-- GERMANTOWN PMA --**

Income Range	Number of Households by Age of Householder						
	Total Households	Under 35	35 - 44	45 - 54	55 - 64	65 - 74	75 and Over
Under \$15,000	6,389	1,196	549	466	989	1,380	1,809
15,000 - 24,999	6,227	635	457	381	703	1,616	2,435
25,000 - 39,999	7,821	1,403	640	654	970	1,829	2,325
40,000 - 49,999	12,842	2,104	1,426	1,333	2,012	3,090	2,877
50,000 - 74,999	19,602	3,258	2,778	2,487	3,330	4,437	3,312
75,000 - 99,999	16,779	2,789	3,070	2,610	3,421	3,195	1,694
100,000 - 124,999	14,558	1,827	2,727	3,062	3,539	2,278	1,125
125,000 - 149,999	11,043	1,525	2,318	2,310	2,774	1,383	733
150,000 - 199,999	12,144	1,672	2,603	2,886	3,274	1,233	476
200,000 and Over	14,002	976	2,119	3,759	4,561	1,931	656
Total	121,407	17,385	18,687	19,948	25,573	22,372	17,442
Median	\$86,185	\$75,926	\$103,674	\$116,392	\$109,412	\$67,776	\$46,023

Sources: U.S. Bureau of the Census; Environics Analytics; and Tracy Cross & Associates, Inc.

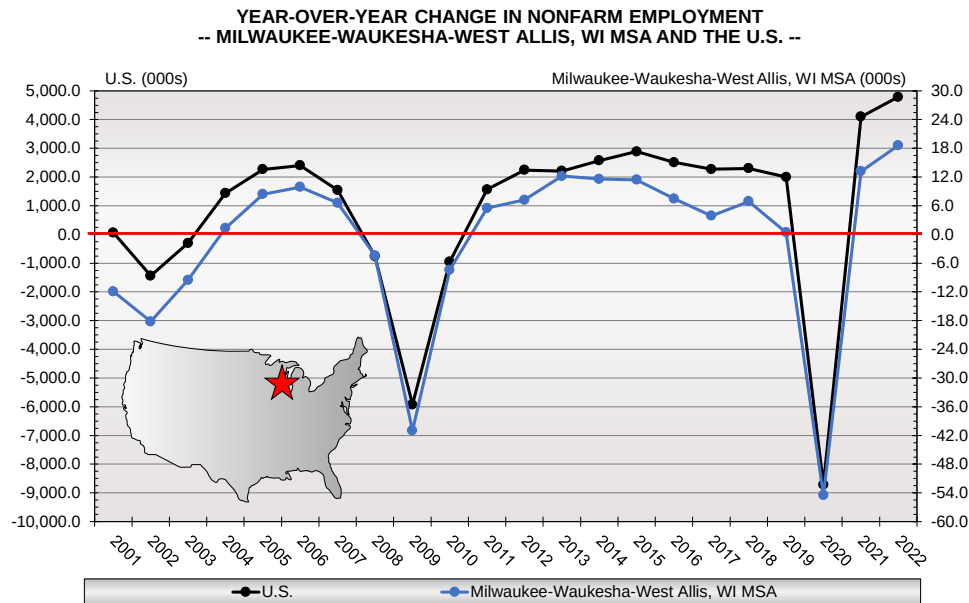
Note: The median household income in the host Washington County currently stands at \$84,794, generally consistent with the defined Germantown PMA.

EMPLOYMENT

Germantown, while supporting its own internal economy and concentrations of localized employment (i.e., the community's major business/industrial parks and standalone office buildings/retail centers), is also within a reasonable driving distance to employment clusters in other areas of the Milwaukee region given its immediate access to the US-45/I-41 expressway system, and their connection with other major arterials. Overall, employment sources throughout much of the Milwaukee metropolitan area are accessible to Germantown residents, especially those situated in the northwestern and western suburban areas including Menomonee Falls, Wauwatosa, and Brookfield.

While one cannot discount the effect that the Great Recession had on the region's economy, not to mention the more recent Covid-19 pandemic, employment growth throughout the four-county Milwaukee-Waukesha-West Allis, WI MSA had been on the positive side for nine years in a row through 2019. For example, after losing 6.1 percent of its total nonagricultural wage and salary employed workforce from 2007 through 2010 (during the heart of the Great Recession), the metropolitan area saw its job rosters grow by 66,600 workers during the subsequent 2011-2019 period, averaging 7,400 annually, and equal to a growth rate of approximately 1.1 percent.

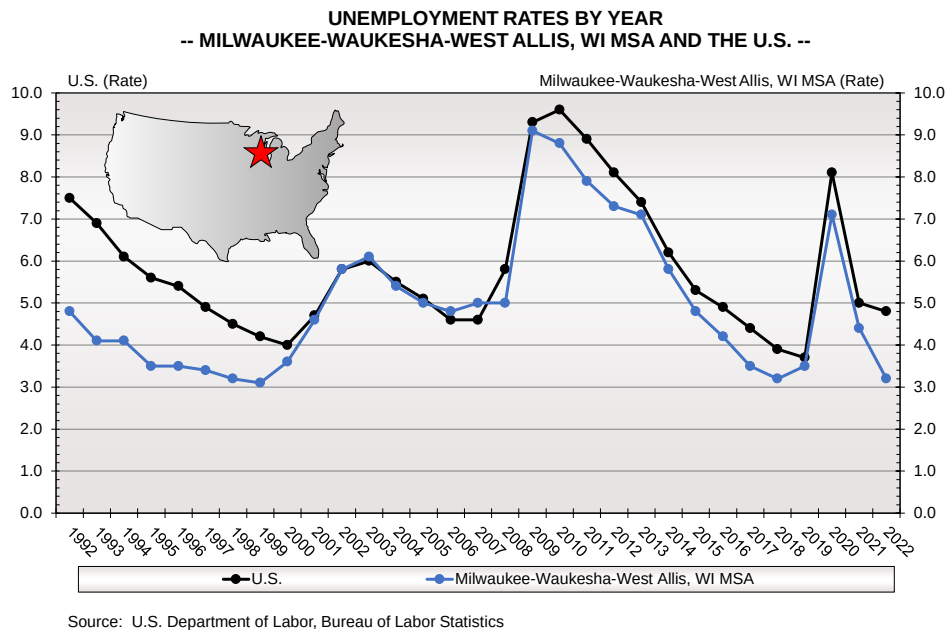
Most recently, and due entirely to the global/national pandemic and its impact on the economy, the MSA witnessed job losses of 54,500 in 2020 – erasing roughly 80 percent of the net gains witnessed during the 2011-2019 period. However, this severe loss of jobs is/was temporary, and primarily affected those sectors of the economy most impacted by the pandemic. Moreover, this most recent Covid-related downturn reversed course quickly – bolstering the economy. As illustrated in the following graphic, most of the employment losses in 2020 were replenished in 2021 and 2022.



Moreover, year-over-year employment gains during the January-November 2023 period totaled over 3,200 jobs. In addition, the Wisconsin Department of Revenue, the Job Center of Wisconsin, and the Wisconsin

Department of Workforce Development expect the Milwaukee region's employment rosters to increase by an average of 0.9 percent annually over the next five years. As such, the four-county MSA is expected to witness the addition of at least 38,000 total new jobs through 2028, once again supporting the development of new housing throughout the area.

During the Milwaukee region's economic growth period of 2011 through 2019 (prior to the pandemic), the area's unemployment rate had been dropping steadily. As highlighted in the following graphic, the Milwaukee area unemployment rate decreased from 8.8 percent in 2010 to just 3.5 in 2019. During this entire timeframe, the four-county MSA's unemployment rate remained at or *below* the nation as a whole. In addition, while unemployment in Milwaukee rose to 7.1 percent in 2020, i.e., the Covid-19 crisis, it remained lower than the 8.1 percent unemployment rate posted nationally. In addition, by 2022, Milwaukee's unemployment rate had already retreated to 3.3 percent compared to a national average of 4.8 percent during the same period.



Recently, the MSA's unemployment rate during the first 11 months of 2023 averaged just 3.1 percent.

RESIDENTIAL BUILDING ACTIVITY

Since 2000, the Germantown PMA has recorded an average of 1,020 residential building permits per year ranging from a recessionary-impacted low of 313 units in 2011 to a high of 1,839 units during the boom period of 2003 (see **Exhibit 2.1**).

Historically, single family permit authorizations have outpaced multifamily issuances at a ratio of roughly two-to-one. For example, between 2000 and 2022, single family permits, which include single-address duplex/townhome/villa units, averaged 696 units yearly, while multifamily volumes, which include both rental apartments and high-density condominiums, averaged 324 units per annum. More recently, and due to an increase in apartment construction over the last few years, primarily in Menomonee Falls and Mequon, the PMA's ratio between single family and multifamily permits narrowed to a level of less than two-to-one during the 2015-2022 timeframe.

RESIDENTIAL BUILDING PERMIT TRENDS
GERMANTOWN PMA
2000 - 2022

2.1

Year	Total	Single Family	Multi-Family
2000	1,445	977	468
2001	1,683	1,084	599
2002	1,530	1,054	476
2003	1,839	1,314	525
2004	1,709	1,284	425
2005	1,719	1,143	576
2006	1,453	905	548
2007	907	741	166
2008	506	414	92
2009	399	324	75
2010	436	348	88
2011	313	244	69
2012	386	346	40
2013	581	507	74
2014	660	472	188
2015	875	522	353
2016	1,213	616	597
2017	946	662	284
2018	854	627	227
2019	1,077	572	505
2020	1,033	621	412
2021	915	687	228
2022	983	542	441
Averages			
2000 - 2022	1,020	696	324

Source: U.S. Department of Commerce, Bureau of the Census: *C-40 Construction Reports*

From a regional capture rate perspective, between 2000 and 2022, the Germantown PMA accounted for a healthy 28.5 percent of all residential permit activity in the four-county Milwaukee metropolitan region, with the Washington County portion of the PMA accounting for a 17.1 percent share by itself. However, during the eight-year period from 2015 through 2022, as the PMA's regional capture rate jumped to 30.5 percent, the Washington County portion of the PMA dropped to 14.7 percent. In other words, residential development in areas of the PMA just outside of Washington County (i.e., Cedarburg, Grafton, Mequon, and Menomonee Falls) gained significant momentum relative to residential construction on a regional basis, while Washington County failed to keep pace with other portions of the PMA and the region. All told, as the four-county MSA moved upward in overall residential construction volumes during the last eight years (compared to the eight years prior), as did those areas of the PMA near Germantown outside of Washington County, municipalities in the host county (including the village of Germantown) did not increase proportionately (see **Exhibit 2.2**). This resulted, primarily, from supply-side constraints (not demand) – as will be discussed in more detail in Sections 3 and 4 of this report.

HOUSING DEMAND – AN OUTLOOK

During the 2023-2028 timeframe, construction requirements for new housing in the Germantown PMA will average 1,010 units annually. This forecast can be tied to household growth levels estimated at 696 per annum through 2026, along with 300+/- units representing the replacement of residences lost to demolition and abandonment and the need to provide a vacancy allowance for filtering or movement from one residence to another.

Of the 1,010 units expected to be constructed annually in the PMA during the five-year forecast period, 595 will occur among for sale housing forms with 415 represented in the rental housing sector. As detailed in the adjacent text table, for sale housing demand will be distributed among 395 single family detached homes and 200 in the attached sector, i.e., duplexes, fourplexes, and condominiums.

**RESIDENTIAL ABSORPTION POTENTIALS BY PRODUCT TYPE
-- GERMANTOWN PMA --
2023 - 2028**

Product Type	Annual	Total Through 2028
Total	1,010	5,050
For Sale	595	2,975
Single Family Detached	395	1,975
Duplex/Fourplex/Condominium	200	1,000
For Rent	415	2,075

Source: Tracy Cross & Associates, Inc.

Given the supply-side constraints throughout the PMA (which, again, will be discussed in the following sections of the report), it is highly likely that demand will exceed supply near term, especially in the for sale sector, but also among multifamily rental forms as well. This market reality bodes extremely well for housing initiatives in the village of Germantown, if properly planned and executed.

In addition, not only is “derived demand” likely to outstrip supply near term, but the overall base of residential construction requirements could actually be *much higher* (i.e., double) during any given year where properly positioned supply is made available. This *doubling of demand* factors pent-up demand; upside household growth potentials if properly positioned development were actually to occur; the limited amount of new construction housing alternatives throughout the PMA (again, to be discussed later); and spillover potentials from areas outside the defined primary market area.



2.2

RESIDENTIAL BUILDING PERMIT TRENDS
MILWAUKEE-WAUKESHA-WEST ALLIS, WI METROPOLITAN STATISTICAL AREA (MSA)
2000 - 2022

Year	Milwaukee-Waukesha-West Allis, WI MSA			Milwaukee County, WI			Ozaukee County, WI			Washington County, WI			Waukesha County, WI		
	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family
2000	5,631	3,581	2,050	1,750	736	1,014	502	360	142	931	637	294	2,448	1,848	600
2001	5,879	3,564	2,315	1,524	671	853	737	335	402	890	736	154	2,728	1,822	906
2002	5,936	3,456	2,480	2,061	645	1,416	502	353	149	1,006	682	324	2,367	1,776	591
2003	6,467	3,939	2,528	2,138	742	1,396	596	406	190	1,226	929	297	2,507	1,862	645
2004	5,902	3,840	2,062	2,117	773	1,344	380	302	78	1,205	921	284	2,200	1,844	356
2005	5,444	3,361	2,083	1,697	785	912	406	277	129	1,371	850	521	1,970	1,449	521
2006	4,290	2,624	1,666	1,436	550	886	304	256	48	995	609	386	1,555	1,209	346
2007	3,266	2,082	1,184	1,230	378	852	252	232	20	661	501	160	1,123	971	152
2008	2,444	1,234	1,210	1,032	247	785	166	142	24	356	270	86	890	575	315
2009	1,443	891	552	584	160	424	163	107	56	263	233	30	433	391	42
2010	1,941	967	974	1,006	178	828	121	105	16	328	242	86	486	442	44
2011	1,593	915	678	802	231	571	132	110	22	202	133	69	457	441	16
2012	1,793	1,064	729	654	164	490	123	113	10	242	206	36	774	581	193
2013	2,000	1,326	674	411	154	257	279	181	98	383	309	74	927	682	245
2014	2,416	1,318	1,098	795	138	657	264	176	88	337	291	46	1,020	713	307
2015	3,048	1,416	1,632	1,269	128	1,141	170	170	0	444	315	129	1,165	803	362
2016	4,055	1,671	2,384	1,721	146	1,575	443	213	230	585	356	229	1,306	956	350
2017	3,693	1,588	2,105	1,579	101	1,478	376	230	146	504	360	144	1,234	897	337
2018	3,791	1,734	2,057	1,535	127	1,408	260	221	39	416	344	72	1,580	1,042	538
2019	2,440	1,509	931	548	170	378	452	234	218	460	294	166	980	811	169
2020	2,753	1,586	1,167	749	218	531	396	219	177	407	345	62	1,201	804	397
2021	2,981	1,811	1,170	371	145	226	298	247	51	520	410	110	1,792	1,009	783
2022	3,127	1,603	1,524	882	167	715	345	293	52	461	232	229	1,439	911	528
Averages 2000 - 2022	3,580	2,047	1,533	1,213	337	876	333	230	104	617	444	173	1,417	1,036	380

Source: U.S. Department of Commerce, Bureau of the Census: *C-40 Construction Reports*



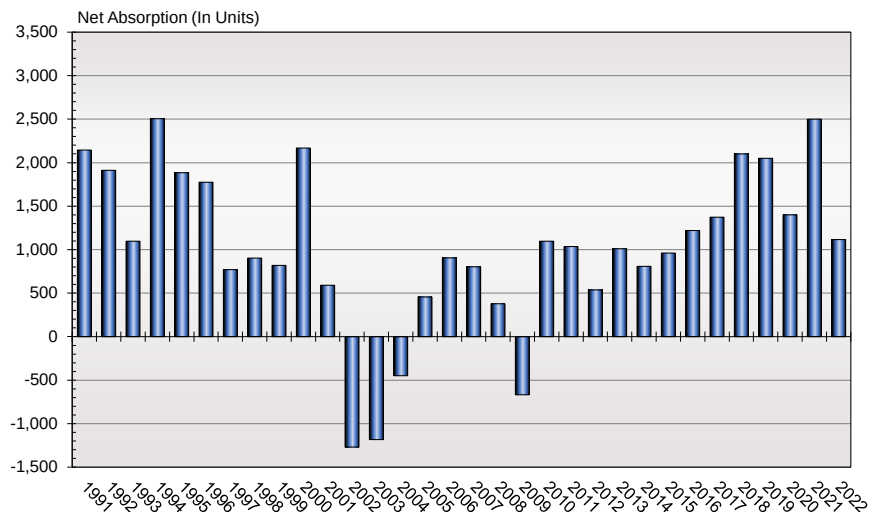
3. THE RENTAL HOUSING MARKET

The current condition of the rental housing market in and around Germantown *lends full support* to the development of additional units throughout the area and within the village of Germantown in particular. Specifically, given the overall strength of this sector of the market (as highlighted in the following bullet-point summary), the introduction of additional *for rent* housing product is *definitely warranted*.

THE REGIONAL APARTMENT MARKET

- ❑ Serving as a backdrop to rental housing potentials within the Germantown PMA is the overall health of the market in the greater Milwaukee region. For example, according to Moody's Analytics, among all asset classifications of apartments in the two core counties of the greater Milwaukee region, i.e., Milwaukee and Waukesha, a vacancy rate of 3.6 percent was reported at the close of the 3rd Quarter 2023, reflecting tight market conditions. For reference, in a normal (or balanced) market, vacancies of 5.0 to 6.0 percent are typically required for filtering, or movement between developments. In addition, the overall 3.6 percent vacancy rate includes new “un-leased” units among those developments still undergoing their initial absorption periods. When these communities are excluded, the vacancy rate in Milwaukee and Waukesha counties drops to an even tighter 3.1 percent.
- ❑ At the same time, net rental absorption in the two core counties of the Milwaukee region has averaged over 1,400 units annually during the last 12 years – reaching or exceeding the 2,000-unit mark in three of the last five including 2,500 units in 2021. For perspective, during the 11-year period from 1990 through 2000, Waukesha and Milwaukee counties saw their occupied apartment stock, among all asset classifications, increase by a total of 19,191 units, or an annual average of 1,745. Following this period of positive absorption, the 2001-2009 timeframe saw net absorption drop into negative territory for four of the eight years during the period due to recessionary overtones during the first part of the decade, a dramatic increase in home ownership at the time, and a fair amount of rental-to-condominium conversion activity.

RENTAL APARTMENT ABSORPTION TRENDS: 1991-2022
-- MILWAUKEE & WAUKESHA COUNTIES, WI --



Source: Moody's Analytics

THE LOCAL APARTMENT MARKET

- ❑ Not only are vacancies among all asset classifications of apartments in nearby Milwaukee and Waukesha counties in a relatively tight condition at 3.6 percent (3.1 percent excluding new/unabsorbed units), but vacancies are *even tighter* in the Germantown PMA. For example, among 40 conventional rental housing communities that have been constructed market-wide in the last 10 years, i.e., since 2013, 35 developments (containing 3,587 total units) have reached stabilized occupancy and reported a vacancy rate of just 2.1 percent at the time of our December 2023 survey.
- ❑ In Washington County alone, newer stabilized developments in the communities of Germantown, Hartford, Jackson, Slinger and West Bend reported a vacancy rate of only 1.3 percent.
- ❑ The five communities in the Germantown PMA still undergoing their initial lease-up periods at the time of our recent survey have performed well. These developments, which include Fox Run-Flats and Fox Run-Townhomes in Grafton; Creekside Crossing and Highlands/Aero Park-Flats-AA in Menomonee Falls; and The District-Lithia Lofts in West Bend, are absorbing units at an average per-project rate of 10.0 monthly.
- ❑ While 40 market rate apartment communities have opened in the Germantown PMA since 2013, only two developments were constructed from 2000-2012 in this broad geographic area. Given the lack of supply during this timeframe, which has led to significant levels of pent-up demand for new apartment product throughout the area, the 40 developments that have been introduced in the market area over the last ten years have all been well received. In fact, despite the introduction of the 40 newest developments, vacancies remain *extremely tight* among stabilized communities. In other words, the amount of new development activity in the PMA over the past 10 years has not been sufficient enough to provide balance in the market and satisfy both pent-up and net-new demand.
- ❑ In Germantown itself, only two apartment communities with a combined 190 total units have been introduced in the last 10 years, i.e., Hillstone (18 units) and Saxony (172 units). These apartments were all absorbed quickly and are currently at a collective occupancy level of nearly 98.0 percent.
- ❑ As highlighted in **Exhibit 3.1**, the average posted base rent level among new/newer apartment communities in the Germantown PMA, not including premiums or extras, currently stands at \$1,779 monthly which includes a typical 1,104 square foot apartment. This translates to a value ratio of \$1.61 per square foot. The effective rent is nearly the same as only a handful of developments were offering any type of incentive or concession at the time of our survey. Base rents are the highest in the highly desirable Cedarburg, Mequon and Menomonee Falls areas where rents approach or exceed the \$2.00 per-square-foot mark in several instances.

FUTURE SUPPLY

- ❑ It is important to note that the *demand for rental housing in the Germantown PMA will likely exceed supply* near term given the fact that just six communities (1,271 total units) are currently in the planning pipeline or under construction and not yet leasing. This compares with net-new demand of 2,075+ units through 2028 as highlighted earlier in Section 2. *In Germantown itself, there are currently no multifamily developments formally in the pipeline.*



3.1

COMPOSITE RENTAL SUMMARY: APARTMENT COMMUNITIES CONSTRUCTED IN 2013 OR AFTER
GERMANTOWN PMA
DECEMBER 2023

Development	Municipality	Year Built	Total Units	Number Vacant	Percent Vacant (Absorption Rate in Units)	Average Unit Size (Sq. Ft.)	Average Posted Base Monthly Rent	
							\$	\$/Sq. Ft.
The Bevy	Brown Deer	2020	175	0	0.0	979	\$1,608	\$1.64
Arabelle	Cedarburg	2019	69	3	4.3	1,147	2,358	2.06
Cedar Place	Cedarburg	2019	192	4	2.1	1,102	1,739	1.58
Fox Run-Flats ⁽¹⁾	Cedarburg	2023	160	154	96.3 (12.0/Mo)	1,110	2,118	1.91
Fox Run-Townhomes ⁽¹⁾	Cedarburg	2023	44	40	90.9 (8.0/Mo)	2,040	3,084	1.51
Hillstone	Germantown	2015	18	0	0.0	1,211	1,802	1.49
Saxony Village	Germantown	2018	172	5	2.9	972	1,583	1.63
1505	Grafton	2017	130	5	3.8	889	1,640	1.84
2185 On Wisconsin-THR	Grafton	2023	18	0	0.0	1,424	2,495	1.75
Birch Crossing	Hartford	2017	84	1	1.2	1,152	1,539	1.34
Oriole Pond	Hartford	2017	156	0	0.0	1,051	1,130	1.08
Rincon 225	Hartford	2020	82	1	1.2	804	1,326	1.65
Wilson Heights	Hartford	2017	82	1	1.2	1,305	1,493	1.14
Cranberry Creek	Jackson	2013	16	1	6.3	1,269	1,550	1.22
Rosewood Commons	Jackson	2021	72	2	2.8	1,088	1,531	1.41
Sherman Heights	Jackson	2020	36	0	0.0	1,280	1,488	1.16
Rock Pointe Village	Lannon	2021	264	1	0.4	972	1,559	1.60
Creekside Crossing ⁽¹⁾	Menomonee Falls	2022	120	13	10.8 (11.6/Mo)	1,409	2,123	1.51
Highlands/Aero Park CO-AA	Menomonee Falls	2021	32	0	0.0	1,384	2,938	2.12
Highlands/Aero Park Flt-AA ⁽¹⁾	Menomonee Falls	2023	95	56	58.9 (9.2/Mo)	1,177	2,178	1.85
Jade at North Hills	Menomonee Falls	2018	139	5	3.6	874	1,593	1.82
Junction at Whitestone Stn	Menomonee Falls	2016	318	9	2.8	954	1,639	1.72
Riverwalk on the Falls	Menomonee Falls	2018	114	4	3.5	1,057	2,023	1.91
Tamarack Springs	Menomonee Falls	2021	152	6	3.9	1,429	2,094	1.47
The Woodlands	Menomonee Falls	2015	153	6	3.9	1,066	1,699	1.59
Artesa	Mequon	2017	33	3	9.1	1,215	2,114	1.74
Encore	Mequon	2015	28	0	0.0	1,733	2,931	1.69
The Reserve	Mequon	2017	81	4	4.9	1,200	2,202	1.84
Spur 16-Flats	Mequon	2019	146	10	6.8	1,163	2,257	1.94
Spur 16-THs	Mequon	2019	10	0	0.0	2,368	4,995	2.11
West House at Foxtown-Apt	Mequon	2020	96	0	0.0	1,245	2,146	1.72
West House at Foxtown-TH	Mequon	2023	42	1	2.4	1,751	2,662	1.52
Ridge View Terrace	Slinger	2019	48	0	0.0	1,220	1,369	1.12
Stonefield Terrace	Slinger	2021	80	3	3.8	1,224	1,481	1.21
Mammoth Springs-Ph 1	Sussex	2014	153	0	0.0	976	1,521	1.56
Mammoth Springs-Ph 2	Sussex	2017	107	2	1.9	1,285	2,018	1.57
Mammoth Springs-Ph 3	Sussex	2020	40	0	0.0	855	1,498	1.75
Cast Iron (Conversion)	West Bend	2016	129	0	0.0	950	1,288	1.36
The District-Lithia Lofts ⁽¹⁾	West Bend	2022	46	6	13.0 (8.9/Mo)	1,046	1,766	1.69
Trails Edge	West Bend	2022	120	0	0.0	912	1,500	1.64
Total/ Weighted Average	---	---	4,052 / 3,587 ⁽²⁾	346 / 77 ⁽²⁾	8.5 / 2.1 ⁽²⁾	1,104	\$1,779	\$1.61

⁽¹⁾ Community is still undergoing its initial absorption period.

⁽²⁾ Excludes communities still undergoing their initial absorption periods.



4. THE FOR SALE HOUSING MARKET

New construction for sale development throughout the Germantown PMA is generally characterized by smaller- to moderate-scale broker- or builder-represented communities reflecting single family and duplex/fourplex/condominium subdivisions directed to both primary and lifestyle consumer segments which (in many cases) have been marketed in phases over extended periods of time, although some larger-scale communities of 100+ units have been developed in recent years, primarily in areas of Menomonee Falls and Cedarburg (outside of Washington County). Overall, however, there has been a limited number of recently introduced developments of *significant scale* actively marketing new units in proprietary communities throughout the PMA, yet some scattered site/lot sale development and/or larger-scale, more custom-oriented product is also evident.

In the entirety of the PMA, single family building permits which, again, include single family detached homes as well as single-address duplexes, fourplexes and condominium/villa units, has generally ranged from 450 to 675 units annually over the last ten years *in this very broad geographic area*, despite “upside” demand potentials being stronger. This current level of new construction for sale development activity is due, in large part, to the higher price points that now accompany newly built for sale developments which, in turn, has resulted in more modest per-project sales volumes. In fact, most proprietary subdivisions throughout the county are generating sales volumes at or below 12 homes per year – a rate viewed as modest by most standards, i.e., a typical builder, in most instances, desires 18-24+ sales annually per product series.

In Germantown itself, active for sale development currently includes just a few condominium and single family communities priced in the higher ranges and generating sales volumes viewed as moderate. As highlighted in the following table, notable new construction for sale communities in Germantown generated a total of 17 sales/closings over the last 12 months, or roughly 4-5 per development during the period, on average.



NOTABLE NEW CONSTRUCTION FOR SALE RESIDENTIAL DEVELOPMENTS
-- GERMANTOWN, WISCONSIN --

Development / Builder(s)	Product Type	Number of Sales/Closings (Last 12 Months)	Average Plan Size (Sq. Ft.)	Average Sales/Closing Price	Average Price Per Sq. Ft.
The Reserve at Wrenwood / Harbor	Fourplex/Condo	7	1,921	\$484,267	\$252.09
Wrenwood North / Tim O'Brien & Aspen	Single Family	5	2,320	740,175	319.04
Prairie Glen / Bielinski	Single Family	3	2,393	767,900	320.89
Heritage Park North / Stepping Stone	Single Family	2	2,209	675,858	305.96

Source: Tracy Cross & Associates, Inc.

Note: Not included in the above table are a few recently completed developments such as Veridian Homes' Kinderberg Estates community, i.e., single family homes priced primarily in the \$600,000s, along with smaller-scale attached projects such as Stepping Stone's Seven Pines condominiums.

SINGLE FAMILY DETACHED ACTIVITY – GERMANTOWN PMA

In the entirety of the Germantown PMA, new construction *single family* closing activity has been generally steady over the last three years, with little improvement, mainly because of the overall limited number of new developments entering the market—and, most importantly, *escalating prices*. As highlighted in the

following text table, roughly 300 new single family detached homes are sold/closed annually in the PMA (through the local multiple listing service), at price points now supporting a median above \$500,000. In fact, with the median closing price of a new construction single family home in the PMA approaching \$550,000 in 2023, and considering a less-than-favorable interest rate environment, the average marketing time of a new single family home (days on market) rose precipitously between 2022 and 2023.

**NEW CONSTRUCTION SINGLE FAMILY CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$250,000	---	---	---	---	---	---
250,000 - 299,999	1	0.3	---	---	---	---
300,000 - 349,999	10	3.3	---	---	---	---
350,000 - 399,999	43	14.1	20	6.8	10	3.2
400,000 - 449,999	47	15.4	47	15.9	45	14.4
450,000 - 499,999	63	20.7	46	15.6	48	15.3
500,000 - 549,999	29	9.5	57	19.3	60	19.2
550,000 - 599,999	40	13.1	36	12.2	48	15.3
600,000 - 699,999	35	11.5	51	17.3	59	18.8
700,000 & Above	37	12.1	38	12.9	43	13.8
Total	305	100.0	295	100.0	313	100.0
Median	----- \$490,820 -----		----- \$530,310 -----		----- \$544,530 -----	
Avg. Days on Market	----- 45 -----		----- 41 -----		----- 67 -----	

Source: Southeast Wisconsin Multiple Listing Service

Please note that new construction closings recorded by the multiple listing service, while representing the majority, do not include all proprietary subdivision activity among single family developments, especially where individual lots are sold directly to the end consumer, who in turn, builds a semi-custom or custom home.

While the overall limited amount of new single family development (of scale) is keeping volumes in the more modest ranges, especially when demand could be stronger, so, too, is the overall higher price position of the new construction homes being built (as mentioned earlier). In fact, with the median price of a new/newer single family closing (as recorded through the multiple listing service) standing at \$544,530 in 2023, there is a disconnect with the distribution of household incomes, which is putting extreme pressure on the existing home market, i.e. the resale sector. For example, the median closing price among new construction units in the PMA is now almost \$150,000 higher than that of a resale counterpart. As a result, prices in the existing home market have been increasing even more rapidly and the average “days on market” in the resale sector are extremely low. Moreover, the volume of resale closings has dropped each year since 2021 as inventory continues to wane.

As highlighted in the following text table, the average market time of an older-stock single family resale closing in 2023 period stood at just 15 days, down from an already-low 16 days in 2022 and 20 days in 2021. For reference, the typical marketing time for a single family detached resale in the Midwest ranges from 72-90 days. *In the village of Germantown, the average market time of a single family resale during the last six months stood at just 11 days, and at closing prices 10 percent higher than to those reflected throughout the PMA as a whole.*

**SINGLE FAMILY RESALE CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$200,000	200	6.6	68	2.8	39	2.0
200,000 - 249,999	310	10.3	233	9.7	129	6.6
250,000 - 299,999	536	17.8	332	13.8	228	11.7
300,000 - 349,999	478	15.9	382	15.9	288	14.7
350,000 - 399,999	337	11.2	310	12.9	298	15.3
400,000 - 449,999	244	8.1	290	12.1	216	11.1
450,000 - 499,999	204	6.8	166	7.0	175	9.0
500,000 - 549,999	169	5.6	127	5.3	118	6.0
550,000 - 599,999	126	4.2	106	4.4	75	3.8
600,000 - 699,999	165	5.5	147	6.2	151	7.7
700,000 & Above	242	8.0	237	9.9	237	12.1
Total	3,011	100.0	2,398	100.0	1,954	100.0
Median	----- \$348,112 -----		----- \$380,232 -----		----- \$399,019 -----	
Avg. Days on Market	----- 20 -----		----- 16 -----		----- 15 -----	

Source: Southeast Wisconsin Multiple Listing Service

DUPLEX/FOURPLEX/CONDOMINIUM ACTIVITY

In the **duplex/fourplex/condominium** sector, a similar condition exists in the Germantown PMA relative to pricing differentials between new construction units and resales. As highlighted in the adjacent table, there are currently roughly 100 new attached units being sold annually market-wide, again a relatively modest volume because of limited supply in this sector, coupled with a median price point that now exceeds \$425,000.

**NEW CONSTRUCTION DUPLEX/FOURPLEX/CONDOMINIUM CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$100,000	---	---	---	---	---	---
100,000 - 149,999	---	---	---	---	---	---
150,000 - 199,999	1	0.9	---	---	---	---
200,000 - 249,999	13	11.6	1	1.0	---	---
250,000 - 299,999	22	19.6	17	17.7	5	5.1
300,000 - 349,999	29	25.9	12	12.5	6	6.2
350,000 - 399,999	16	14.3	22	22.9	26	26.8
400,000 - 449,999	15	13.4	28	29.2	22	22.7
450,000 - 499,999	7	6.3	6	6.3	28	28.9
500,000 & Above	9	8.0	10	10.4	10	10.3
Total	112	100.0	96	100.0	97	100.0
Median	----- \$334,555 -----		----- \$391,047 -----		----- \$426,210 -----	
Avg. Days on Market	----- 99 -----		----- 54 -----		----- 80 -----	

Source: Southeast Wisconsin Multiple Listing Service

Again, the higher price position found in the new construction attached sector is putting tremendous pressure on the existing home market as evidenced by duplex/fourplex/condominium resale closings averaging just 12 days on market in 2023, down from 18 and 16 days in 2021 and 2022, respectively. As highlighted in the following text table (compared to the table on the previous page), the difference in price between typical resale and new construction attached sector units is approximately \$175,000.

**DUPLEX/FOURPLEX/CONDOMINIUM RESALE CLOSINGS
GERMANTOWN PMA
2021-2023**

Price Range	2021		2022		2023	
	Number of Closings	Percent of Total	Number of Closings	Percent of Total	Number of Closings	Percent of Total
Under \$100,000	73	9.3	39	5.4	31	5.1
100,000 - 149,999	116	14.9	69	9.7	60	9.9
150,000 - 199,999	173	22.2	179	25.0	92	15.2
200,000 - 249,999	156	20.1	140	19.6	119	19.6
250,000 - 299,999	91	11.7	113	15.8	93	15.3
300,000 - 349,999	72	9.3	65	9.1	63	10.4
350,000 - 399,999	35	4.5	40	5.6	57	9.4
400,000 - 449,999	25	3.2	28	3.9	39	6.4
450,000 - 499,999	20	2.6	17	2.4	22	3.7
500,000 & Above	17	2.2	25	3.5	30	5.0
Total	778	100.0	715	100.0	606	100.0
Median	----- \$208,954 -----		----- \$225,254 -----		----- \$250,653 -----	
Avg. Days on Market	----- 18 -----		----- 16 -----		----- 12 -----	

Source: Southeast Wisconsin Multiple Listing Service

The moderate amount of *new construction* product in the overall market, especially at price points more in-line with typical “new versus resale” differentials, is also having an impact on overall inventory levels among both newly built homes and resale units. For example, among all residential activity in the PMA (both detached and attached, and including both new construction and resales), *inventory levels are low*. With only 429 single family listings reported at the beginning of January 2024, and with overall closing activity totaling 2,267 units in 2023, single family inventory levels in PMA stand at just 2.27 months, which falls below the typical three-month inventory period that exists in more normal, or balanced, home markets. In the attached sector, a similar level of inventory exists at just 2.30 months (see **Exhibit 4.1**). *The most notable areas of imbalance in the detached sector can be found at price points below \$500,000, and in the attached sector, below \$400,000 where little (if any) new construction listings are represented. In fact, at the higher price points (where new construction listings are concentrated), inventory levels exceed three months in all instances.*

FUTURE FOR SALE COMPETITION

According to planning and zoning officials throughout the PMA’s constituent municipalities, just a modicum of for sale housing communities are in the pipeline, i.e., less 1,139 units market-wide. These proposed developments, which consist of various single family and duplex/fourplex/condominium projects, appear to be very similar to other new construction products that exist today. Overall, future “known” supply further indicates a clear imbalance relative to underlying demand potentials.



4.1

**RESIDENTIAL INVENTORY ANALYSIS IN MONTH'S SUPPLY
GERMANTOWN PMA**

Price Range	Closings 2023	Current Listings As of 1/1/2023	Months of Inventory
Single Family Detached			
Under \$200,000	39	6	1.85
200,000 - 249,999	129	18	1.67
250,000 - 299,999	228	32	1.68
300,000 - 349,999	288	42	1.75
350,000 - 399,999	308	32	1.25
400,000 - 449,999	261	28	1.29
450,000 - 499,999	223	37	1.99
500,000 - 549,999	178	46	3.10
550,000 - 599,999	123	42	4.10
600,000 - 699,999	210	56	3.20
700,000 & Above	280	90	3.86
Total	2,267	429	2.27
Duplex/Fourplex/Condominium			
Under \$100,000	31	1	0.39
100,000 - 149,999	60	3	0.60
150,000 - 199,999	92	13	1.70
200,000 - 249,999	119	17	1.71
250,000 - 299,999	98	11	1.35
300,000 - 349,999	69	12	2.09
350,000 - 399,999	83	16	2.31
400,000 - 449,999	61	17	3.34
450,000 - 499,999	50	18	4.32
500,000 & Above	40	27	8.10
Total	703	135	2.30

Source: Southeast Wisconsin Multiple Listing Service

GENERAL LIMITING CONDITIONS

Tracy Cross & Associates, Inc. has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with developers/property managers and their agents, government officials, and other third parties. Although Tracy Cross & Associates, Inc. believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information provided by third parties.

Conclusions and recommendations established in this analysis represent a professional opinion and are based upon forecasts into the future which could be significantly altered by outside occurrences. These include, among others, the possible interplay of unforeseen social, economic, physical/environmental, and governmental actions. In this regard, Tracy Cross & Associates, Inc., its owners, and its employees shall be held harmless of changes in conditions that may materially result from these occurrences.



TRACY CROSS & ASSOCIATES, INC.
REAL ESTATE MARKET ANALYSIS
1375 E. WOODFIELD ROAD, SUITE 520
SCHAUMBURG, IL 60173
847.925.5400 / info@tcrossinc.com
www.tcrossinc.com

CONDITIONAL USE PERMIT (CUP) APPLICATION

05/12/25 Plan Commission Meeting

**Adam Altis & James Gehrke / Blades Indoor Golf, LLC /
Ozaukee Development Corporation**

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Adam Altis and James Gehrke, Agents for Blades Indoor Golf, LLC, and Ozaukee Development Corporation, Property Owner. Conditional Use Permit (CUP) for a 9,600 square foot Indoor Golf Entertainment/Recreation Establishment located at W188 N11770 Maple Road in the Germantown Industrial Park.

Property Location: W188 N11770 Maple Road

Applicant/

Owner:

Adam Altis & James Gehrke
Blades Indoor Golf, LLC
2145 N 83RD Street
Milwaukee, WI 53213

Ozaukee Development Corporation
P.O. Box 893
Cedarburg, WI 53012

Zoning: M-1: Limited Industrial District

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



Background/Proposal

Adam Altis and James Gehrke, Agents for Blades Indoor Golf, LLC, and Ozaukee Development Corporation, Property Owner. Conditional Use Permit (CUP) for a 9,600 square foot Indoor Golf Entertainment/Recreation Establishment located at W188 N11770 Maple Road in the Germantown Industrial Park.

As shown in the application materials, Blades Indoor Golf will provide indoor golf entertainment including golf simulator bays and a putting green. The proposed use will occupy 9,600 square feet (Suites 2, 3, and 4) of an existing 25,700 square foot industrial/office building. The applicant also mentions the business will offer alcoholic beverages with an electric beverage cart and light food/snack options for patrons. Note the following list of details associated with the proposal:

- Hours of Operation
 - M-F (10:00am – 10:00pm)
 - Saturday and Sunday (9:00am – 11:00pm)
- Number of Employees
 - 2 owners
 - 1 full-time
 - 2 part-time
- (8) golf simulator bays
- (1) putting green
- (1) office
- Garage space for beverage cart
- Restrooms
- Front desk/vestibule

Additionally, the application states no significant exterior site/building alterations will be made outside of infilling and insulating two (2) existing door openings on the rear side of the building (as shown per submitted floor plan). While business signage on the building is intended at a future date, there is no signage proposed at this time.

Existing driveway access to the site will remain as is, with one (1) driveway entrance off Maple Road and two (2) driveway entrances off Fulton Drive. The site will continue to maintain 56 parking spaces for the building.

Staff Comments**Community Development: Planning and Zoning**

Although an "indoor golf entertainment establishment" is not specifically listed as a permitted use in any of the Village zoning districts, the proposed use could be allowed in the property's M-1: Limited Industrial District with a conditional use permit. As set forth in the Zoning Code, the list of CUP uses that may be allowed in the M-1 District includes **"Commercial activities allowed in the B-2 Community Business District when the Plan Commission finds that the activity directly supports the businesses in the Industrial Park and can be integrated into an overall plan..."** [see Code Sec. 17.33(3)(h)]. Based on previous discussion and action by the Village to approve other "unclassified" uses such as martial arts and health training/recreation operations, as well

as other dog-related daycare-type establishments, this “unclassified” use is likely suited in this multi-tenant business setting in the Industrial Park. As a matter of procedure, the PC needs to consider and determine if the proposed use is the type of business or activity is similar to and compatible with other uses in the Industrial Park. Staff is of the opinion that it does.

Community Development: Inspection Services

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 to provide all commercial plan review and inspection services through SAFEBuilt of Wisconsin and the Village of Germantown.

Fire Department

No comments. The Fire Department reviewed the fire rating on the proposed equipment associated with the golf simulators and found them to be rated within code.

VILLAGE STAFF RECOMMENDATION

APPROVE a Conditional Use Permit for a 9,600 square foot (Suites 2, 3, and 4) indoor golf entertainment/recreation establishment located at W188 N11770 Maple Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting documents received April 14, 2025, and floor plan dated May 5, 2025. Days and hours of operation shall be limited to those specified in the CUP supporting documents submitted to the Village.
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 (CUP) 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. 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.
 7. The owner/operator shall be responsible for obtaining any/all liquor license(s) required under State statutes and/or Village ordinances, and, complying with same for the facility. The owner/operator is responsible for contacting the Village Clerk's Office to initiate a license application separate from the Conditional Use Permit approval process.
 8. The owner/operator shall be responsible for obtaining any/all permits required under County or State statutes for the proposed sale of food.
 9. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).



Village of

Germantown
Willkommen

Fee must accompany application

☒ \$1460

Paid

Date

4/14/25

pd w/cc

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Adam Altis

James Gehrke

Phone (262) 993-8012

Fax ()

E-Mail Altisadam@yahoo.com

PROPERTY OWNER

Ozaukee Development Corporation

PO Box 893

Cedarburg, WI 53012

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Blades Indoor Golf LLC

3 PROPERTY ADDRESS

W188N11770 Maple Rd, Germantown WI 53022

TAX KEY NUMBER

212960

4 DESCRIPTION OF EXISTING OPERATION

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

See Attached Sheet line item (4A)

5 DESCRIPTION OF PROPOSED OPERATION

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

See Attached Sheet line item (5A)

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

See Attached Sheet line item (5B)



6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See Attached Sheet line item (6A)

7

SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8

READ AND INITIAL THE FOLLOWING:

- AA I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- AA I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- AA I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- AA I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9

SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]
Applicant

4/7/25
Date

Sarah Noble Lane Stranett
Owner

4-8-25
Date

4A-Description of Existing Operation-

The 9,600 sq. ft. is currently vacant. The space has recently been used as an indoor dog training facility.

5-Description of proposed operation-

5A-Write the name of the proposed conditional use exactly as it appears in the Municipal code-

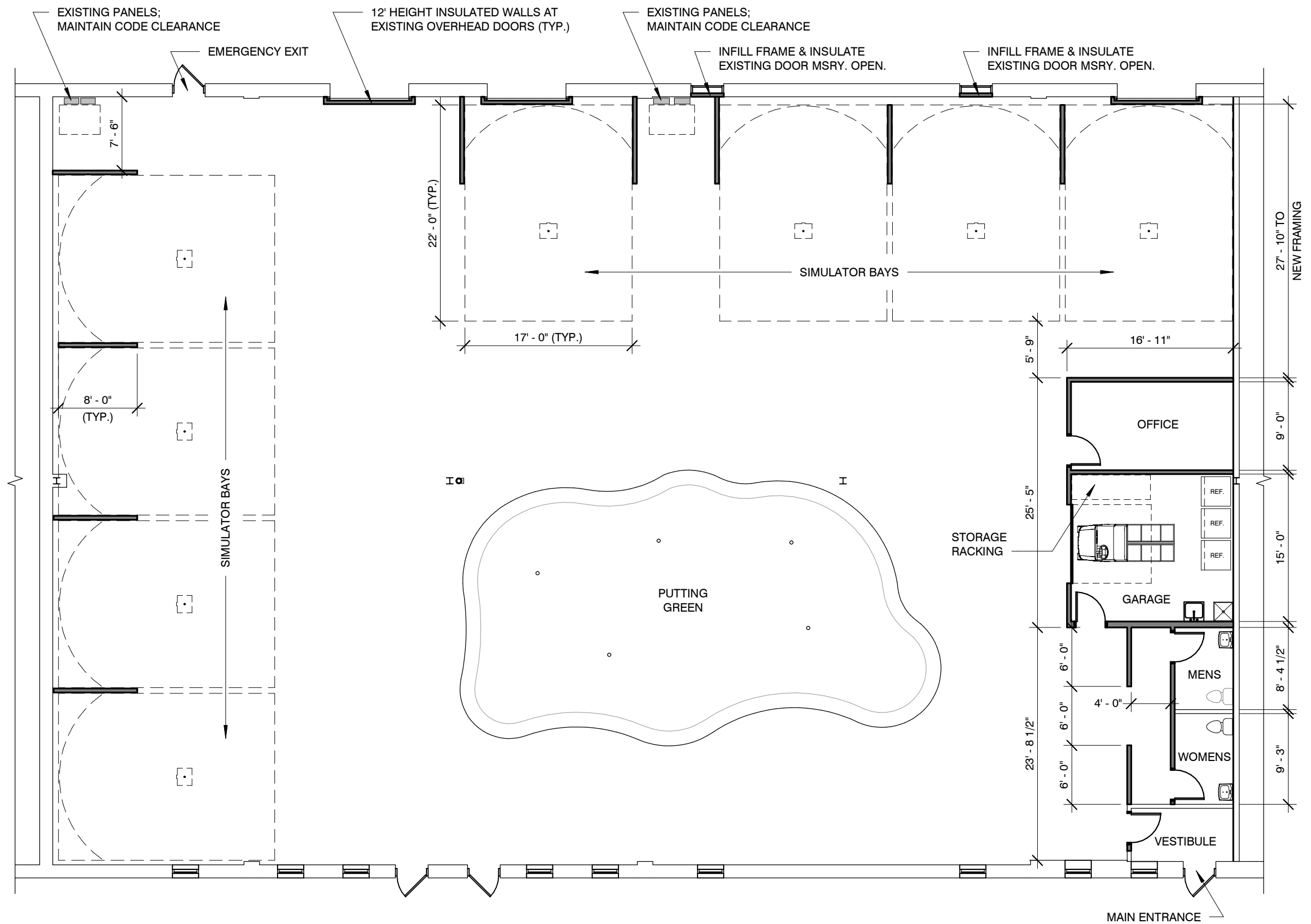
- Municipal Code: *17.33(3)(h) Commercial activities permitted in the B-2, Community Business District when the Plan Commission finds that the activity will directly support the businesses of the industrial park and can be integrated into an overall plan for the industrial park.*

5B-Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations-

The proposed business will specialize in indoor golf entertainment. We will use all of the 9,600 sq. ft. to have large golf bays with individual putting greens at each bay. We are working with the city clerk on permits for beer and alcohol and will have an electric beverage cart with attendant that will serve the drinks for the customers. The beverage cart is just like one from a real golf course which is essentially a work cart with coolers in the back. We will offer light food options such as pizza and other snack food. We will have two owners, one full-time and two part-time employees. The hours of operation will be 10AM-10PM Monday through Friday, and 9AM until 11PM Saturday and Sunday. The beverage cart will primarily used in the afternoon and evening hours. There will be no significant alterations to the building itself on the outside. On the inside, we will be adding a bathroom as well as the bays for golf. There will currently be no large outdoor sign but we plan on adding that at a future date.

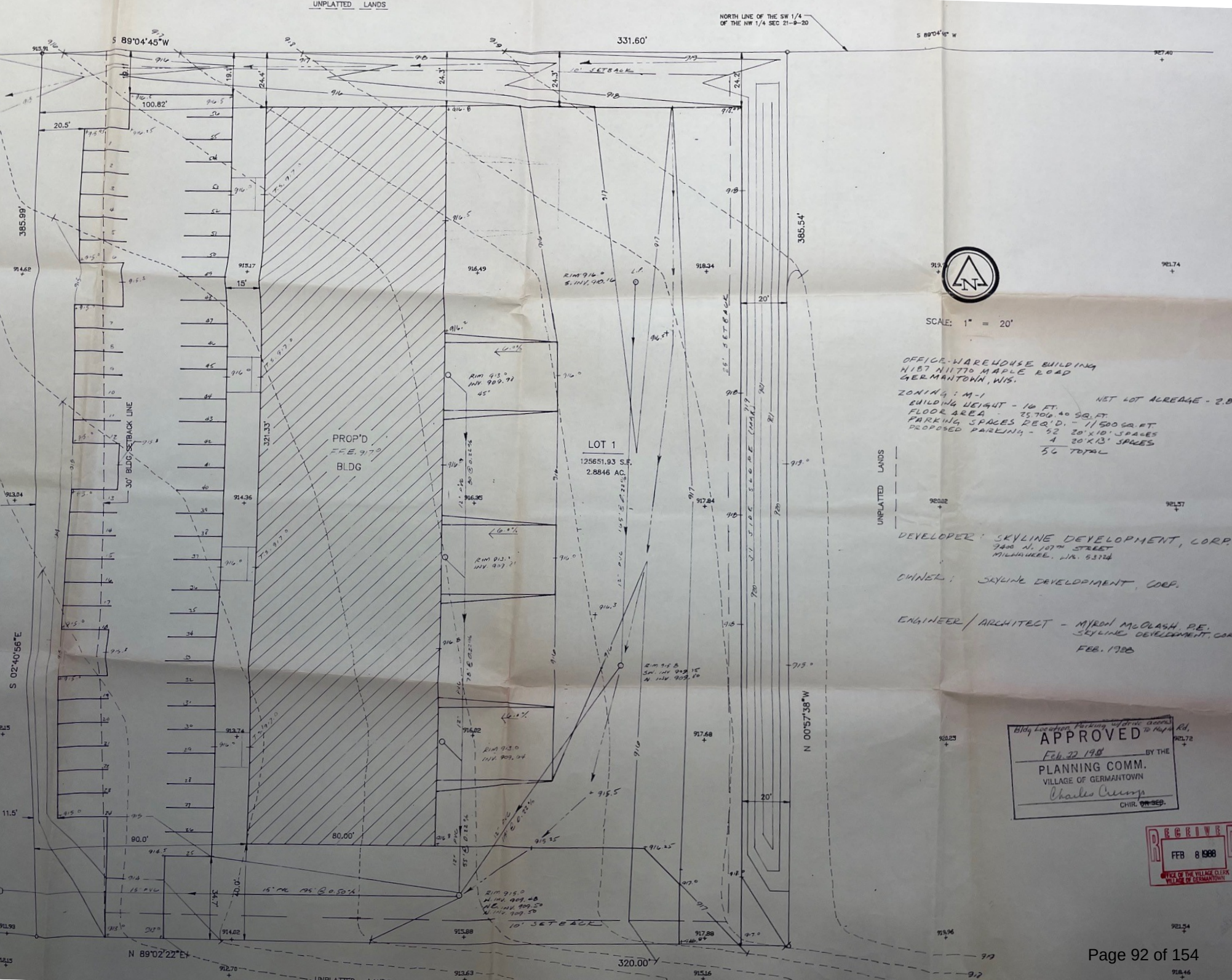
6A- **Metes and Bounds legal description of Property**

Property description from Washington County mapping data: _Lot 1-CSM
3184 DOC 958719 Sec 21-9-20 2.88 AC









SCALE: 1" = 20'

OFFICE-WAREHOUSE BUILDING
1187 N11770 MAPLE ROAD
GERMANTOWN, WIS.

ZONING: M-1
BUILDING HEIGHT - 16 FT.
FLOOR AREA 25,706.40 SQ. FT.
PARKING SPACES REQ'D. - 11,500 SQ. FT.
PROPOSED PARKING - 52 20'x10' SPACES
56 TOTAL

DEVELOPER: SKYLINE DEVELOPMENT, CORP.
7400 N. 107TH STREET
MILWAUKEE, WIS. 53224

OWNER: SKYLINE DEVELOPMENT, CORP.

ENGINEER / ARCHITECT - MYRON MCCLASH, P.E.
SKYLINE DEVELOPMENT, CORP.
FEB. 1988



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, May 12th, 2025

TIME: 6:30 pm or later

The purpose of said hearing will be to hear any and all parties, their attorneys or agents, for or against the following application for a Conditional Use Permit for an "Indoor Health or Recreation Establishment" from the property described below pursuant to Section 17.33(3)(h) and Section 17.29(1)(kk) of the Village Zoning Code.

Applicant: Adam Altis and James Gehrke, Agents for Blades Indoor Golf, LLC, and Ozaukee Development Corporation, Property Owner

Property Address: W188 N11770 Maple Road (GTNV_212-960)

Property Description:

Lot 1 of Certified Survey Map (CSM) 3184, a 2.88-acre parcel in the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

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 our 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 15th day of April 2025

To Be Published On: April 23rd and April 30th, 2025

SITE PLAN REVIEW

5/12/25 Plan Commission Meeting

Enviro-Safe Resource Recovery / JDV Real Estate Holdings, LLC

Village Planner Report Germantown, Wisconsin

Summary

Mike Krenz, Design 2 Construct, agent for JDV Real Estate Holdings LLC, property owner, and Enviro-Safe Resource Recovery, is seeking approval of site development & building plans for a 6,068 sqft warehouse and laboratory expansion to the existing hazardous/non-hazardous processing, transfer, storage and recycling facility located on a 5.6-acre parcel at W130 N10500 Washington Drive in the Germantown Business Park.

Property Location: W130 N10500 Washington Drive

Applicant/

Property Owners:

Mike Krenz
Design 2 Construct
Slinger, WI

Jeff Vilione
Enviro-Safe Consulting
W130 N10500 Washington Drive
Germantown, WI

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

Enviro-Safe is a multi-disciplinary environmental, safety and resource management and recovery company. Enviro-Safe provides services that include the transportation, collection, bulk processing/repackaging and overall recycling of flammable, combustible, hazardous and non-hazardous liquids, solvents and solid wastes that are redirected to other users. Operations include a 10-day hazardous waste storage license for the transportation of hazardous waste (RCRA), non-hazardous waste (Non-RCRA), hazardous materials, universal waste and E-waste. The existing building is currently 40,300 sqft and consists of offices, processing & warehouse areas, and a laboratory.

In May, 2011, the Village Board granted CUP #3-11 that permits Enviro-Safe to operate a facility for the bulk storage of flammable hazardous and non-hazardous liquid materials in the M-1: Limited Industrial Zoning District. In 2015, the original CUP was revised/updated #06-15 to include the processing of solid waste materials. In November, 2018, the original 3.0-acre site was expanded to 5.6 acres with the acquisition and combination of the vacant 2.6-acre parcel to the north. Finally, in 2020, the building was expanded to 29,750 sqft with additional office, processing, and warehouse space, additional loading docks, and a truck-only driveway.

Proposal

At this time, JDDV Real Estate Holdings LLC, property owner, and Enviro-Safe Resource Recovery, are seeking approval of site development & building plans for a 5,120 sqft warehouse and 948 sqft laboratory expansion to the existing hazardous/non-hazardous processing, transfer, storage and recycling facility located on a 5.6-acre parcel at W130 N10500 Washington Drive in the Germantown Business Park.

As presented in the site development and building plans, the proposed expansion of this facility includes the following features:

- 6,068 sqft Building Addition
 - 948 sqft laboratory
 - 5,120 sqft warehouse/storage
- One (1) additional loading dock (north elevation)
- Exterior masonry comprised of earth-tone colored, pre-finished CMU brick and block with aluminum storefront window units
- Flat roof w/ parapet wall components to shield roof-mounted mechanicals)
- (18) stall parking lot expansion w/ exterior lighting

Parking, Access & traffic Circulation

Access will remain the same with access provided to Washington Drive for truck traffic at two (2) driveways (north and south) and one driveway (central) for employee/visitor vehicles and parking. An additional (18) stalls will be provided in a secondary parking lot connected to the existing lot yielding a net increase of (14) parking stalls.

Storm Water Management

Between the proposed building expansion, additional driveways and other paved areas, impervious surfaces will increase to 134,973 sqft or 55.3 percent of the 5.6-acre site (vs. the 75% maximum allowed) leaving 44.7 percent in green/open space. Storm water runoff will continue to be collected on-site via storm sewer and diverted to the existing regional storm water basin adjacent to and east of the property.

Utilities

Public water and sanitary sewer will continue to serve the proposed building expansion via connections to the service lines in the existing building and Washington Drive right-of-way.

Landscaping & Lighting

Additional landscaping is proposed along the south side of the new laboratory addition (deciduous shrubs) and around the new parking area (7 additional evergreen trees).

Exterior lighting includes:

- (2) 51W & (1) 73W LED cut-off fixtures (4724 to 10,100 lumens) mounted on exterior poles at a height of 22' in between the existing and new parking areas with lighting levels that meet the Village's guidelines for industrial district parking areas

Staff Comments**Planning & Zoning**

Enviro-Safe has an approved closure plan pursuant to Condition #5 in CUP#06-15 granted to Enviro-Safe, and continues to provide the Village an annually renewing letter of credit (LOC) in the amount of \$50,000 as a financial surety. Given that the proposed building expansion provides a significantly larger amount of storage for both hazardous and non-hazardous material, the owner will need to re-evaluate the "closure plan" and adequacy of the LOC amount.

The 16,090 sqft storage building shown on Sheet SP1.10 (architecture plan set) as "Phase 2" is actually intended for a future Phase 3 and is not included in this application.

Fire Department/Police Department

Similar to the closure plan, Enviro-Safe has an approved fire protection and spill control and containment plan (SPCC). Enviro-Safe should re-evaluate the SPCC with the Fire Department and update that plan, as necessary. The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Public Works Department/Village Engineer/Village Surveyor

The Public Works Department has identified outstanding issues and technical corrections in a May 7, 2025, review memo from Village Engineer Kevin Driscoll. These issues and plan corrections will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of a building permit.

Building Inspection Services

The Building Inspection Department has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Utilities

No comments.

Village Forester

The Village Forester has recommended the following changes to the landscaping plan/proposal:

1. Per Zoning Code Section 17.43.5(c) interior parking lot landscaping shall include one 2" caliper tree for every ten parking spaces. The south parking lot expansion does not meet this requirement (Note: A minimum 3" caliper for deciduous trees is required under the Germantown Business Park covenants).
2. Per Zoning Code Section 17.43.5(c) perimeter plantings are required around the parking lot for screening from adjacent properties. This plan does not include perimeter plantings along the south parking lot expansion boundary to buffer from the adjacent roadway.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans expansion for a 6,068 sqft warehouse and laboratory expansion to the existing Enviro-Safe Resource Recovery facility located at W130 N10500 Washington Drive in the Germantown Business Park subject to the following conditions:

1. This approval is for the various plan sheets that comprise the site development 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. *Civil engineering plan set dated April 17, 2025*
 - b. *Architectural plan set dated March 7, 2025*
 - c. *Lighting plan dated May 7, 2025*

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. A revised landscaping plan shall be prepared and submitted for review and approval by the Village Forester to address the following requirements:
 - a. interior parking lot landscaping shall include one 3" caliper deciduous tree for every ten parking spaces.
 - b. perimeter plantings are required around the parking lot for screening

from adjacent properties. This plan does not include perimeter plantings along the south parking lot expansion boundary to buffer from the adjacent roadway.

3. All issues and plan revisions identified in the May 7, 2025, memo from the Village Engineer shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).
4. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as 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.
5. 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.
6. 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.
7. Enviro-Safe shall re-evaluate and update the Closure Plan required under in Conditional Use Permit #06-15 given the larger amount of storage capability for both hazardous and non-hazardous material and adjust the financial surety amount accordingly. Results of said re-evaluation shall be submitted to the Village Planner for review and approval within six (6) months after the date the occupancy permit is used for the proposed building expansion.
8. Enviro-Safe shall re-evaluate and update the Spill Prevention, Control and Countermeasure Plan (SPCC) required under Condition #1 in Conditional Use Permit #06-15 given the larger amount of storage capability for both hazardous and non-hazardous material. Results of said re-evaluation and updated SPCC shall be submitted to the Village Fire Chief for review and approval within six (6) months after the date the occupancy permit is used for the proposed building expansion.



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 JA DATE 04/07/25
CHK# 01162

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

DESIGN 2 CONSTRUCT DEVELOPMENT CORP
N173 W21010 NORTHWEST PASSAGE
JACKSON WI 53037
MIKE KRENZ
Phone (414) 510-0034
E-Mail mkrenz@design2construct.com

PROPERTY OWNER

JDV REAL ESTATE HOLDINGS LLC
W130N10500 WASHINGTON DR
GERMANTOWN WI 53022
JEFF VILLIONE
Phone (262) 790-2500
E-Mail JVillione@enviro-safe.com

2 PROPERTY ADDRESS

ENVIRO-SAFE W130 N10500 WASHINGTON DRIVE GERMANTOWN WI 53022

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

North Vacant - conservancy	South Vacant - Storm water mgmt	East Vacant - Storm Water mgmt	West Satisloh & Sterling Pharma
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4 READ AND INITIAL THE FOLLOWING:

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ 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!

Michael Krenz 4.7.25
Applicant Date

J. Villone 4/13/25
Owner Date

RECEIVED
APR 07 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Village of Germantown

Village of Germantown
Clerk Treasurer
N112W17001 MEQUON ROAD
Germantown, WI 53022
(262)250-4700
Welcome

04/07/2025 02:05PM PRAVINA P
000867-0048
Payment Effective Date 04/04/2025

MISCELLANEOUS
ZONING FEES (GENZON)
2025 Item: GENZON
1 @ \$1,240.0000
ZONING FEES (GENZON)

\$1,240.00

\$1,240.00

\$1,240.00

\$1,240.00

\$1,240.00

\$0.00

Subtotal
Total

CHECK
Check Number01162

Change due

Paid by: DESIGN2CONSTRUCT

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

DESIGN 2 CONSTRUCT, LLC
JACKSON, WI 53037

01162

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
4-02-25	20250402	Enviro Safe Expansi	1240.00	.00	1240.00
CHECK DATE	4-02-25	CHECK NUMBER	1162	TOTALS	1240.00
			1240.00	.00	1240.00



Square steel poles with welded tenon included for use with floodlights. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 195.0 lbs

Project:

EnviroSafe

Type:

Pole

Prepared By:

JK

Date:

4/3/25

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

36,000 p.s.i. minimum yield.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

20 ft

Gauge:

7

Wall Thickness:

3/16"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Weight:

225 lbs

Anchor Bolt:

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

70MPH 15.7 ft/430 lb.

80MPH 10.7 ft/425lb.

90MPH 7.3 ft/420 lb.

100MPH 4.9 ft/400 lb.

110MPH 3.1 ft/395 lb.

120MPH 1.7 ft/395lb.

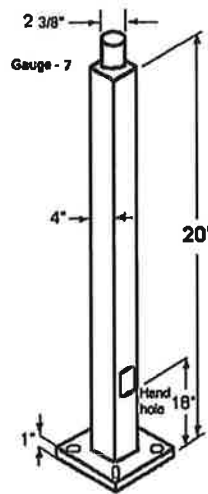
130MPH 0.7 ft/360 lb

Other

Terms of Sale:

Pole Terms of Sale is available [online](#).

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



Project:

Envirosafe

Type:

BULL4

Prepared By:

JK

Date:

4/3/25

Bullhorn bracket safely supports HID floodlights. Great with Floodzilla, Megaflood and Flexflood models.

Color: Bronze

Weight: 42.8 lbs

Technical Specifications

Performance

Description:

Bullhorns fit 2 3/8" (6cm) O.D. tenons and accommodate 2 3/8" (6cm) slip fitters Bullhorn bracket safely supports four floodlights each up to 77 pounds & each with max 2.5 EPA per arm Includes (4) 3/8" bolts for securing to pole.

EPA Maximum Capacity:

2.5 per arm.

Other

Compatibility:

RAB Megaflood, Floodzilla and Flexflood models

Patents:

The designs of fixtures are protected under U.S. and international intellectual property laws.

Construction

Finish:

Formulated for high durability and long-lasting color

Bracket EPA:

3.3.

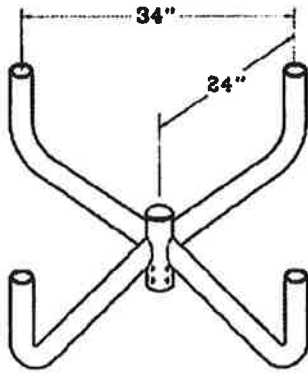
Weight:

43 lbs

Maximum Weight Capacity:

77 lbs per arm.

Dimensions



Features

- Easy, secure floodlight mounting
- Double Reinforced weld joints

X34 Field-Adjustable Floodlight

RAB

X34XS



X34S
X34S/RGB



X34M
X34M/RGB



X34L
X34L/RGB



X34XL & X34XXL
X34XXL/RGB



X34 Floodlight with selectable power & CCT



PROJECT: *Envirosafe*

DATE: *4/3/25*

TYPE: *OA*

PREPARED BY: *JK*



*XS, S & M Models

**L, XL & XXL Models

KEY FEATURES

- Ultra-economy floodlights with selectable power and CCT
- Available models & wattages:
X34XS : 16/13/10W
X34S: 35/25/20W
X34M: 65/55/45W
X34L: 90/80/70W
X34XL: 130/110/95W
X34XXL: 160/140/120W
- Selectable CCT: 3000/4000/5000K
- RGBW models also available with static wattages:
X34S: 30W, X34M: 60W, X34L: 90W & X34XXL: 160W
- RGBW models with tunable white 2500-6500K CCT, 16+ million colors to select
- Knuckle mount on X34XS, X34XS & X34M models and Slipfitter or Trunnion option for X34L, X34XL & X34XXL models
- Suitable for wet locations
- 120 or 277V, non-dimming driver for X34XS, X34S & X34M models. The driver includes wiring for 0-10V dimming for X34L, X34XL & X34XXL models.
- 5-year limited warranty

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed

Suitable for wet locations

IP Rating

Ingress protection rating of IP65 for dust and water

DLC Listed (X34XS, X34S & X34M)

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC Listed (X34L, X34XL & X34XXL)

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.

DLC STANDARD		DLC PREMIUM	
Model#	DLC Product ID	Model#	DLC Product ID
X34XS	S-P1Q64R	X34L	S-EZPO0W
X34S	S-T9KEIS	X34XL	S-2HQ7D4
X34M	S-MZAHWR	X34XXL	S-AOKIJL

CONSTRUCTION

Cold Weather Starting

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature

Suitable for use in up to 40°C (104°F)

Housing

Precision die-cast aluminum

Mounting

X34XS, X34S & X34M: Knuckle Mount

X34L, X34XL & X34XXL: Slipfitter (Tilt increment: 10°), Trunnion (Tilt increment 30°)

Lens

Tempered glass

Reflector

Polycarbonate for Models X34XS, X34S & X34M. Polyethylene terephthalate for X34L, X34XL & X34XXL.

Green Technology

Mercury and UV free. RoHS-compliant components.

Finish

Formulated for high durability and long lasting color

NEMA

NEMA beam spread of 7H x 7V

EPA

X34L: 0.05

X34XL: 0.06

X34XXL: 0.06

X34 Field-Adjustable Floodlight



TECHNICAL SPECIFICATIONS (CONTINUED)

FACTORY DEFAULT

Selectable Wattage:

X34XS : 16/13/10W (Default 16W)
X34S: 35/25/20W (Default 35W), X34S/RGB: Static 30W
X34M: 65/55/45W (Default 65W), X34M/RGB: Static 60W
X34L: 90/80/70W (Default 90W), X34L/RGB: Static 90W
X34XL: 130/110/95W (Default 130W)
X34XXL: 160/140/120W (Default 160W), X34XXL/RGB: Static 160W
CCT:
3000/4000/5000K (Default 4000K)
RGB Models: Tunable white: 2200K - 6500K (Default 3000K).
Adjustable using Lightcloud Blue mobile app
16+ million RGB colors

LED CHARACTERISTIC

LEDs

Long-life, high-efficacy, surface-mount LEDs

Color Uniformity

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standards for Specifications for the Chromaticity of Solid State Lighting (SLL) Products, ANSI C78.377-2017.

Color Consistency

<5-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

ELECTRICAL

Drivers:

Constant Current, Class 1, 120 or 277V, 50/60 Hz

X34XS

16W: 120V: 0.14A, 277V: 0.06A
13W: 120V: 0.12A, 277V: 0.05A
10W: 120V: 0.08A, 277V: 0.04A

X34S:

35W: 120V: 0.30A, 277V: 0.13A
25W: 120V: 0.22A, 277V: 0.10A
20W: 120V: 0.18A, 277V: 0.08A

X34M:

65W: 120V: 0.60A, 277V: 0.24A
55W: 120V: 0.50A, 277V: 0.20A
45W: 120V: 0.37A, 277V: 0.17A

Drivers:

Constant Current, Class 1, 120-277V, 50/60 Hz

X34L:

90W: 120V: 0.78A 208V: 0.44A, 240V: 0.38A, 277V: 0.35A
80W: 120V: 0.69A 208V: 0.40A, 240V: 0.34A, 277V: 0.31A
70W: 120V: 0.59A 208V: 0.34A, 240V: 0.30A, 277V: 0.27A

X34XL:

130W: 120V: 1.13A 208V: 0.63A, 240V: 0.55A, 277V: 0.49A
110W: 120V: 0.98A 208V: 0.53A, 240V: 0.46A, 277V: 0.43A
95W: 120V: 0.85A 208V: 0.46A, 240V: 0.40A, 277V: 0.38A

X34XXL:

160W: 120V: 1.34A 208V: 0.77A, 240V: 0.67A, 277V: 0.60A
140W: 120V: 1.19A 208V: 0.68A, 240V: 0.60A, 277V: 0.52A
120W: 120V: 1.02A 208V: 0.58A, 240V: 0.50A, 277V: 0.46A

Drivers:

Constant Current, Class 1, 120-277V, 50/60 Hz

X34S/RGB: 120V: 0.25A 208V: 0.15A, 240V: 0.13A, 277V: 0.11A

X34M/RGB: 120V: 0.50A 208V: 0.29A, 240V: 0.25A, 277V: 0.22A

X34L/RGB: 120V: 0.75A 208V: 0.44A, 240V: 0.38A, 277V: 0.33A

X34XXL/RGB: 120V: 1.34A 208V: 0.77A, 240V: 0.67A, 277V: 0.58A

ELECTRICAL

Dimming Drivers:

Driver includes dimming control wiring for 0-10V dimming system.
Requires separate 0-10V DC dimming circuitry. Dims down to 10%.
Note: Does not apply to the RGB models.

Dimming Drivers (RGB)

Dimming via the Lightcloud Blue mobile app and devices

This lamp will not operate properly when connected to a standard (incandescent) dimmer or dimming control

Photocell:

Models X34L, X34XL & X34XXL: 120-277V selectable On/Off photocell that can be turned on and off. RGB models do not have a photocell.

Surge Protection:

2kV

THD/Power Factor:

MODEL#	WATTAGE	THD		PF	
		@120V		@277V	
X34XS	16W	14.3%	98.2%	16.2%	92.9%
	13W	14.0%	98.6%	16.4%	90.5%
	10W	14.6%	98.3%	14.8%	87.8%
X34S	35W	4.3%	99.7%	8.2%	96.2%
	25W	5.0%	99.7%	16.8%	91.7%
	20W	6.1%	99.4%	20.5%	90.6%
X34M	65W	3.6%	99.8%	7.9%	96.4%
	55W	4.2%	99.8%	12.2%	94.8%
	45W	5.1%	99.6%	17.2%	92.8%
X34L	90W	3.9%	99.7%	6.6%	93.9%
	80W	4.0%	99.6%	7.9%	92.7%
	70W	4.3%	99.5%	10%	90.9%
X34XL	130W	4.1%	99.8%	7.2%	96%
	110W	4.1%	99.8%	7.9%	95.1%
	95W	4.0%	99.7%	8.8%	93.9%
X34XXL	160W	3.1%	99.8%	5.9%	95.2%
	140W	3.0%	99.7%	8.6%	93.3%
	120W	2.7%	99.6%	10.4%	90.7%

Model#	THD	PF	Model#	THD	PF
X34S/RGB	120V		X34L/RGB	120V	
@2700K	5.4%	99.8%	@2700K	2.0%	99.8%
@3000K	5.4%	99.8%	@3000K	2.1%	99.8%
@4000K	5.4%	99.7%	@4000K	2.1%	99.8%
@5000K	5.4%	99.7%	@5000K	2.1%	99.8%
@6500K	5.3%	99.7%	@6500K	2.1%	99.8%
X34M/RGB	120V		X34XXL/RGB	120V	
@2700K	13.0%	99.1%	@2700K	6.4%	99.6%
@3000K	12.1%	99.3%	@3000K	7.3%	99.6%
@4000K	12.1%	99.4%	@4000K	7.6%	99.6%
@5000K	11.6%	99.4%	@5000K	7.5%	99.6%
@6500K	12.4%	99.4%	@6500K	7.6%	99.6%

Note: All values are typical (tolerance +/- 10%)

Page 106 of 154

X34 Field-Adjustable Floodlight

RAB

TECHNICAL SPECIFICATIONS (CONTINUED)

LIGHTCLOUD BLUE

Lightcloud Blue-Enabled

Lightcloud Blue (LCB) is a Bluetooth Mesh wireless lighting control system that allows you to control RAB's various compatible devices. With RAB's patented Rapid Provisioning technology, devices can be quickly and easily commissioned for residential and large commercial applications using the Lightcloud Blue mobile app. Each device in a system can communicate with any other device, eliminating the need for a Gateway or Hub and maximizing the control system's reach.

DLC system - N1XMLOEATBA (Interior); NHCZ2BIA17L (Exterior)

Learn more at www.lightcloud.com

PERFORMANCE

Lifespan

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

OTHER

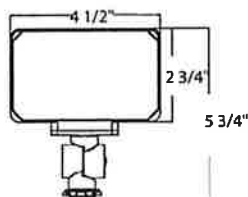
Warranty

The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

DIMENSIONS

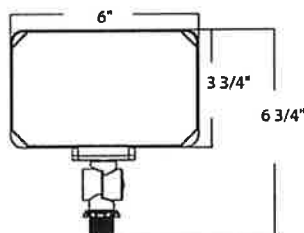
X34XS

Weight: 0.36 lbs



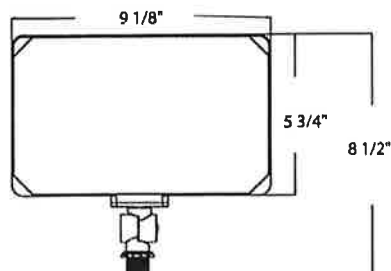
X34S

Weight: 0.6 lbs



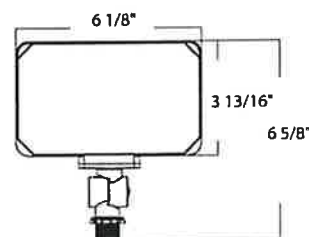
X34M

Weight: 1.23 lbs



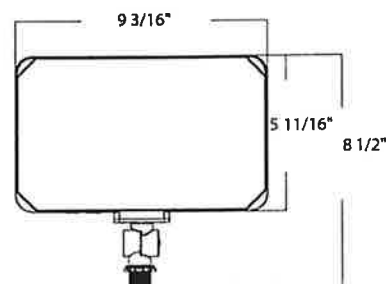
X34S/RGB

Weight: 0.6 lbs



X34M/RGB

Weight: 1.23 lbs



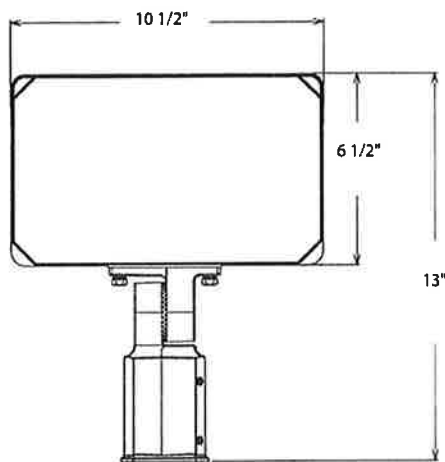
X34 Field-Adjustable Floodlight

RAB

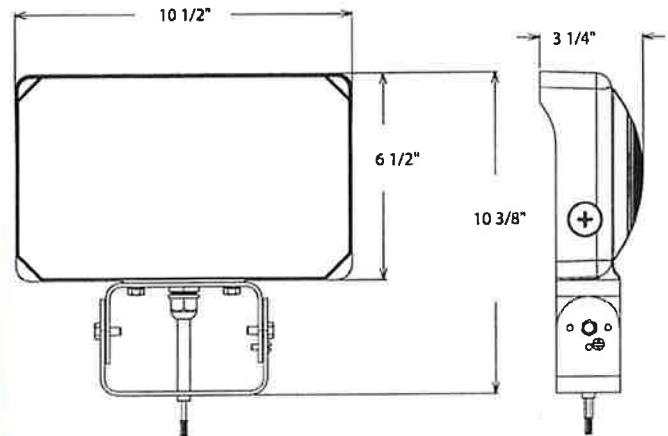
DIMENSIONS

X34L

Weight: w/Slipfitter : 6.6 lbs, w/Trunnion: 6.8 lbs

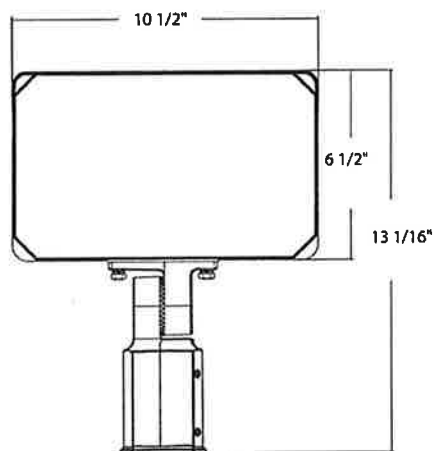


Slipfitter Mount

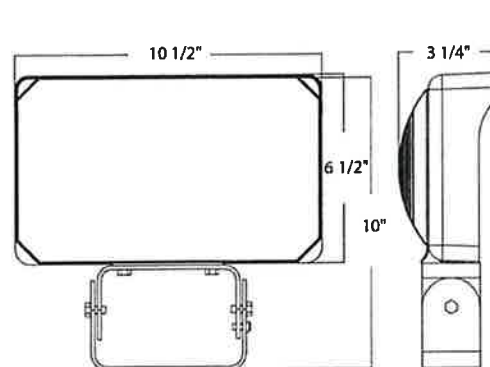


Trunnion Mount

X34L/RGB



Slipfitter Mount



Trunnion Mount

X34 Field-Adjustable Floodlight



PERFORMANCE

X34XS	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
WATTAGE	16W			13W			10W		
INPUT WATTS	16.4W	15.8W	16.2W	13W	12.8W	12.9W	10.5W	10.4W	10.5W
LUMENS	2,148	2,353	2,275	1,784	1,925	1,883	1,468	1,566	1,468
EFFICACY	131.0	148.0	140.4	137.2	150.4	146.0	139.8	150.6	147.6
CRI	81	84	83	82	84	83	82	84	83
VOLTAGE RATINGS	120 or 277V								
X34S	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
WATTAGE	35W			25W			20W		
INPUT WATTS	33.6W	32.3W	33.5W	24.7W	23.7W	24.5W	20W	19.6W	19.9W
LUMENS	4,081	4,677	4,336	3,240	3,576	3,419	2,685	2,956	2,845
EFFICACY	121.5	144.8	129.4	131.2	150.9	139.6	134.3	150.8	143.0
CRI	81	84	83	81	84	83	81	84	83
VOLTAGE RATINGS	120 or 277V								
X34M	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
WATTAGE	65W			55W			45W		
INPUT WATTS	66.8W	63.7W	67W	54.4W	52.1W	54.4W	43.7W	42.6W	43.8W
LUMENS	8,608	9,718	9,245	7,496	8,306	7,997	6,346	7,080	6,808
EFFICACY	128.9	152.6	138.0	137.8	159.4	147.0	145.2	166.2	155.4
CRI	80	83	82	83	83	83	83	83	83
VOLTAGE RATINGS	120 or 277V								
X34XL	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
WATTAGE	90W			80W			70W		
INPUT WATTS	93.6W	89.1W	93.1W	82.5W	79W	82.2W	70.9W	68.1W	70.7W
LUMENS	12,804	14,040	13,440	11,639	12,676	12,218	10,313	11,140	10,885
EFFICACY	136.8	157.6	144.4	141.1	160.5	148.6	145.5	163.6	154.0
CRI	83	86	85	83	86	85	83	86	85
VOLTAGE RATINGS	120-277V								
X34XL	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
WATTAGE	130W			110W			95W		
INPUT WATTS	135.1W	128.4W	134.3W	117W	112W	116.5W	101.2W	97.3W	100.9W
LUMENS	18,281	20,065	19,243	16,376	17,878	17,262	14,615	15,814	15,456
EFFICACY	135.3	156.3	143.2	140.0	159.6	148.2	144.4	162.5	153.2
CRI	783	86	85	83	86	85	83	86	85
VOLTAGE RATINGS	120-277V								
X34XXL	3000K	4000K	5000K	3000K	4000K	5000K	3000K	4000K	5000K
WATTAGE	160W			140W			120W		
INPUT WATTS	160.4W	153.4W	160.9W	141.8W	136.1W	142.2W	121W	116.4W	121.7W
LUMENS	21,483	24,168	23,567	21,510	21,934	19,703	17,458	19,243	19,121
EFFICACY	133.9	157.6	146.5	138.9	161.2	151.3	144.3	165.3	157.1
CRI	83	86	85	83	86	85	83	86	85
VOLTAGE RATINGS	120-277V								

X34 Field-Adjustable Floodlight



PERFORMANCE

X34S/RGB	2700K	3000K	4000K	5000K	6500K
WATTAGE	30W				
INPUT WATTS	29.9W	29.9W	30.0W	30.0W	30.0W
LUMENS	3,674	3,748	3,865	3,913	3,932
EFFICACY	122.9	125.4	128.8	130.4	131.1
CRI	80				
VOLTAGE RATINGS	120-277V				

X34M/RGB	2700K	3000K	4000K	5000K	6500K
WATTAGE	60W				
INPUT WATTS	60.6W	60.0W	59.8W	59.6W	60.0W
LUMENS	7,429	7,624	8,110	8,131	7,927
EFFICACY	122.6	127.1	135.6	136.4	132.1
CRI	80				
VOLTAGE RATINGS	120-277V				

X34L/RGB	2700K	3000K	4000K	5000K	6500K
WATTAGE	90W				
INPUT WATTS	88.6W	88.7W	88.8W	88.7W	88.6W
LUMENS	10,951	11,158	11,492	11,617	11,672
EFFICACY	123.6	125.8	129.4	131	131.7
CRI	80				
VOLTAGE RATINGS	120-277V				

X34MXXLRGB	2700K	3000K	4000K	5000K	6500K
WATTAGE	160W				
INPUT WATTS	155.3W	155.1W	155.1W	155.1W	155.1W
LUMENS	19,347	19,637	20,242	20,529	20,732
EFFICACY	124.6	126.6	130.5	132.4	133.7
CRI	80				
VOLTAGE RATINGS	120-277V				

ORDERING MATRIX

X34

Family	Wattage	Mounting	Color Temperature	Finish	Driver
X34					
XS S M	16/13/10W 35/25/20W 65/55/45W	BLANK Knuckle	BLANK 3000/4000/5000K CCT Selectable	BLANK Bronze White	BLANK 120/277V

Family	Wattage	Mounting	Color Temperature	Finish	Driver	Option
X34	XL					
L XL XXL	90/80/70W 130/110/95W 160/140/120W	BLANK T Slipfitter Trunnion	BLANK 3000/4000/5000K CCT Selectable	BLANK W Bronze White	BLANK 120-277V 0-10V Dimming	BLANK Selectable On/Off Photocell

X34 RGBW

Family	Wattage	Mounting	Color Temperature	Finish	Driver	RGB Color Tuning
X34						/RGB
S M	30W 60W	BLANK Knuckle	BLANK 80 CRI, Tunable White 2200-6500K	BLANK W Bronze White	BLANK 120-277V	/RGB 16+ million Colors

Family	Wattage	Mounting	Color Temperature	Finish	Driver	RGB Color Tuning
X34						/RGB
L XXL	90W 160W	BLANK T Slipfitter Trunnion	BLANK 80 CRI, Tunable White 2200-6500K	BLANK W Bronze White	BLANK 120-277V	/RGB 16+ million Colors

ADDITION & ALTERATIONS FOR:

ENVIRO-SAFE

W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

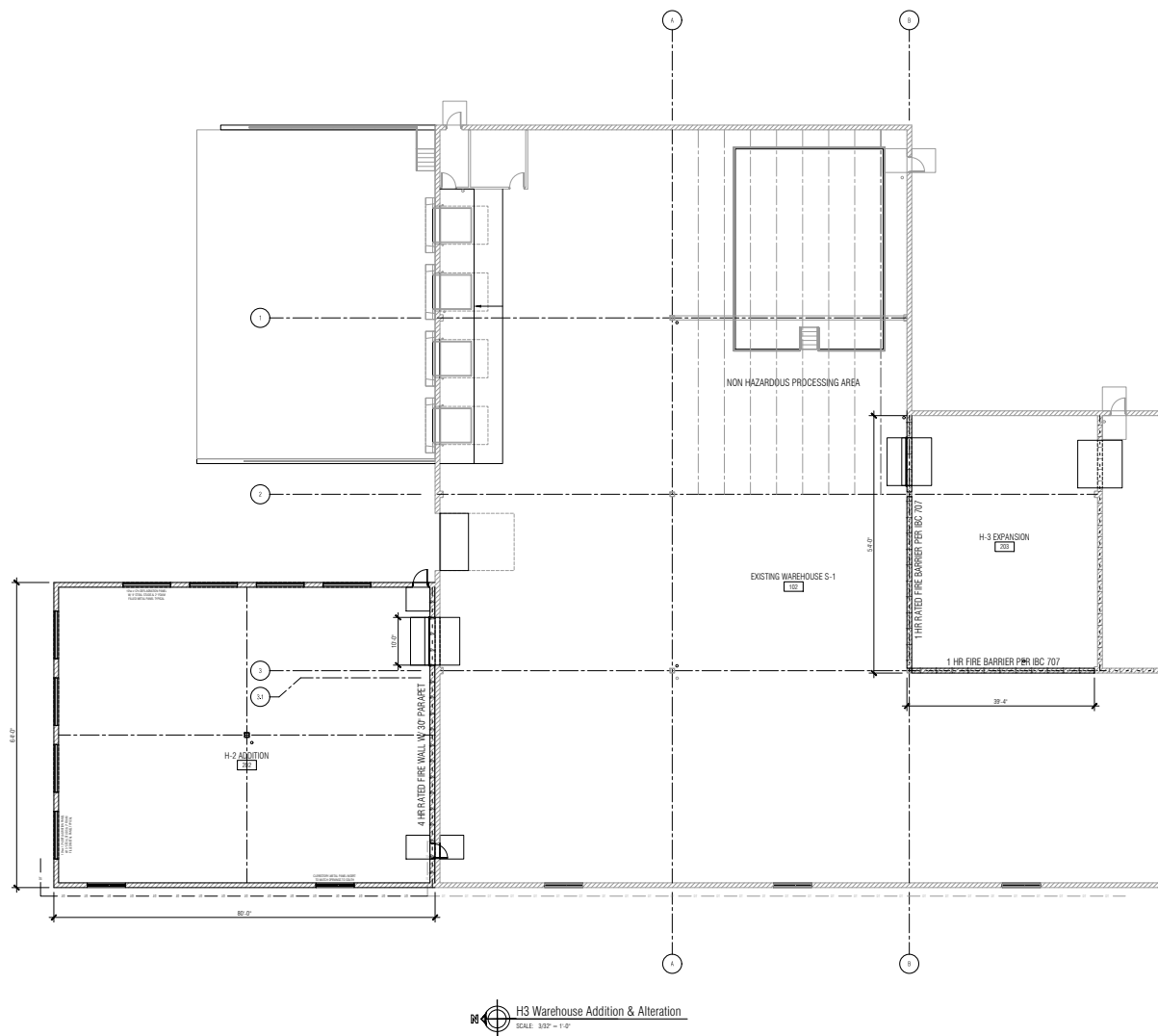
the CONSORTIUM ae PROJECT #: 0025-03

DIGITAL RENDERING 2025 NORTH ADDITION LOOKING SOUTH

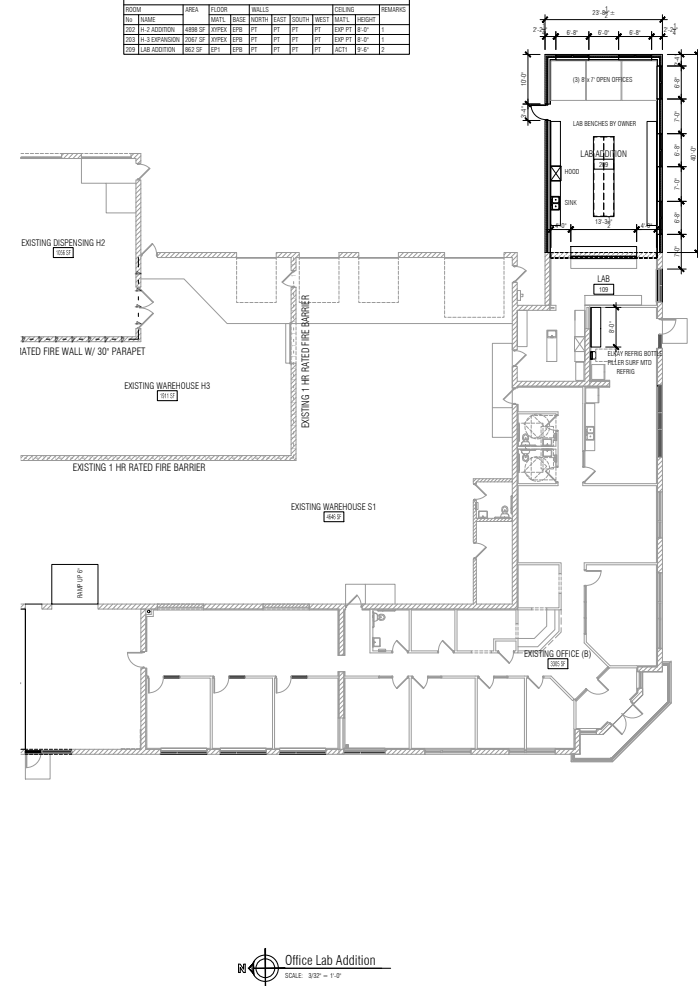


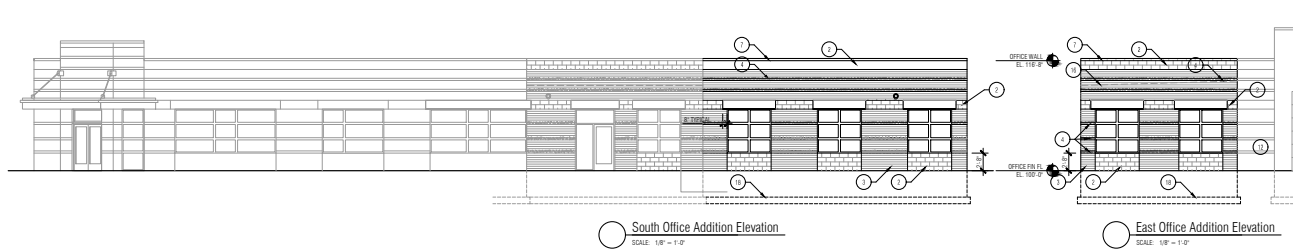
DIGITAL RENDERING 2020 ADDITION





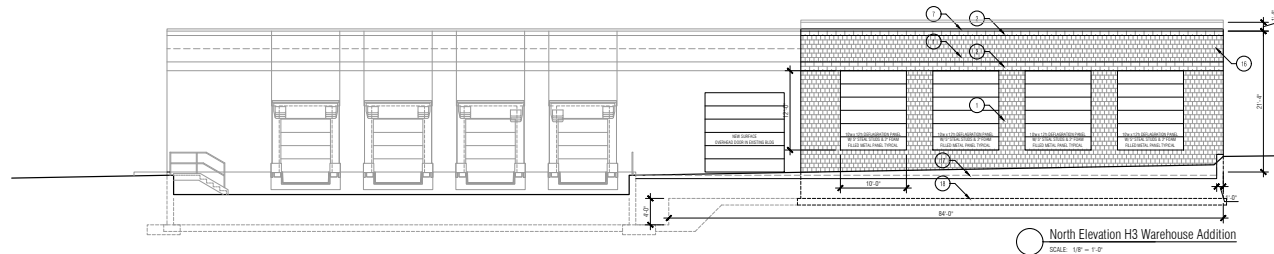
ROOM FINISH SCHEDULE											
ROOM	AREA	FLOOR	WALLS						CEILING		REMARKS
			MATL	BASE	NORTH	EAST	SOUTH	WEST	MAT'L	HEIGHT	
202	H-2 ADDITION	4898 SF	XYFEX	EPB	PT	PT	PT	PT	EXP PT	8'-0"	1
203	H-3 EXPANSION	2067 SF	XYFEX	EPB	PT	PT	PT	PT	EXP PT	8'-0"	1
209	LAB ADDITION	862 SF	EP1	EPB	PT	PT	PT	PT	ACT1	9'-6"	2



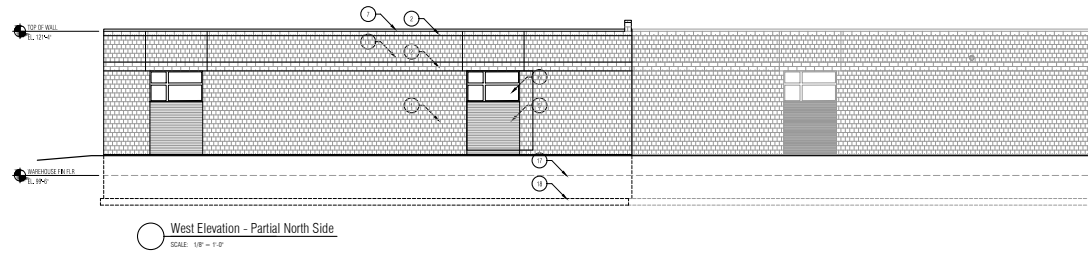


South Office Addition Elevation
SCALE: 1/8" = 1'-0"

East Office Addition Elevation
SCALE: 1/8" = 1'-0"



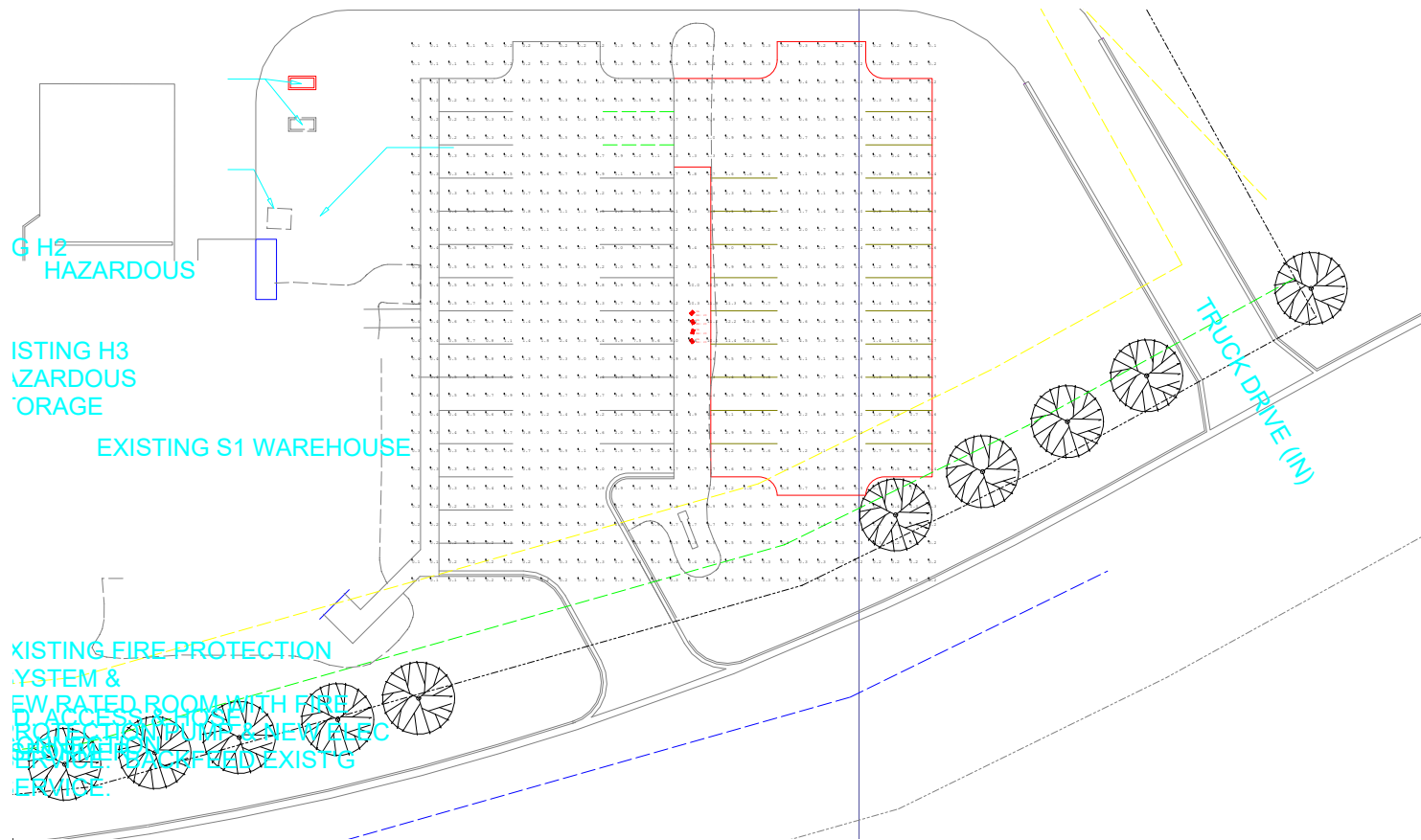
North Elevation H3 Warehouse Addition
SCALE: 1/8" = 1'-0"



West Elevation - Partial North Side
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
1	PREFINISHED, INSULATED ROCK FACE ARCHITECTURAL CMU (MATCH EXISTING)
2	PREFINISHED, INSULATED SMOOTH FACE, BURNISHED CMU (MATCH EXISTING)
3	PREFINISHED, INSULATED 4" HIGH SMOOTH FACE CMU (MATCH EXISTING)
4	PREFINISHED, INSULATED 4" HIGH ROCK FACE ACCENT CMU (MATCH EXISTING)
5	HORIZONTAL METAL PANEL ACCENT SYSTEM BELOW CLAUSTRARY (MATCH EXISTING) ON NEW COLD FORM INSULATED METAL STUD WALL SYSTEM
6	THERMALLY BROKEN, CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1" TINTED, LOW-E INSUL GLAZED W/ T&L N-H-HEAD FLARING GLAZING (MATCH EXISTING) INCL. 4" EXTENSION WALL(LINE)
7	PREPARED METAL WALL COPING (MATCH EXISTING)
8	POURED IN PLACE CONCRETE RETAINING WALL SYSTEM W/ PAINTED STEEL PIPE GUARD
9	EXPOSED CONCRETE FOUNDATION/STEM WALL SYSTEM
10	INSULATED SECTIONAL O.H. DOOR DOCK SHELTER AND DOOR LEVELER, PROVIDE 9" TALL REFLECTIVE STICKER NUMBER ON DOOR AS DIRECTED BY GERMANTOWN POLICE
11	PAINTED IN AL DOOR AND FRAME, PROVIDE 9" TALL REFLECTIVE STICKER NUMBER ON DOOR AS DIRECTED BY GERMANTOWN POLICE
12	EXISTING BUILDING SHOWN FACED
13	CONTROL JOINTS LOCATED AS RECOMMENDED BY NCMA TEK 10-28-2008
14	ALUMINUM STOREFRONT ENTRY SYSTEM (MATCH EXISTING), PROVIDE 9" TALL REFLECTIVE STICKER NUMBER ON DOOR AS DIRECTED BY GERMANTOWN POLICE
15	JAMES TONGUE FOR OVERFLOW DRAIN
16	APPROXIMATE ADJUST BRG
17	DASHED LINE INDICATES FINISH FLOOR LOCATION
18	POURED IN PLACE CONCRETE FOUNDATION WALL AND FOOTING SYSTEM
19	PAINTED BENT PLATE STEEL FALSE LINTEL (MATCH EXISTING STEEL LINTEL COLOR)
20	PAINTED STEEL DOCK DOOR WITH HAND RAIL AND GUARD, CODE COMPLIANT 'OPEN' GRATE TRENDS
21	PROVIDE STEEL LINTEL IN WALL FOR FUTURE KNOCK OUT (ITS ACCESS/FUTURE ADDITION), SAME AREA TO PROVIDE CONSTRUCTION ACCESS TO ADDITION

Date	Issue Set



Fixture Schedule									
Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts	Tot. Watts	
☐	OA	4	RAB Lighting Inc.	X34XL @ 95W 4000K	0.900	15814	97.3	389.2	

Calculation Summary														
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min							
Site	Illuminance	Fc	1.58	12.2	0.1	15.80	122.00							

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.

CED Lappin Electric
 12257 S. Main Rd
 Pewaukee, WI 53188
 (P) 262-547-5500



Comments

Date

#

Revisions

QUOTE#

Drawn By: Nick Rooyakkers

Date: 4/3/2025

Scale: 1in = 16ft

EnviroSAFE

Germantown, WI

PROJECT NARRATIVE

Enviro-Safe has safely and successfully operated at their W130 N10500 Washington Dr location since 2012. Enviro-Safe last expanded their lab and waste processing and storage operation In 2020. This proposed phase 2 hazardous waste materials processing & storage addition with a significant lab expansion will provide additional capacity and some degree of flexibility in processing and storage demands of regulated hazardous and non-hazardous waste from their clients.

Phase 2 work adds a parking lot expansion to accommodate additional lab scientists. Hours of operation and business processes remain unchanged from the 2020 Germantown C.U.P. approval.

Phase 3 (shown on the site plan as a separate storage warehouse) is depicted to show how the site might be fully utilized by Enviro-Safe in the future.

SITE STATISTICS

ZONING - VILLAGE OF GERMANTOWN M-1 LIMITED INDUSTRIAL with CONDITIONAL USE PERMIT (CUP)

SITE AREA = 244,196 S.F. OR APPROXIMATELY 5.61 ACRES

MAXIMUM IMPERVIOUS COVERAGE = 75%

EXISTING

IMPERVIOUS AREA TOTAL = 100,494 S.F.

EXIST'G BLDG = 40,276 S.F. SIDEWALK AREA = 1,601 S.F.

EXIST'G PAVING AREA = 58,594 S.F.

IMPERVIOUS RATIO = $100,494 / 244,196 = 0.411$ OR 41.1%

GREEN SPACE RATIO = 0.589 OR 58.9%

PARKING PER VILLAGE ZONING = 1 / 500 SF PRINCIPAL BLDG AREA = 81 SPACES

PARKING PROVIDED = 26 SPACES + FUTURE 23 SPACES = 49 SPACES

PROPOSED

IMPERVIOUS AREA TOTAL = 134,973 S.F.

EXIST'G BLDG = 40,276 S.F. EXISTING SIDEWALK AREA = 1,601 S.F.

ADDITIONS = 5,120 + 948 S.F. FUTURE BLDG = 16,090 S.F.

TOTAL BUILDING AREA = 62,434 SQUARE FEET

EXIST'G PAVING = 58,594 S.F. ADDED PAVING = 12,344 S.F.

IMPERVIOUS RATIO = $134,973 / 244,196 = 0.553$ OR 55.3%

GREEN SPACE RATIO = 0.447 OR 44.7%

PARKING PER VILLAGE ZONING = 1 / 500 SF PRINCIPAL BLDG AREA = 81 SPACES

PARKING PROVIDED = 23 SPACES + 21 SPACES = 44 SPACES



LEGEND:

UTILITY	GRADING	SITE
EXISTING: W W WATERMAIN E E BURIED ELECTRIC OHV OHV OVERHEAD WIRE GAS GAS GAS LINE SAN SAN SANITARY SEWER ST ST STORM SEWER UTILITY POLE LIGHT POLE SANITARY MANHOLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE	EXISTING: MAJOR CONTOUR MINOR CONTOUR EXISTING SPOT ELEVATION PROPOSED: MAJOR CONTOUR MINOR CONTOUR SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB) DOOR ELEVATION GROUND GRADE AT BUILDING SPOT ELEVATION (TIC - TOP OF CURB, E.P. - EDGE OF PAVEMENT) RETAINING WALL SPOT ELEVATION (T.W. - GROUND GRADE AT TOP OF WALL, B.W. - GROUND GRADE AT BOTTOM) FLARED END SECTION (PIPE SIZE, INVERT ELEVATION) DRAINAGE FLOW DIRECTION EMERGENCY OVERFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN TRUNCATED DOMES PAVEMENT MARKING DIRECTIONAL ARROWS

GENERAL NOTES AND SPECIFICATIONS:

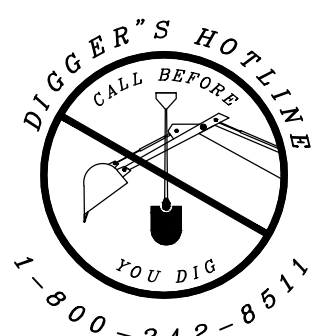
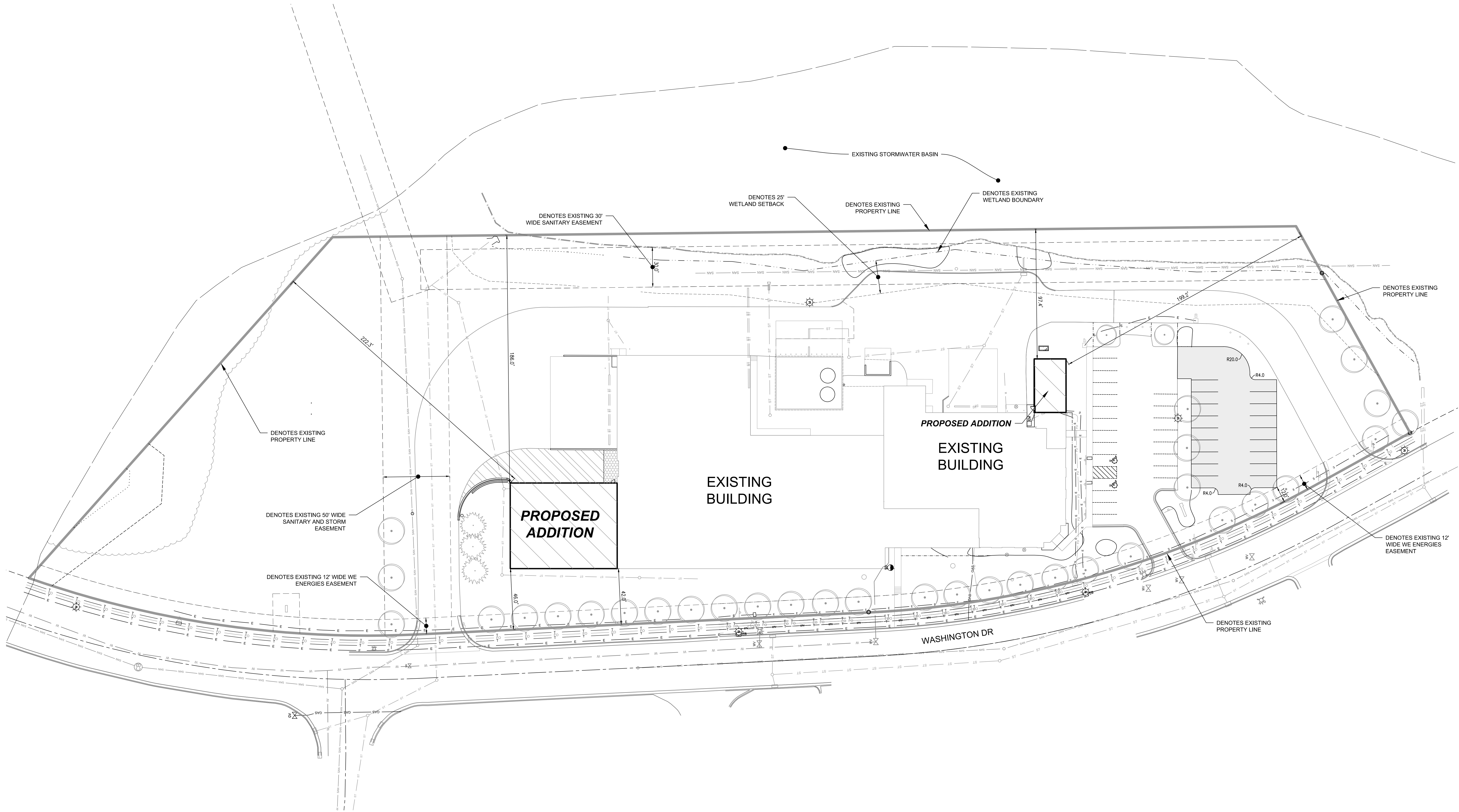
- THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO VERIFYING ELEVATION, LOCATION AND SIZE. SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
- ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
- NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
- BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT. SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
- UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
- ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
- ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING & FOUNDATION DETAILS AND ORIENTATION.
- ALL ON-SITE CONCRETE CURB AND GUTTER TO BE 18" WIDE VERTICAL FACE, UNLESS OTHERWISE NOTED. REVERSE OR REGULAR STYLE CURB DENOTED ON PLANS.
- ALL CURB ELEVATIONS ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. SEE CURB DETAIL FOR TOP OF CURB ELEVATIONS.
- ALL CURB RADII ARE MEASURED TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
- REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
- ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
- PROTECT ALL PROPERTY CORNERS.
- REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
- AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

CIVIL SHEET INDEX:

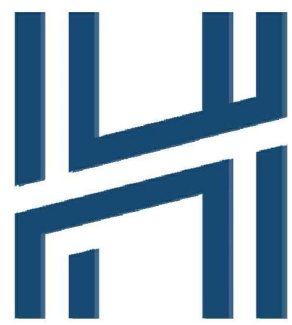
SITE CALCULATION TABLE	
TOTAL SITE AREA	5.605 AC
TOTAL DISTURBED AREA	0.436 AC
EXISTING IMPERVIOUS AREA	2.279 AC
ADDED IMPERVIOUS AREA	0.349 AC
TOTAL PROPOSED IMPERVIOUS	2.628 AC
PROPOSED GREENSPACE AREA	2.977 AC



IN ACCORDANCE WITH WISCONSIN STATUTE 182.075, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hec1.com

Project Name:

**ENVIRO-SAFE
ADDITION**

Client:



W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 30'



Date: 04/17/2025

Project Number:

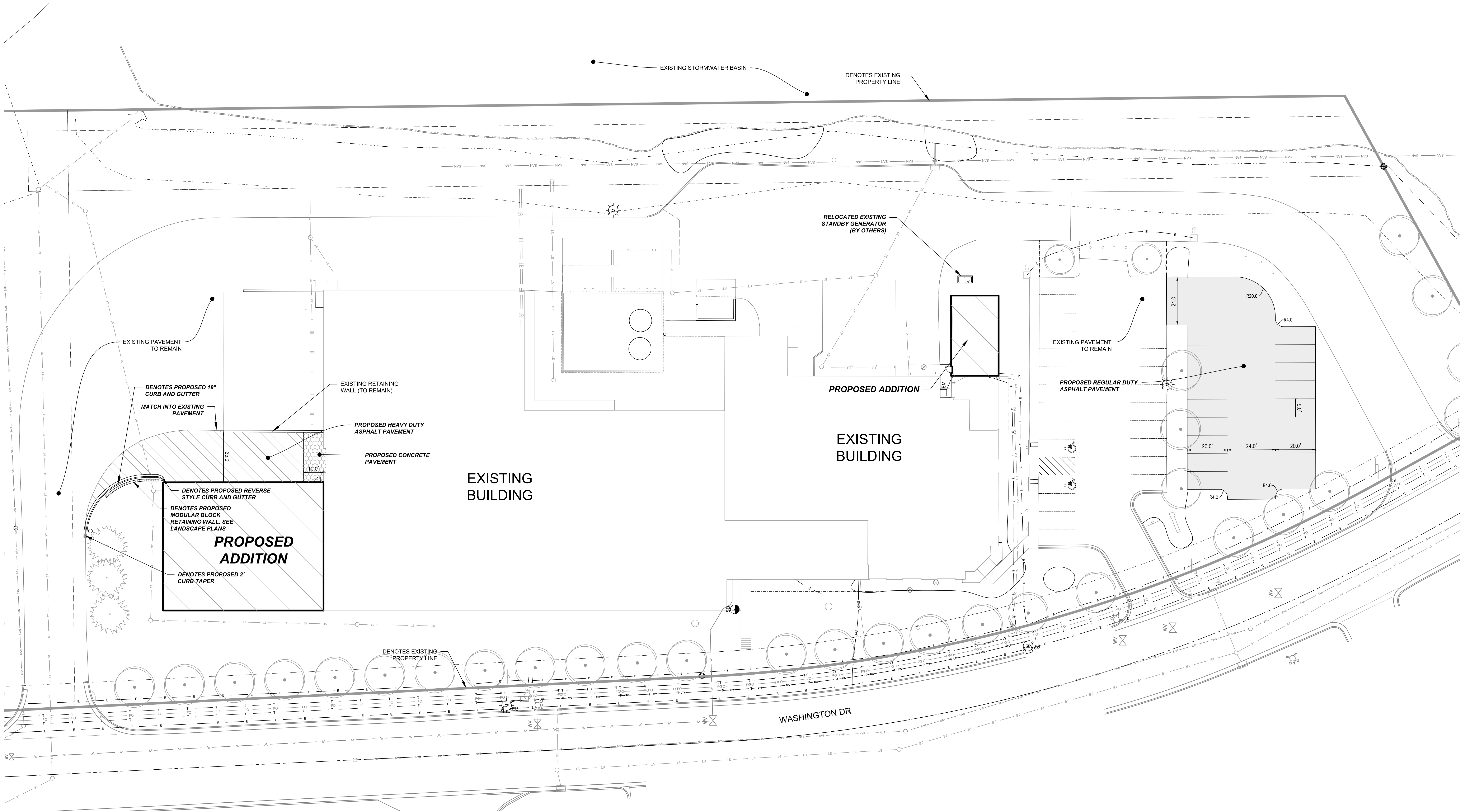
25-1059.00

Sheet Name:

**SITE PLAN -
OVERALL**

Sheet Number:

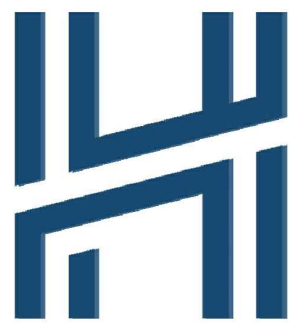
C1.11



HATCH LEGEND	
	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS; AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:

**ENVIRO-SAFE
ADDITION**

Client:



W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 20'



Date: 04/17/2025

Project Number:

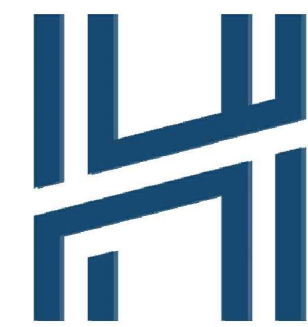
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Sheet Name:

SITE PLAN

Sheet Number:

C1.12



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lighting design • telecommunications

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Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:

**ENVIRO-SAFE
ADDITION**

Client:



W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 20'

North

Date: 04/17/2025

Project Number:

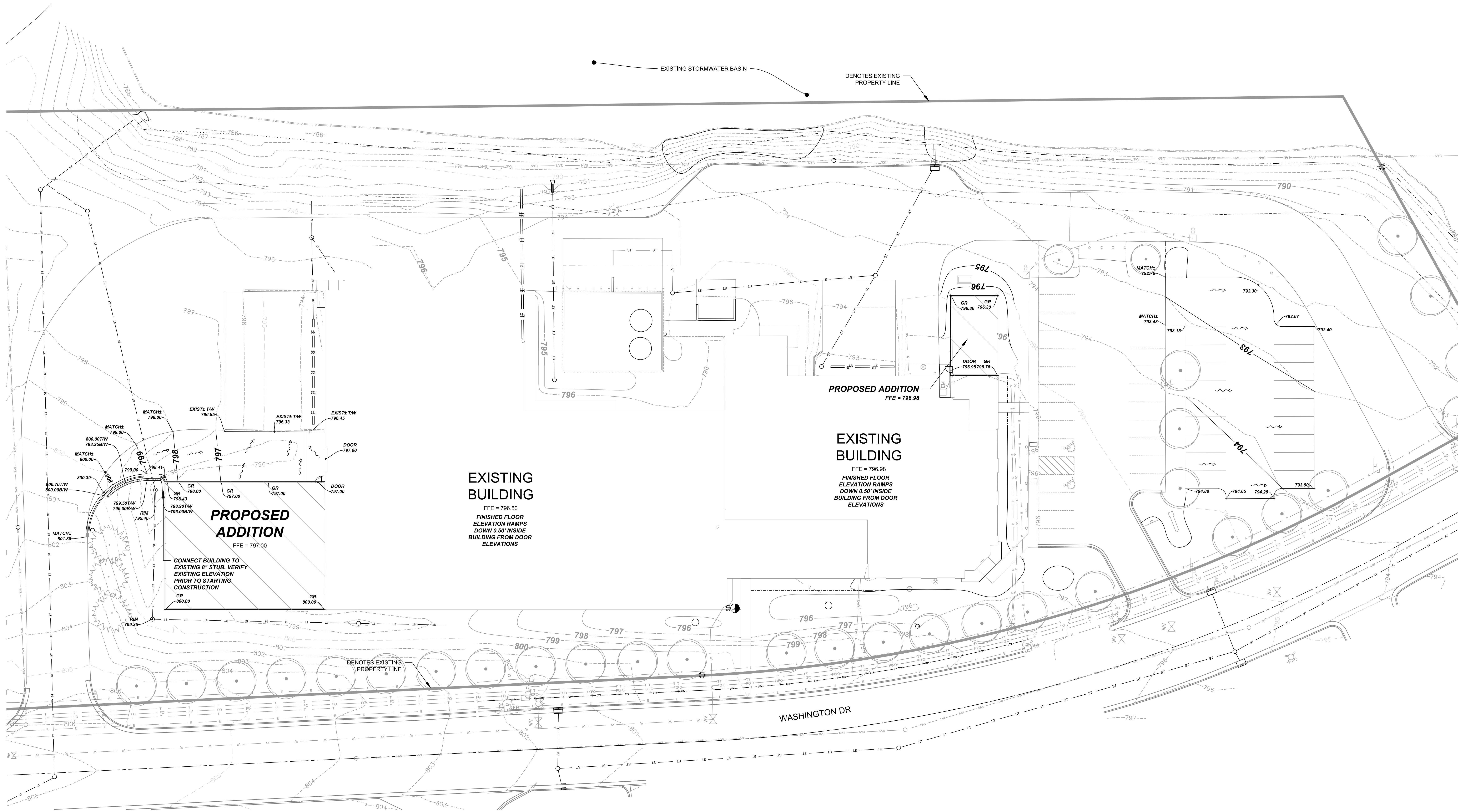
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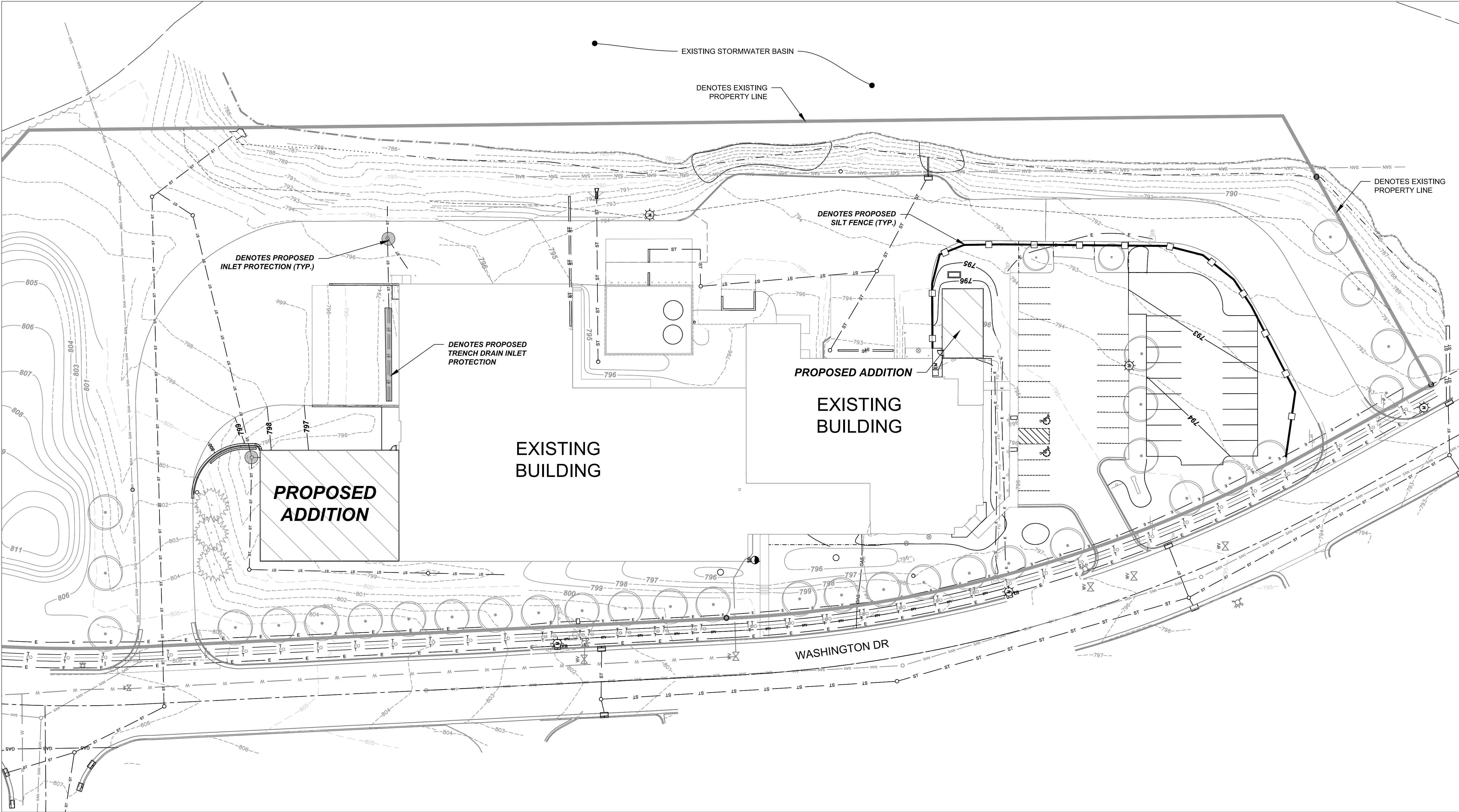
GRADING PLAN

Sheet Number:

C1.20



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



EROSION CONTROL NOTES AND PHASING

- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
- CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE, PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS). MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS, AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCES (IF REQUIRED).
- INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS TO GRM OR MORE.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DEWATERING #1061.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL. IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
 - BETWEEN SEPTEMBER 15 AND OCTOBER 15, STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE.
 - OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNRMUNICIPALITY. SEPARATE SWEEP MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- FOR NON-CANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WDOT'S PRODUCT ACCEPTABILITY LIST (PAL). INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NONCHANNEL EROSION MAT #1052.
- FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SC 150 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.) OR AS DIRECTED BY WDNRMUNICIPALITY.

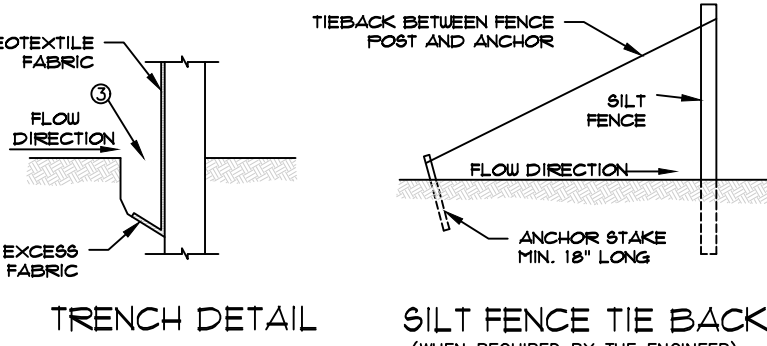
GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HOMOCENTRIC SHAPE WITH THE BIDS POINTING UPWIND TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

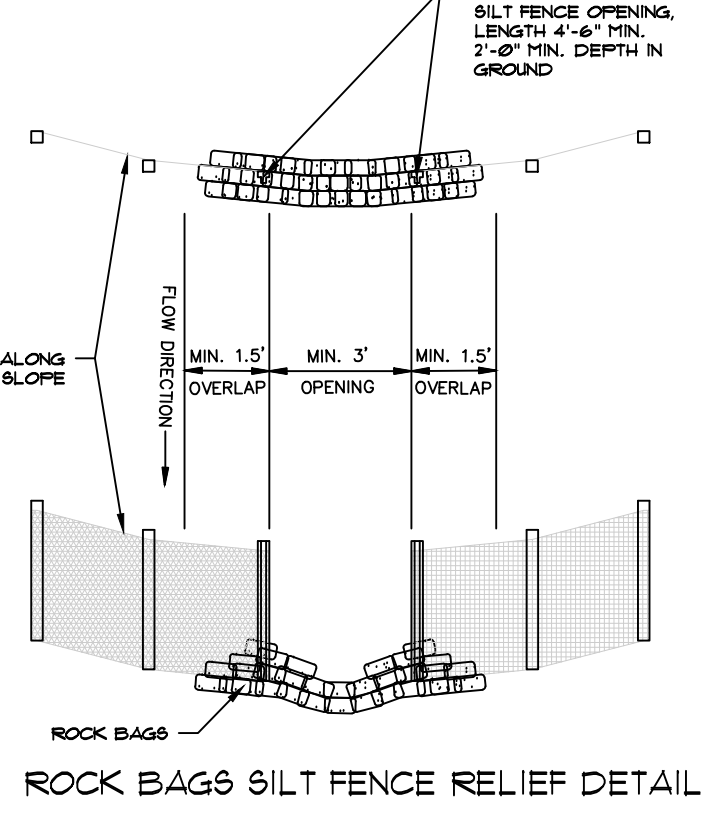
- CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
 - MINIMUM 14 GAUGE WIRE REINFORCED FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
 - EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
 - WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MINIMUM TENSILE STRENGTH OF 40,000 PSI. TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C.
 - GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A TENSILE STRENGTH OF 345 OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.
 - STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM BEAM OF 1.5 INCHES. IF, WITHOUT ANCHOR, PIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1.5" X 10" UNLESS WOOD POSTS FROM GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1.5" X 1.5" OR 2" X 2" OR HIGHER.
- ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

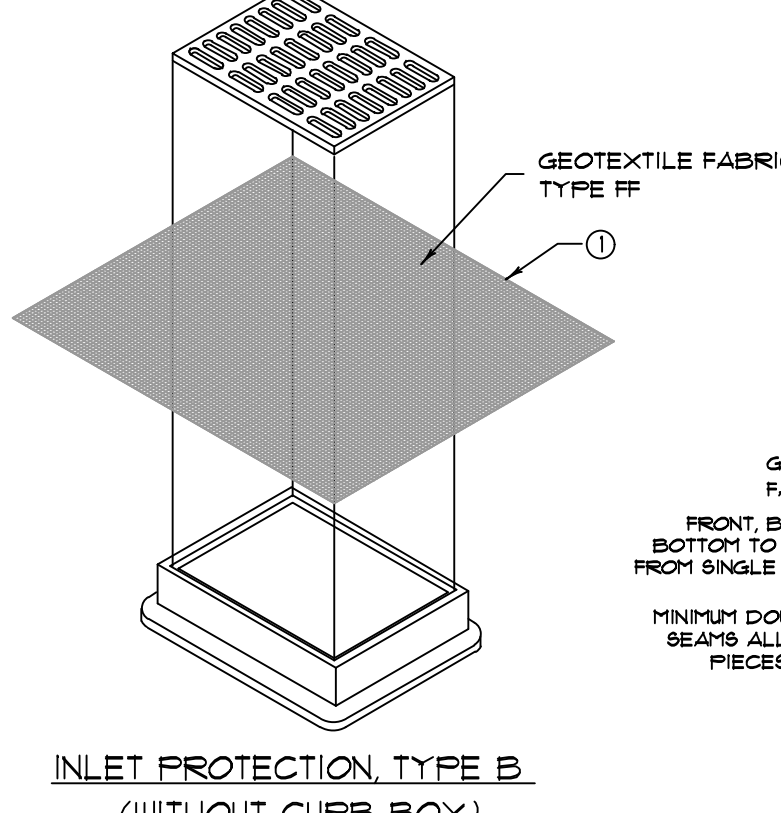


SILT FENCE TIE BACK (WHEN REQUIRED BY THE ENGINEER)

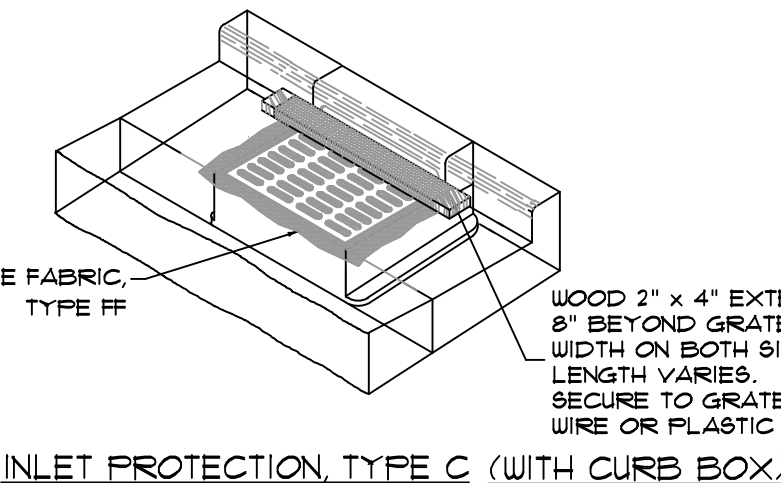
SILT FENCE DETAIL NTS



ROCK BAGS SILT FENCE RELIEF DETAIL



INLET PROTECTION, TYPE B (WITHOUT CURB BOX) (CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

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

FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

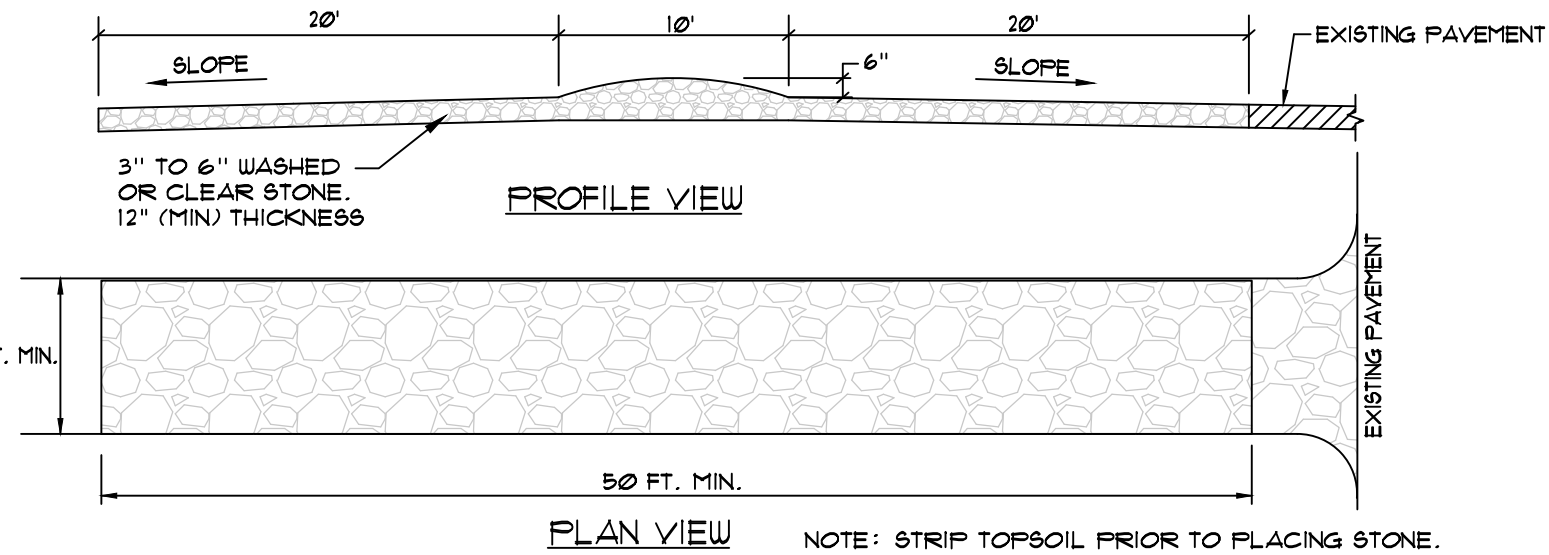
INSTALLATION NOTES:

TYPES B & C: TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE USING A CLEAN FLAP HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D: DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALL OVER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE COVER/HOLE OF 3", WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM IF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION

NTS



CONSTRUCTION ENTRANCE AND TRACKING PAD DETAIL

NTS



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:
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ADDITION



W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 30'



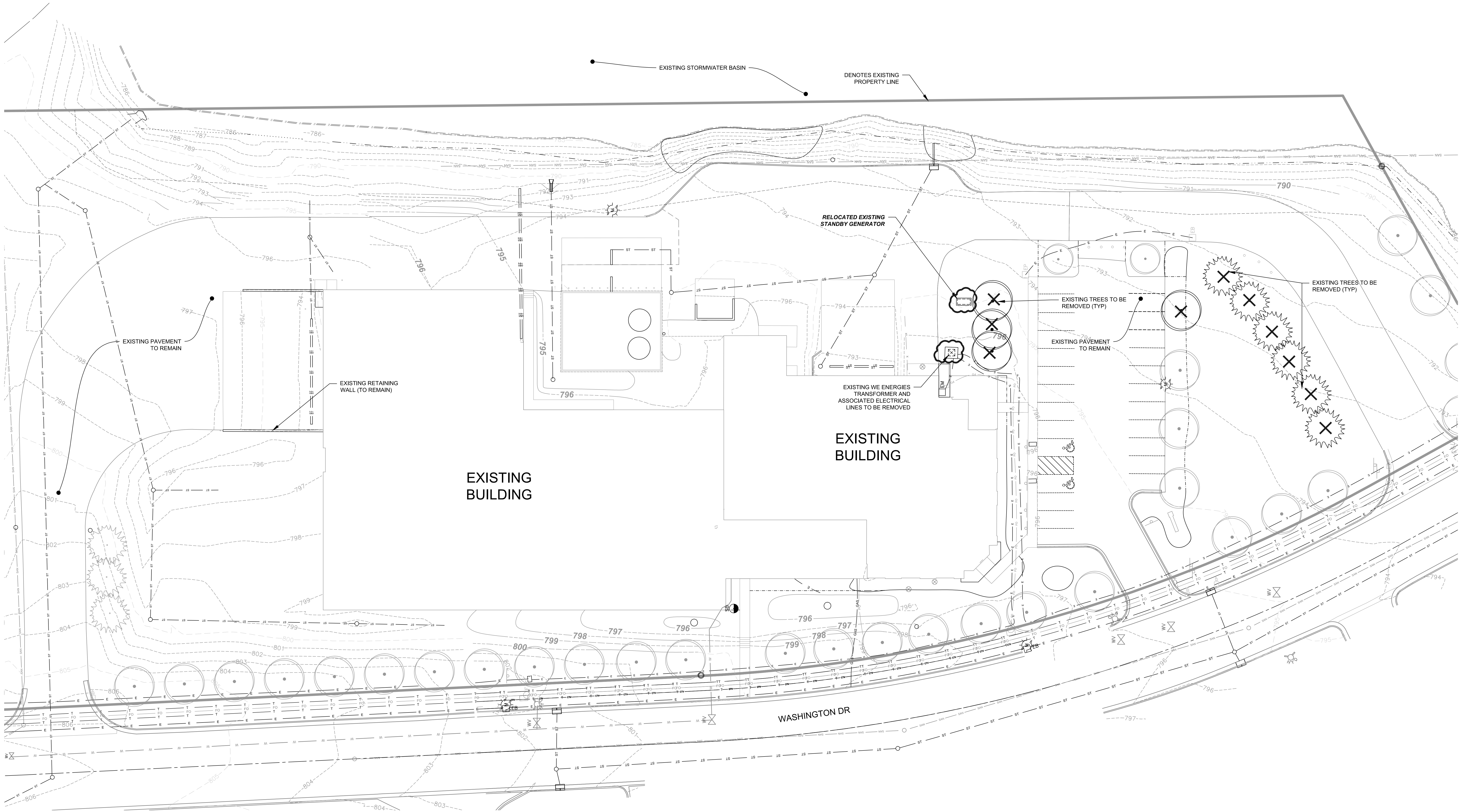
Date: 04/17/2025

Project Number:
25-1059.00

Sheet Name:
EROSION
CONTROL PLAN

Sheet Number:

C1.30



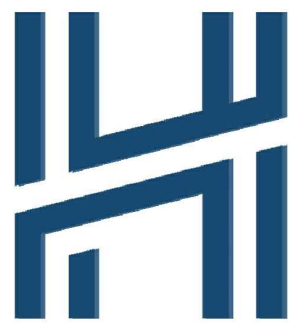
DEMOLITION LEGEND

 DENOTES ITEM TO BE REMOVED OR DEMOLISHED

 DENOTES TREE TO BE REMOVED
(MARK ALL TREE REMOVALS IN THE FIELD AND VERIFY WITH OWNER PRIOR TO REMOVAL)



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



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Project Name:

**ENVIRO-SAFE
ADDITION**

Client:



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GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 20'



Date: 04/17/2025

Project Number:

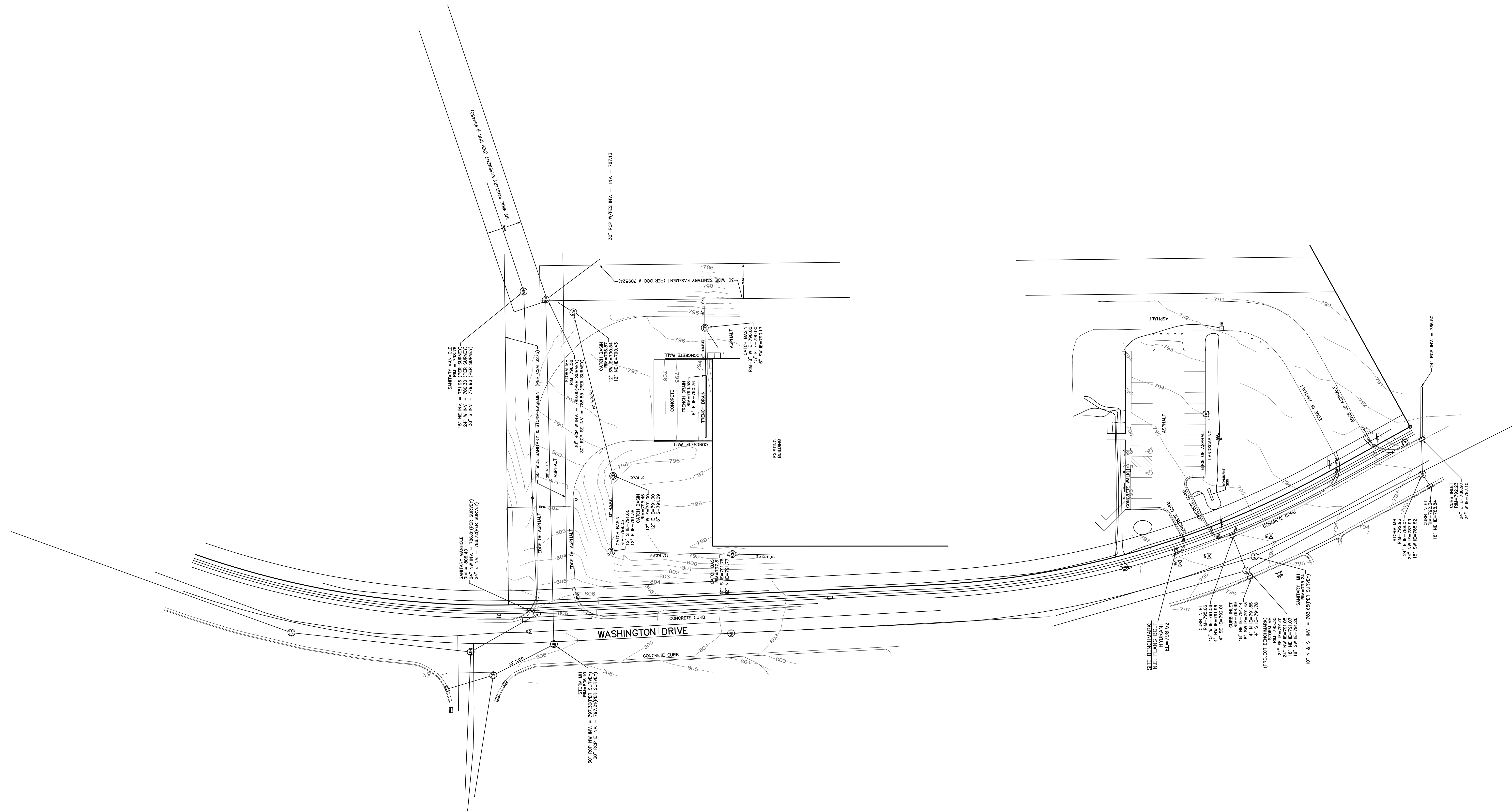
25-1059.00

Sheet Name:

**DEMOLITION
PLAN**

Sheet Number:

C1.40



NOTES

1. SUBJECT PROPERTY ZONED: M-1, LIMITED INDUSTRIAL DISTRICT.

2. SETBACKS BASED ON THE VILLAGE OF GERMANTOWN OF WASHINGTON COUNTY ZONING CODE AND ARE AS FOLLOWS:

FRONT - 30 FEET
SIDE - 10 FEET
REAR - 25 FEET

3. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NO. 6396

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0379D, WITH A DATE OF IDENTIFICATION OF NOVEMBER 20, 2013, IN COMMUNITY NO. 550472, VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. PROJECT BENCHMARK - STORM MANHOLE. (AS SHOWN)

7. SITE BENCHMARK - NE FLANGE BOLT OF HYDRANT. (AS SHOWN).

8. ELEVATIONS BASED ON INFORMATION FROM EXISTING CONDITIONS SURVEY ,PROVIDED BY CLIENT.

9. DUE TO SNOW AND ICE CONDITIONS AT TIME OF SURVEY, NOT ALL IMPROVEMENTS AND/OR PHYSICAL FEATURES MAY BE SHOWN.

10. HORIZONTAL DATUM

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)), IN WHICH THE EAST LINE OF SUBJECT PROPERTY WHICH BEARS S 00°39'09" E.

LEGAL DESCRIPTION:

BEING A CONSOLIDATION OF LOTS 33 AND 34 OF CERTIFIED SURVEY MAP NO. 6396, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONTAINING: 244,196 SQ.FT. 5.606 ACRES

NOTE: SURVEY COMPLETED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED.

EXISTING CONDITIONS SURVEY
FOR
ENVIRO-SAFE
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GERMANTOWN, WI

www.DiggersHotline.com

DIGGERS HOTLINE

DIAL **811** OR (800) 242-8511

LEGEND			
— SAN —	SANITARY SEWER	⊠	ELECTRIC TRANSFORMER
— ST —	STORM SEWER	□ BM	ELECTRIC METER
— W —	WATER MAIN	□ EP	ELECTRIC PEDESTAL
— G —	BURIED GAS LINE	□ EB	ELECTRIC BOX AT GRADE
— TEL —	BURIED TELEPHONE LINE	□ TB	TELEPHONE BOX AT GRADE
— E —	BURIED ELECTRIC LINE	□ TP	TELEPHONE PEDESTAL
— FO —	BURIED FIBER OPTIC LINE	□ TV	TV PEDESTAL
— // —	OVERHEAD UTILITY LINES	□ G	GAS METER
— CATV —	BURIED CABLE TELEVISION LINES	□ A	AIR CONDITIONER
— COMB —	COMBINATION SEWER	□ U	UTILITY POLE
—	WOOD FENCE	—	WOOD SIGN
—	METAL FENCE	—	METAL SIGN
—	EDGE OF TREES AND BRUSH	—	FLAG POLE
—	CLEAN OUT	—	BOLLARD
—	FIRE DEPARTMENT CONNECTION	—	BOLLARD LIGHT
		—	YARD LIGHT
		—	SOIL BORING
		—	HYDRANT
		—	WATER VALVE
		—	GAS VALVE
		—	MANHOLE
		—	STORM MANHOLE
		—	CATCH BASIN
		—	CURB INLET
		—	METAL LIGHT POLE
		—	CONCRETE LIGHT POLE
		—	WOOD LIGHT POLE
		—	MAIL BOX
		—	FIBER OPTIC MARKER
		—	GUY WIRE

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53005
Ph: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM



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Project Name:
**ENVIRO-SAFE
ADDITION**

Client:

Enviro-Safe
RESOURCE RECOVERY

DESIGN
I2I
CONSTRUCT
DEVELOPMENT CORPORATION

W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 40'

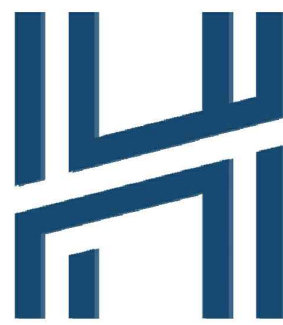
North

Date: 04/17/2025

Project Number:
25-1059.00

Sheet Name:
**PROJECT
LOCATION &
GENERAL NOTES**

Sheet Number:
C1.50



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Issuance:

Scale:

Date: 04/17/2025

Project Number:

25-1059.00

Sheet Name:

CONSTRUCTION
DETAILS AND
SPECIFICATIONS

Sheet Number:

C5.00

GENERAL REQUIREMENTS

- Contractor shall be solely responsible for obtaining all permits necessary to complete the work. Contractor shall pay all fees associated with obtaining permits.
- Completely coordinate with work of all other trades.
- Although such work is not specifically called out on drawing, the contractor shall furnish and install all miscellaneous items, appurtenances and devices incidental to or necessary for a sound, secure and complete installation.
- Drawings are diagrammatic and indicate general arrangement of site features, dimensions, utility tags are provided as a courtesy. All lengths and dimensions shall be verified by Contractor in advance of bidding, otherwise, the more expensive option shall be deemed to be included.
- Field verify locations and arrangement of all existing site features.
- If any errors or omissions appear in Drawings, Specifications, or other documents, bidding Contractor shall notify Engineer no later than ten (10) days prior to submitting bid. Should conflict occur in or between drawings and specifications, bidding contractor is deemed to have estimated more expensive way of doing work, unless he has asked for and obtained written decision (addendum) before submission of bid as to which method or materials will be required.
- Installation of all systems and materials is subject to clarification as indicated in reviewed shop drawings and field coordination drawings.
- Perform all work and install materials and equipment in full accordance with the latest applicable rules, regulations, requirements, and specifications of the following:
 - State and Federal Laws
 - Local laws, codes and ordinances
 - American Society for Testing and Materials (ASTM)
 - American Water Works Association (AWWA)
 - Federal Highway Administration (FHWA)
 - Environmental Protection Agency (EPA)
 - Wisconsin Department of Safety and Professional Services (SPS):
 - Chapter NR 141 - Monitoring Well Construction
 - Chapter NR 812 - Well Construction and Pump Installation
 - Wisconsin Department of Natural Resources Technical Standards for Construction Site, Erosion & Sediment ControlConflicts, if any, which may exist between the above items, the more restrictive shall govern.
- SUBMITTALS**
 - The A/E's review of shop drawings or samples shall not relieve the Contractor of responsibility for any deviation from the contract documents. The Contractor shall include with the shop drawings an index sheet detailing all deviations from the contract documents, and will be held responsible for all deviations unless he has received written approval from the A/E for the specific deviation, separate from general shop drawing approval. The A/E's review shall not relieve the contractor from responsibility for errors or omissions in the shop drawings or samples.
 - Shop Drawings:
 - The Contractor shall review the shop drawings and stamp with his approval prior to submitting shop drawings to A/E for review.
 - Shop drawings shall be submitted electronically in one PDF format file for each specification section. File name shall contain specification number and product name. Each shop drawing shall contain the following:
 - Cover Sheet. The submittals shall contain a cover sheet, which shall include the following information:
 - Submittal Date
 - Specification Section
 - Manufacturer's Representative (Contact Name, address, and telephone number)
 - Project Name, Project City, Project State, and Project Address.
 - Product Data: Manufacturer's product data sheets and description of all system components. These data sheets shall be highlighted or suitably marked, so that included items and options are indicated. On data sheets that include multiple products, the products that are not used shall be crossed out.
 - Cause as little interference or interruption of existing utilities and services as possible.
 - Schedule work which will cause interference or interruption in advance with Owner, Architect, authorities having jurisdiction and all affected trades.
 - Examine Contract Documents to determine how other work will affect execution of civil work.
 - Determine and verify locations of all existing utilities on or near site.
 - Make arrangements for and pay for necessary permits, licenses, and inspections.
 - Keep a complete set of all civil drawings in job site office for showing actual locations of utilities and other features encountered, modifications to proposed grades and site features, and other deviations from the original design.
 - Use this set of drawings for no other purpose.
 - Where any locations of utilities and other features encountered, modifications to proposed grades and site features, and other deviations from the original design are installed differently from that shown, indicate differences clearly and neatly using ink or indelible pencil.
 - At project completion, submit record set of drawings to owner and engineer.

DENSE GRADED BASE

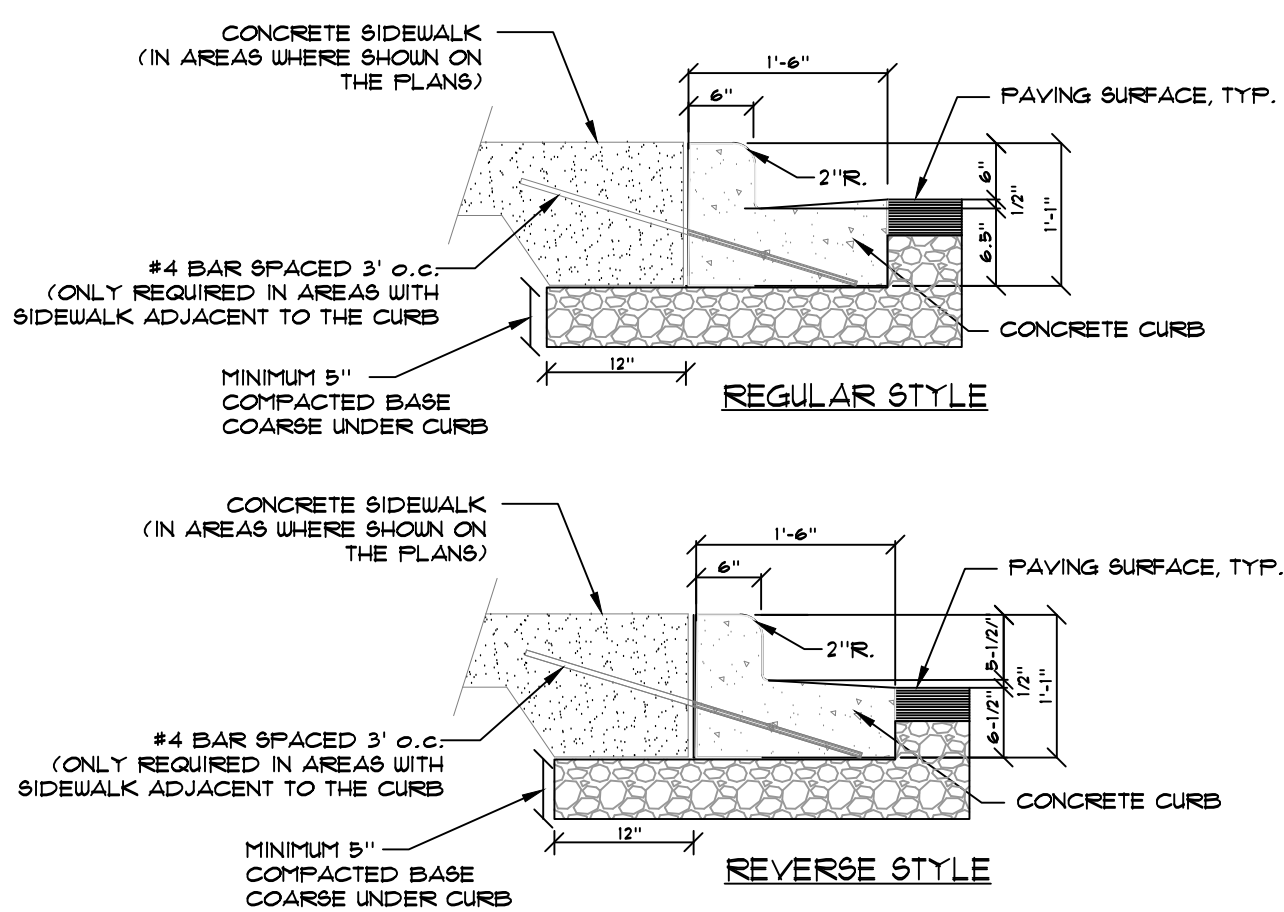
- Submittals
 - Provide copies of material testing reports
 - Provide manufacturers product information (cut sheets) and mix designs and specifications:
 - Aggregate Gradations
- Base course material shall be crushed stone or crushed gravel only.
- Material gradations shall conform to Section 305.2.2 of the WisDOT Standard Specifications for Highway and Structure Construction unless specified elsewhere in the contract documents.
- Prepare the foundation, or resurface the previously placed base layer, as specified in WisDOT Section 211 before placing base. Do not place base foundations that are soft, spongy, or covered by ice or snow. Water and rework or re-compact dry foundations as necessary to ensure proper compaction, or as the representative designates.
- In proposed pavement areas, all organic soil shall be removed.
- In areas of existing pavement to be modified or adjusted in grade, the existing pavement section shall be removed by an acceptable method. The new pavement section shall match the construction details.
- Proof-roll all subgrade areas that are to receive aggregate base or pavement.
- Build and maintain stockpiles using methods that minimize segregation and prevent contamination. If the contract specifies location, place stockpiles where specified. Clear and prepare stockpile areas to facilitate the recovery of the maximum amount of stockpiled material.
- Place aggregate in a manner that minimizes hauling on the subgrade. Do not use vehicles or operations that damage the subgrade or in-place base. Deposit material in a manner that minimizes segregation.
- Compact the base until there is no appreciable displacement, either laterally or longitudinally, under the compaction equipment.
- Compact each base layer, including shoulder foreslopes, with equipment specified in WisDOT Section 301.3.1. Use standard compaction conforming to WisDOT Section 301.3.4.2, unless the special provisions specify other methods. Final shaping of shoulder foreslopes does not require compaction.
- After the project is completed, thoroughly clean up all debris which may have accumulated during the placement of dense graded base. Replace or repair as required, all surfaces and/or landscape features damaged or disturbed under this item of work.

PAVEMENT

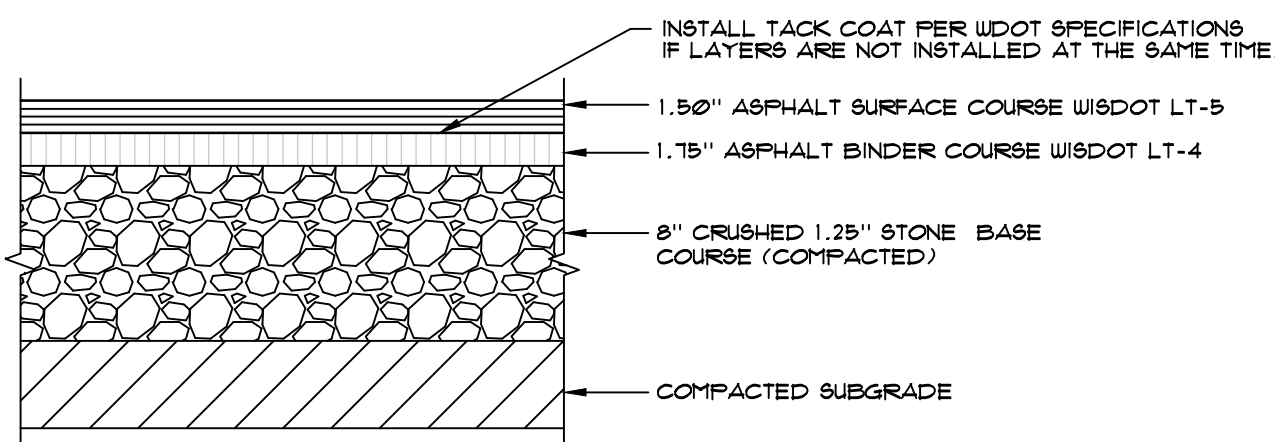
- Submittals
 - Provide copies of material testing reports
 - Provide manufacturers product information (cut sheets) and mix designs and specifications:
 - Asphalt Mix Design
- Proof-roll all subgrade areas that are to receive aggregate base or pavement. Proof-roll with a loaded dump truck prior to the placement of base courses to locate soft spots that yield under loading. Loaded truck shall have a minimum gross operating weight of 30 tons.
- Undercut soft or unsuitable areas of subgrade 2 or as directed by the Geotechnical Engineer. Backfill with granular soil (as indicated in the geotechnical report) fill in maximum 8 inch loose lifts, and compact to the minimum required degree of compaction.
- Proofrolling, undercutting, and fill operations shall be performed under the observation of the Geotechnical Engineer.
- Asphalt pavement shall only be installed after a successful proof-roll of the base course has been completed and observed/approved by the geotechnical engineer (immediately before the asphalt placement).
- Provide hot mix asphalt (HMA) pavement conforming to the requirements Section 460 of Standard Specifications for Highway Construction. Utilize the same material type through the paving operation unless noted elsewhere on the plans. Materials under this section to the requirements of WisDOT Standard Specifications for Highway AND Structure Construction, Section 445 and as revised in any current Supplemental Specifications.
- HMA Type:
 - Heavy Duty
 - Surface Course: LT-5
 - Binder Course: LT-3
 - Regular Duty
 - Surface Course: LT-5
 - Binder Course: LT-4
- HMA shall be placed in accordance with the requirements of Section 460 of Standard Specifications for Highway Construction.
- Asphalt shall not be installed adjacent to new curb nor shall backfilling occur adjacent to new curb no sooner than 7 days after pouring. If desired, Contractor (at his cost) may provide cylinders (tested by the geotechnical engineer) that prove a minimum strength of 3000 psi sooner than 7 days.
- Pavement Repairs: Full depth sawcut all pavement surfaces to neat and straight lines at the limits of removal by a two-step method (only applicable in areas where existing pavement is not being pulverized). Limit the initial pavement removal to the immediate area of the proposed work. Adjust all inlets, manholes, catch basins, valve boxes, and other such castings to match new finished grade as incidental work.

CAST IN PLACE CONCRETE

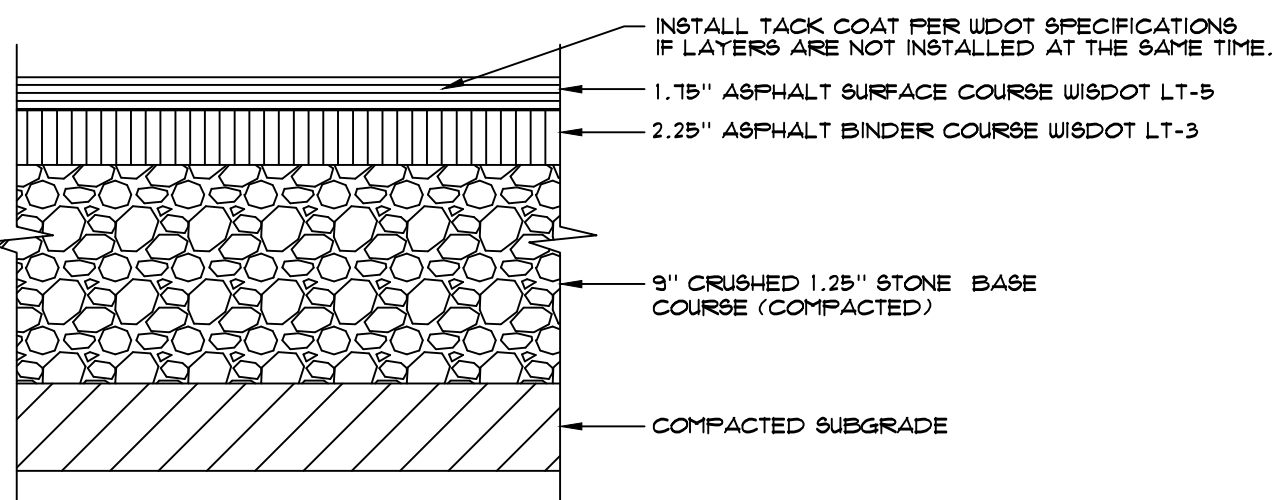
- Submittals
 - Concrete mix design: Submit five (5) copies of mix design to Architect for review. This submittal shall include the following:
 - Required cylindrical compression strength for f_c (28 day).
 - Element (curb, driveway, etc.) in which each class (strength of concrete) will be used
 - Cylinder compressive strength test results or complete standard deviation analysis in accordance with ACI 318 Section 5.3
 - Proportions of Materials
 - Source of materials - Cement (type and brand), gravel pit.
 - Aggregate size and certification from an independent testing lab that gradation, specific gravity, soundness, absorption, and impurities meet ASTM requirements.
 - Admixture brand, dosage, literature.
 - Air content
 - Water content and target slump
 - Range of ambient temperature and humidity for which design is valid
 - Special characteristics of mix which require precautions in mixing, placing, or finishing techniques to achieve finished product specified.
 - Product Data: Submit manufacturer's product data for review with application and installation instructions for proprietary materials and items including: patching compounds, epoxies, curing compounds, dry-shake finish materials, hardeners, sealers etc. for all items specified and used in materials list.
- All work shall be in accordance with applicable manufacturer's and supplier's instructions.
- All concrete work which does not conform to the requirements of the Contract Documents and ACI 301, including function, durability, appearance, strength, cracking, tolerances and finishing, shall be corrected as directed by Architect at Contractor's expense. Additional testing, engineering, reinforcement and removal and replacement of defective concrete shall be paid for by Concrete Contractor. Contractor shall also be responsible for the cost of corrections to any other work affected by or resulting from corrections to the concrete work.
- All concrete, unless otherwise specifically permitted by Architect, shall be transi-mixed in accordance with ASTM C 94.
- Synthetic Fibers shall be used in concrete mix design in lieu of welded wire fabric. Synthetic fibers shall not replace reinforcing rebar/towels as depicted on the Construction Details.
 - For concrete sidewalks: Matrix Bi-Blend micro fiber - FRC Industries. Application dosage shall be 1.5 pounds per cubic yard.
 - For concrete pavements: Matrix HPS 950 Macromicro synthetic blend fiber or Forta Ferro macro fiber - FRC Industries. Application dosage shall be 5 pounds per cubic yard.
- Concrete must meet all requirements of the ASTM C 94, ACI 211, ACI 318 Chapter 4 Durability Requirements, and those herein specified for materials, proportioning, mixing and other details of manufacturer, quality and deliver.
- Air entrained concrete: Use for all exterior slabs, walls, walks, platforms, ramps, steps, all portions of parking
- Concrete requiring air entrainment shall contain six (6) percent plus or minus one and a half (1.5) percent air by volume, for 3/4" dia. aggregate. Conform to ACI 318, Chapter 4.
- Minimum compressive strength at 28 days: 4000 psi.
- Maximum aggregate size shall not exceed one third of the slab on grade thickness.
- Fly Ash may be used as a pound for pound replacement of cement up to 20% of the total cementitious content, 25% for footings, except for finished flatwork during winter construction, subject to Architect's approval.
- Make one slump test of the first truck of each mix, each day, one test for each compression test and other tests as often as required thereafter, whenever consistency changes.
- Air content tests shall be made from the first truck of each mix, each day and when-ever test cylinders are made, in accordance with ASTM C 173 or ASTM C231. Test more often when required air contents are not achieved.
- Concrete Temperature: Test hourly when air temperature is 40 degrees F (4 degrees C) and below, and when 80 degrees F (27 degrees C) and above; and each time a set of compression test specimens is made.
- If measured slump, air content or concrete temperature falls outside limits specified, a check test shall be made immediately on another portion of same sample. In event of a second failure, concrete shall be considered to have failed to meet requirements of specifications and shall not be used in structure. Notify Architect immediately.
- Strength tests shall be made for each of the following conditions: Each day's pour, each class of concrete, each change of supplies or source, each 150 cubic yards of concrete or fraction thereof, and each 5000 square feet of surface area for slabs or walls.
- To conform to requirements of this Specification, the strength level shall be considered satisfactory so long as the average of all sets of three (3) consecutive strength test results equals or exceeds the specified f_c and no individual strength test result falls below the specified strength f_c by more than 500 psi. Architect shall be notified immediately of nonconformance.
- Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- Protect freshly placed concrete from premature drying and excessive cold or hot temperatures in conformance with ACI 301 and ACI 308.
- Concrete curb and gutter shall be placed in accordance with WisDOT Section 601 to the dimensions and shapes shown in the standard detail drawings. Where curb and gutter details are not provided, curb and gutter shape and dimensions shall match existing adjacent curb and gutter.
- Concrete sidewalk and driveway shall be placed in accordance with WisDOT Section 602 to the dimensions and thicknesses shown in the detail drawings.
- Provide concrete pavement having the thickness and reinforcement as shown on the drawings, or to match adjacent existing pavement.
- Each curb ramp shall be provided with a detectable warning field installed in fresh concrete of all sidewalk and multi-use trails at legal crosswalks, and as shown in the detail drawings. A detectable warning field shall not be installed in asphalt pavements. The detectable warning field shall be installed per manufacturer's recommendations.



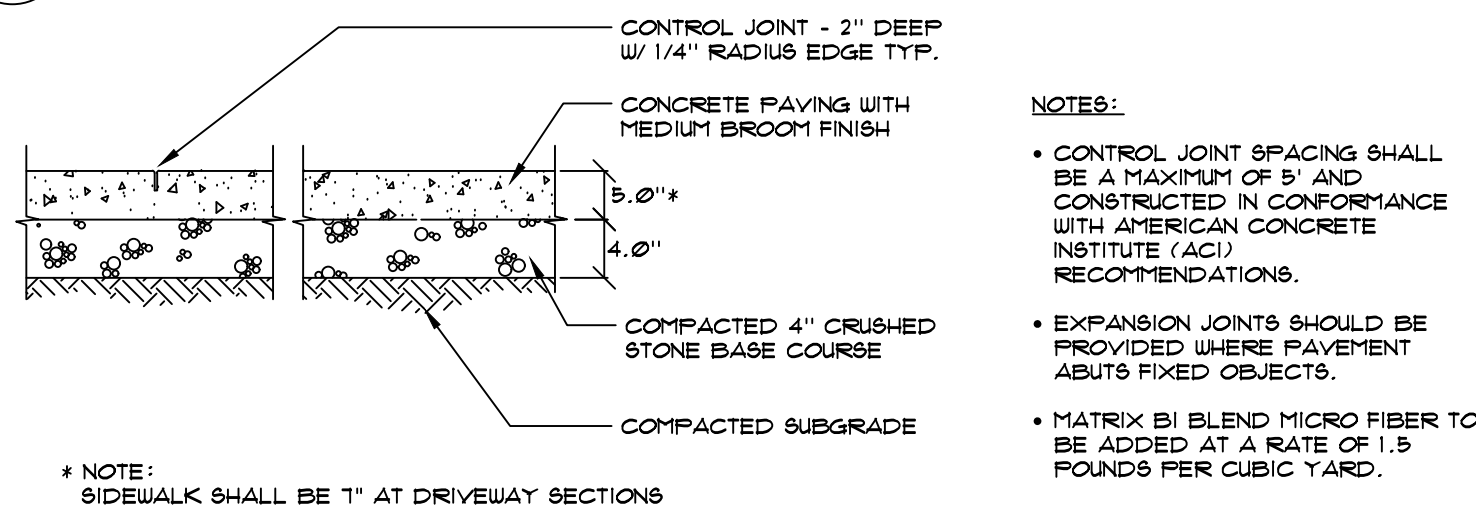
01 18" CURB AND GUTTER
NTS



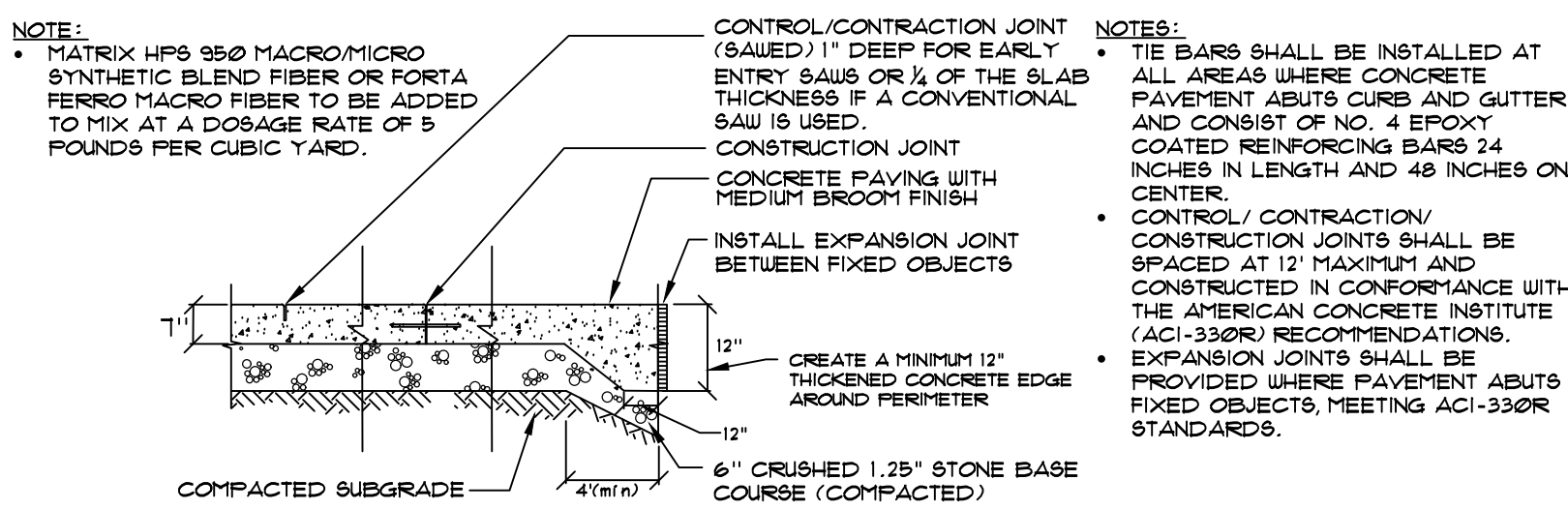
02 REGULAR DUTY ASPHALT PAVEMENT
NTS



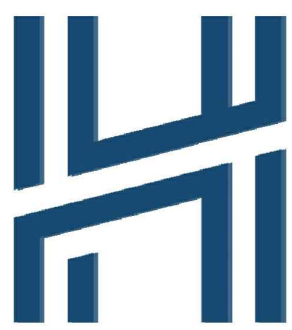
03 HEAVY DUTY ASPHALT PAVEMENT
NTS



04 CONCRETE SIDEWALK
NTS



05 CONCRETE PAVEMENT DETAIL
NTS



HARWOOD

civil • landscape architecture
structural • mechanical • electrical
plumbing / fire protection • security
lighting design • telecommunications

255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecL.com

Project Name:

ENVIRO-SAFE
ADDITION

Client:



W130N10500 WASHINGTON DR
GERMANTOWN, WI 53022

Issuance:

Scale: 1" = 20'



Date: 04/17/2025

Project Number:

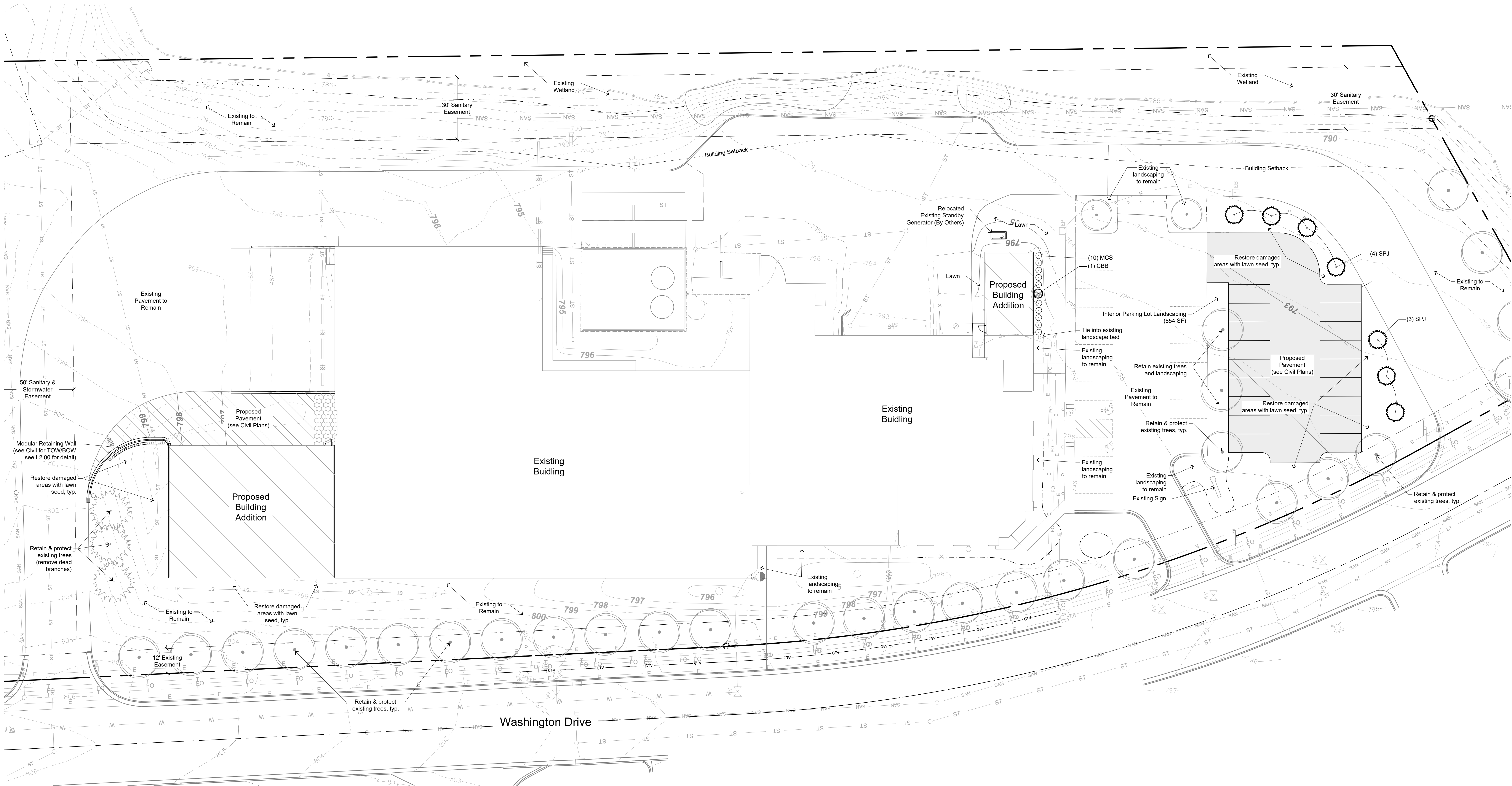
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Sheet Name:

LANDSCAPE
PLAN

Sheet Number:

L1.00



VILLAGE LANDSCAPE REQUIREMENTS

CODE CATEGORY	MEASUREMENT	REQUIREMENTS	PROVIDED
Parking Lot Landscaping	15,543 SF 40 spaces (ex. & proposed)	a) min. 5% of interior parking shall be landscaped = 15,453 x 0.05 = 773 SF b) 1 tree / 10 parking spaces = 4 trees	a) 854 SF of interior landscape area b) 6 existing trees and 1 proposed tree
Parking Lot Street Frontage Screening	N/A	min. 5' wide landscape area	min. 5' wide landscape area
Parking Lot Perimeter Screening	N/A	min. 5' wide landscape area	min. 5' wide landscape area with 7 evergreen trees

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING	MATURE SIZE
EVERGREEN TREES								
	SPJ	7	Star Power® Juniper	Juniperus x 'J' N Select Blue'	7' Ht.	B&B	As Shown	17' x 9'
DECIDUOUS SHRUBS								
	CBB	1	Compact Burning Bush	Euonymus alatus 'Compacta'	24" Ht.	B&B	As Shown	6' x 6'
	MCS	10	Magic Carpet Spirea	Spiraea x japonica 'Walburna'	18" Ht.	Cont.	As Shown	2.5' x 2.5'



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



255 North 21st Street,
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ENVIRO-SAFE ADDITION



DESIGN
2
CONSTRUCT
DEVELOPMENT CORPORATION

North

L2.00

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

CONDITIONAL USE PERMIT AMENDMENT

6/8/15 Plan Commission Meeting

Enviro-Safe Consulting LLC / JDV Real Estate Holdings, LLC

Village Planner Report

Germantown, Wisconsin

Summary

Jeff Vilione, agent for JDV Real Estate Holdings LLC, property owner, and Enviro-Safe Resource Recovery & Enviro-Safe Consulting LLC, is seeking approval of an amendment to Conditional Use Permit #3-11 to include non-hazardous solid waste processing to the list of recycling activities allowed in the existing Enviro-Safe facility located at W130 N10500 Washington Drive in the Germantown Business Park.

Property Location: W130 N10500 Washington Drive

Applicant/

Property Owners: Jeff Vilione
Enviro-Safe Consulting
W218 N5469 Taylors Woods Dr
Menomonee Falls, WI 53051

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

Location Map



Background

Enviro-Safe Resource Recovery is a multi-disciplinary environmental, safety and resource management and recovery company. Currently, of the services Enviro-Safe provides transportation, collection, bulking (repackaging) and overall recycling services of flammable, combustible, hazardous and non-hazardous liquids, solvents and solid wastes that are redirected to other users in an alternative reuse program.

In May, 2011, the Village Board granted CUP #3-11 (copy attached) that permits Enviro-Safe to operate a facility for the bulk storage of flammable hazardous and non-hazardous liquid materials in the M-1: Limited Industrial Zoning District.

Proposal

Jeff Vilione, agent for Enviro-Safe Resource Recovery & Enviro-Safe Consulting LLC, is seeking approval of an amendment to CUP #3-11 to include non-hazardous solid waste processing to the list of recycling activities allowed in the facility.

Under their existing DNR License #4564, Enviro-Safe operates a non-hazardous solid waste transfer station. Enviro-Safe recently received conditional approval to replace the Transfer Station Operation license with a Solid Waste Processing Operation license. The DNR approval and conditions of said approval are contained in a letter dated April 20, 2015 (copy attached). The Operations Plan submitted to the DNR and upon which DNR approval has been granted is also attached (Stantec Report dated March 18, 2015).

As indicated in the Operations Plan report, the proposal to include solid waste processing and change their DNR license from a transfer facility to a processing facility will enable Enviro-Safe to more efficiently process material by being able to co-mingle material from multiple sources before recycling, and, more importantly, expand the volume of material they can process above the current 50 ton per day limit of the current transfer facility license. Enviro-Safe estimates that with approval they could process up to 1,200 tons of solid waste through the facility on an annual basis. The same activities allowed under the Transfer Station Operation license and CUP #3-11 would continue to occur, but the change to a Solid Waste Processing Operation license would enable Enviro-Safe to process more solid waste and in a slightly different manner than what is allowed under the current license.

Staff Analysis

The zoning for this parcel in the Business Park is M-1: Limited Industrial. The existing use of and activities conducted within the building, i.e. storage and recycling of flammable, combustible, hazardous and non-hazardous liquid and solid waste, is only allowed with a conditional use permit. As with all CUP uses, the owner/operator must show how the proposed use(s) are or would “...*not be hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or community*”.

Since the operation began in 2012, Enviro-Safe has conducted its business consistent

with the terms of CUP #3-11 and the operations plan upon which CUP #3-11 was granted.

As indicated in his June 4, 2015 e-mail, Villione indicates that the proposed change is not a significant change to the overall operation. As is the case now, all solid waste processing activities will be conducted inside the building with no changes to exterior of the building or site. No outside storage of equipment or materials is proposed (or permitted) and there will be no new or additional environmental impacts (e.g. noise, odor, heat, glare, air quality, vibration, etc.) associated with this change.

Staff recommends that the DNR general, operational and reporting conditions of approval also be adopted by reference into CUP #3-11 (see DNR letter dated April 20, 2015 pages 5 and 6).

VILLAGE PLANNER RECOMMENDATION

APPROVE an amendment to Conditional Use Permit #3-11 to include non-hazardous solid waste processing to the list of uses and activities allowed in the existing Enviro-Safe facility located at W130 N10500 Washington Drive in the Germantown Business Park subject to the following ADDITIONAL conditions:

1. All General Condition, Operations and Reporting conditions of approval and requirements set forth in the DNR approval letter dated April 20, 2015 are hereby adopted as condition of approval for this permit.



Engineering Department Memorandum

To: Jeff Retzlaff, Director of Community Development

From: Kevin Driscoll, Village Engineer

Date: May 7, 2025

Re: Enviro-Safe - W130 N10500 Washington Drive (GTNV_254271)

Items Reviewed:

1. Site Plan Review Application dated April 7, 2025 – Building Additions and Parking Addition
2. Enviro-Safe Addition - Site Plans dated April 17, 2025

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project may require a WRAPP/NOI from the DNR. Please submit a copy of your erosion control plan and associated permit prior to final approval.
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. For any work in the right of way, utility permits and permits for excavation within the right of way. Contact the Village Engineering Division to obtain permits.
6. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.
7. Sheet C1.50 – Project Location & General Notes – Use North American Datum 1983 (NAD83) and North American Vertical Datum 1988 (NAVD88), per the approved Village of Germantown Development Handbook, section 1.1.1.7.
8. Update cover sheet to show the locations, elevations, and descriptions of the project benchmarks as established by the project surveyor. The cover sheet to also show a location map with township, range, and section labeled. Per 1.1.1.8.
9. Update plans with signature of designer, a registered Professional Engineer in the State of Wisconsin, according to the Wisconsin Administrative Code Chapter A-E 2(4) (1.1.1.6)

Storm Water Management

1. Impervious Area is proposed to be added, including: Building 5,120 SF; 948 SF Lab; 6,982 SF of addition parking area; and Paving for overhead door is unknown. Developer to provide additional paving area for overhead door. Provide updated drawing with summary of all impervious areas.
2. Lot is adjacent to Village of Germantown Pond 64. Developer to Provide calculations, update storm water management plan (as necessary), and verify adequate capacity of the pond with proposed work. 2011-04 TID#4 refers to 54.85%
3. Sheet C1.12 Site Plan dated 4/17 – provide summary table of proposed impervious areas.
4. Sheet C1.20 Grading Plan dated 4/17 – drainage patterns shown for new impervious area. Display connecting inlet structures and/or drainage swales
5. Sheet C1.30 Erosion Control – On EC plan, clearly show proposed disturbed areas. Transmit a completed EC permit application associated with site plan.
6. Sheet C1.30 Erosion Control – Construction entrance tracking pad detail provided. Call out associated area for tracking pad.
7. Sheet C1.50 – Project Location & General Notes. Confirm site storm sewer connects and update linework at NEC near ST254-054.

Water

- No connection to water main shown on plan. Water main available in Washington Drive, or Developer to confirm internal plumbing and address with plumbing permit.

Sanitary

- No connection to sanitary sewer shown on plan. Sanitary sewer available in Washington Drive or Easement, or Developer to confirm internal plumbing and address with plumbing permit.

Street/Public Roadway

- None

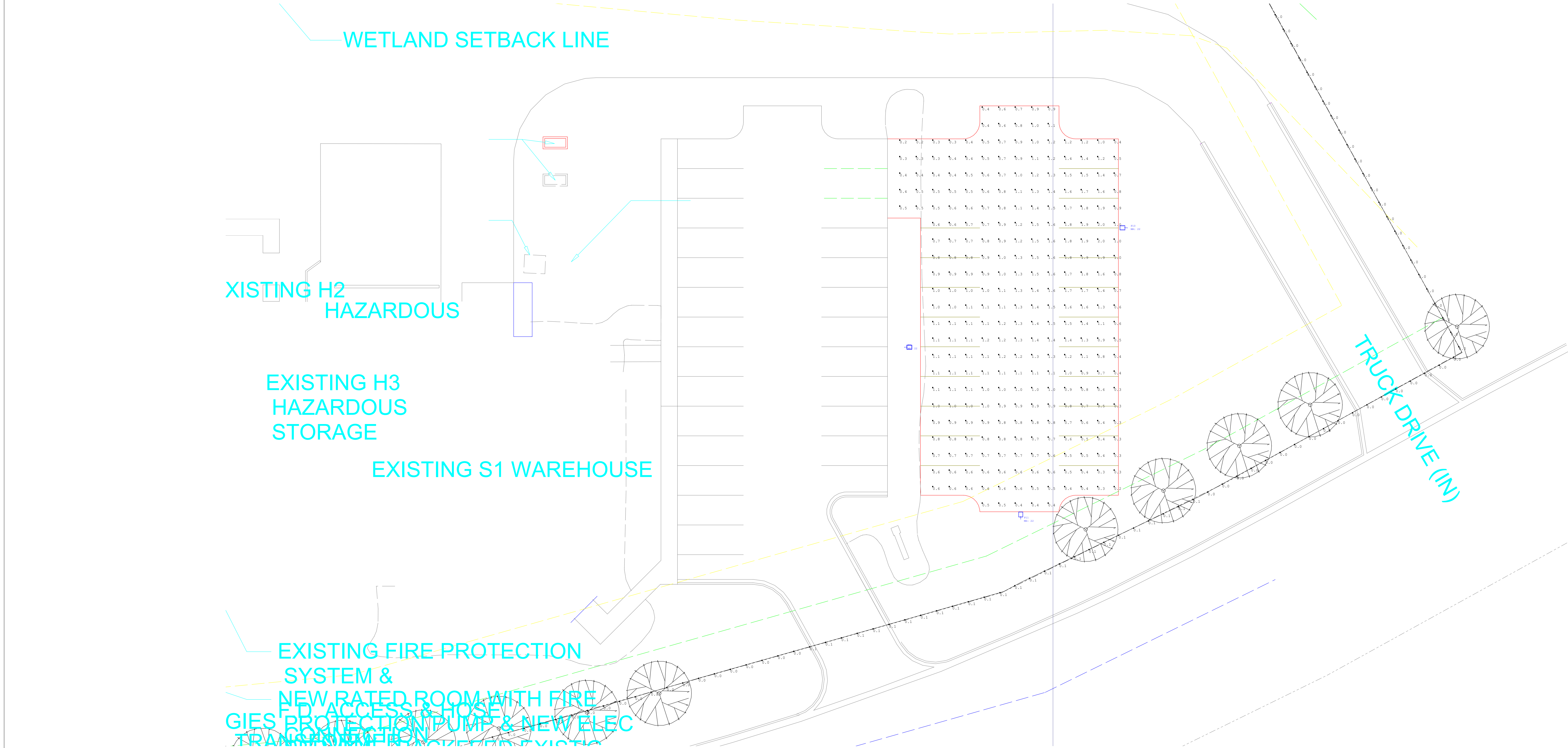
Street Lighting

- None

Fixture Schedule							
Symbol	Label	Qty	[MANUFAC]	Catalog Number	LLF	Lumens	Watts
	P11	1	Lithonia Lighting	RSX1 LED P1 40K R4 HS	0.900	4724	51.34
	P10	1	Lithonia Lighting	RSX1 LED P1 40K R3 HS	0.900	4980	51.34
	P9	1	Lithonia Lighting	RSX1 LED P2 40K R5	0.900	10104	72.95

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.03	0.1	0.0	N.A.	N.A.
Site	Illuminance	Fc	0.93	2.0	0.2	4.65	10.00

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. CED Pewaukee assumes no responsibility for installed light levels due to field conditions, etc.



Envirosafe

Germantown, WI

QUOTE#

Drawn By: Nick Rooyakkers

Date: 5/7/2025

Comments

Date

#

Revisions

Revisions

Scale: 1in = 16ft

Page 1 of 1

Page 133 of 154

CED Lappin Electric

N24 W23750 Watertown Rd

Waukesha, WI 53188

(p) 262-547-5500

CED



RSX1 LED Area Luminaire

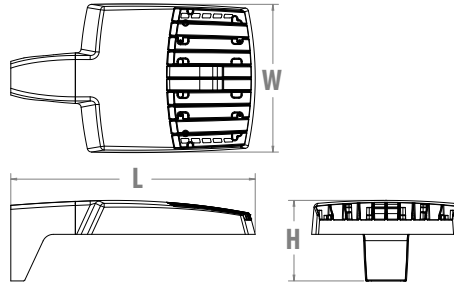


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft²@0°):	0.57 ft² (0.05 m²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶
			R4S Type 4 Short	120 ³ 277 ⁵	WBA Wall bracket ¹
			R5 Type 5 Wide ¹	208 ³ 347 ⁵	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short ¹	240 ³ 480 ⁵	AASP Adjustable tilt arm square pole mounting ⁶
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting ⁶
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket ⁶
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options		Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PEX Photocontrol external threaded, adjustable ^{9,10} PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,11,12,13} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ⁵ DF Double fuse (208, 240, 480) ⁵ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ^{9,13} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{9,13}		DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2 ^{13,14,15} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{13,15,16} *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁷		



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX1 Area LED
Rev. 02/24/21
Page 1 of 9

Ordering Information

Accessories

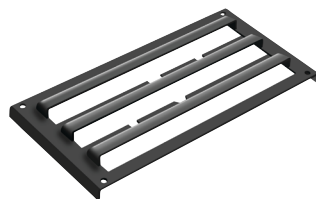
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glare shield (specify finish)
RSX1EGFV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN).
- Requires 120V, 208V, 240V or 277V.
- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

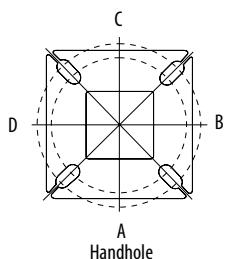


External 360 Full Visor

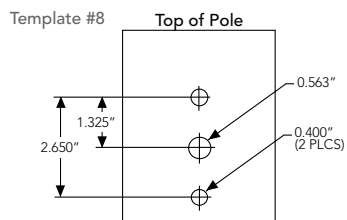
Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

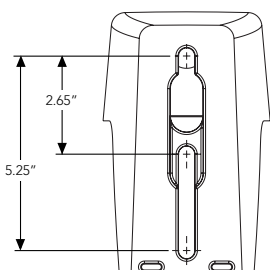
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 @ 180°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

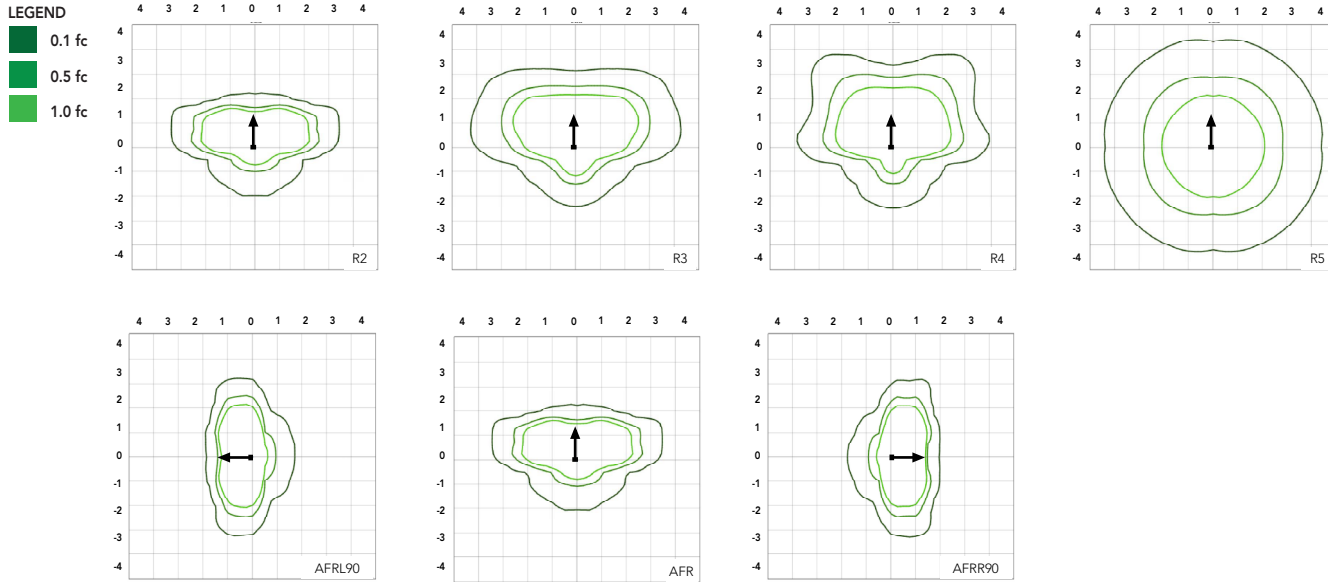
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0 °	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97	

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

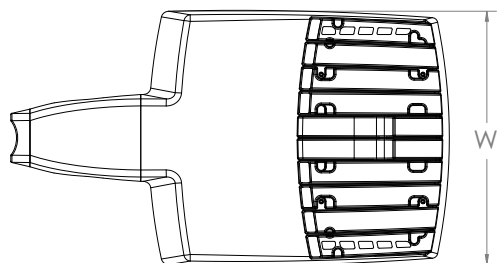
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

Dimensions & Weights

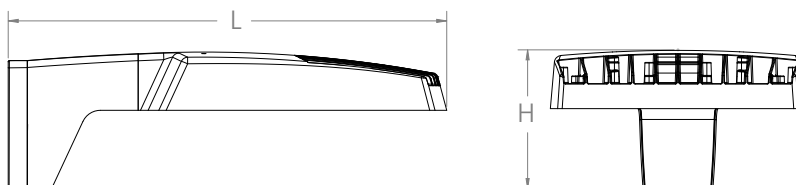
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



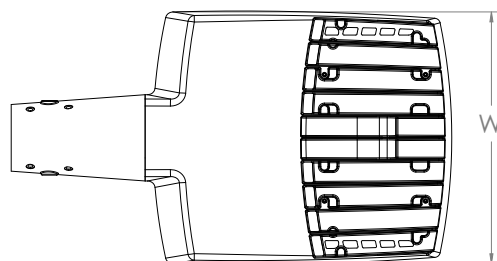
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



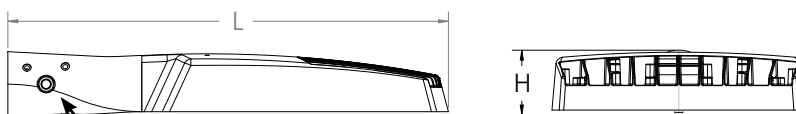
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

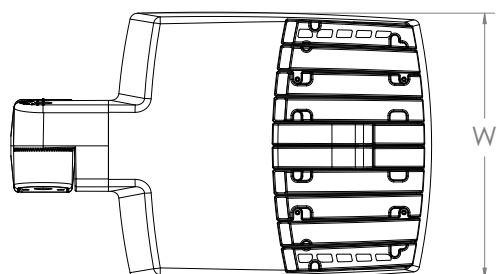


Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm

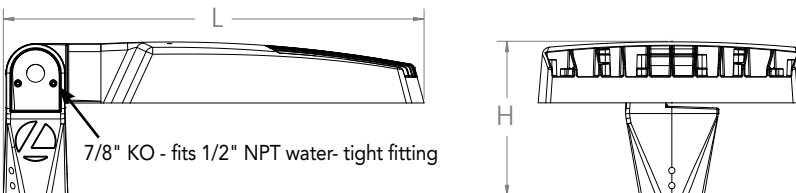


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting



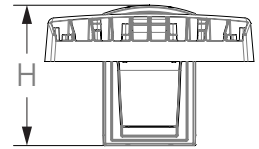
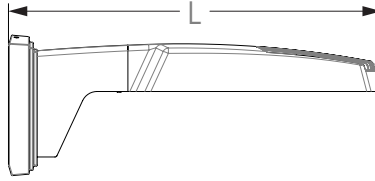
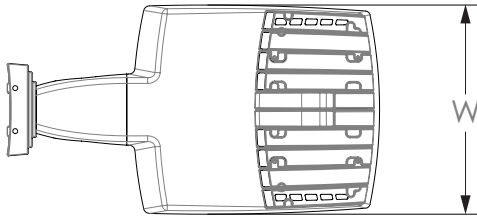
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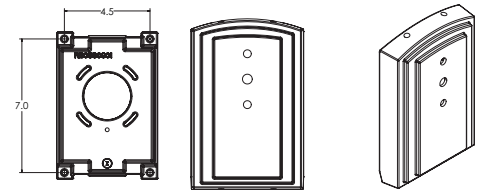
Dimensions

RSX1 with Wall Bracket (WBA)

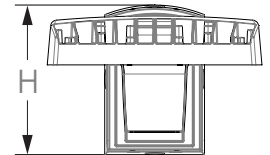
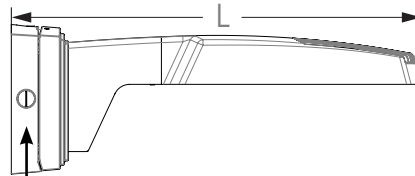
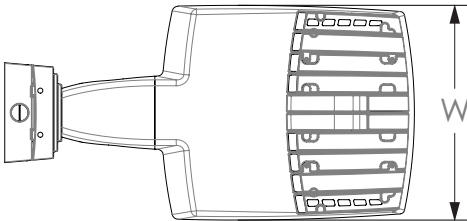


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail



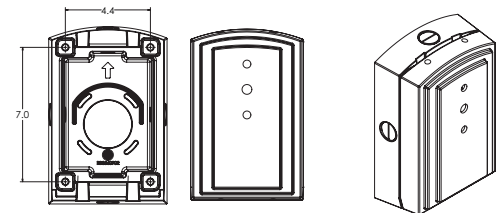
RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

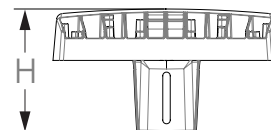
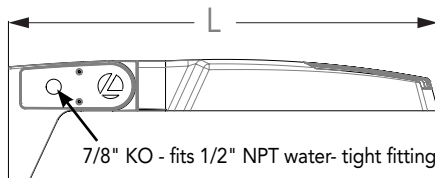
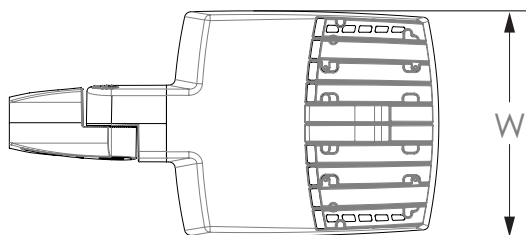
Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

Surface Conduit Box (SCB) Mounting Detail

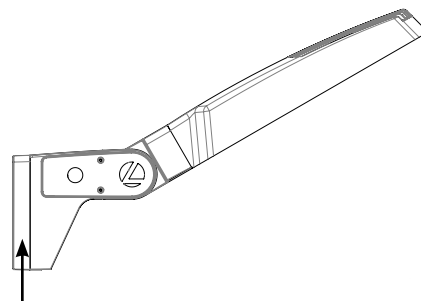


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

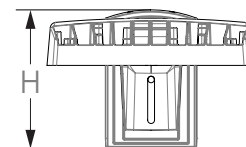
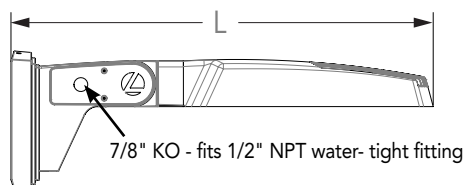
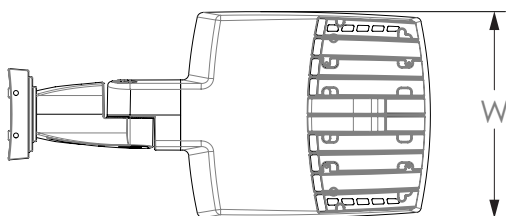


Notes

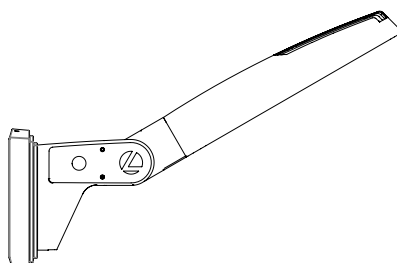
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

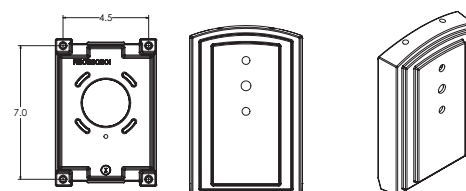
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm



Wall Bracket (WBA) Mounting Detail



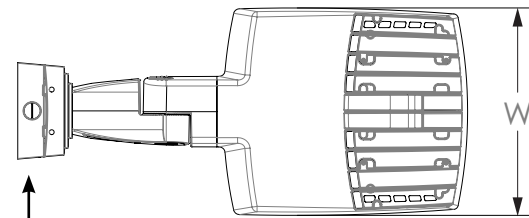
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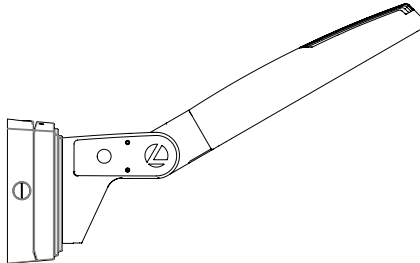
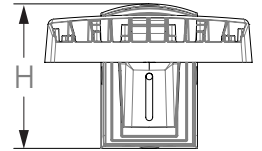
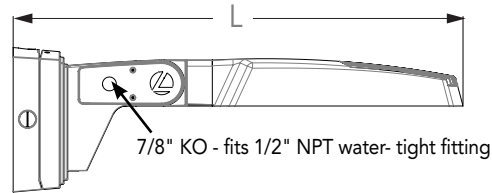
Dimensions

RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)

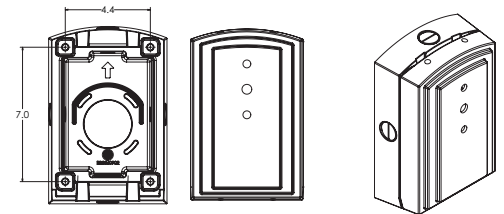


3/4" NPT taps
with plugs - Qty (4)
provided

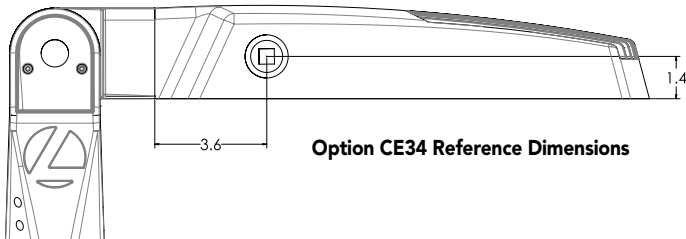
Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm



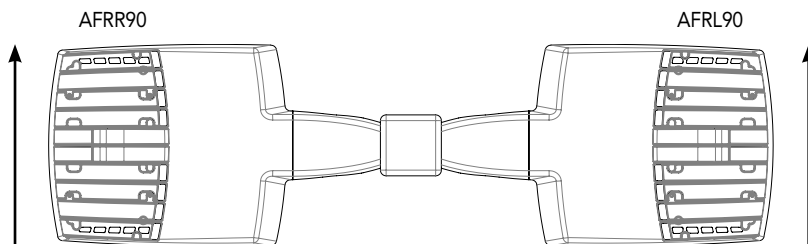
Surface Conduit Box (SCB) Mounting Detail



Additional Reference Drawings

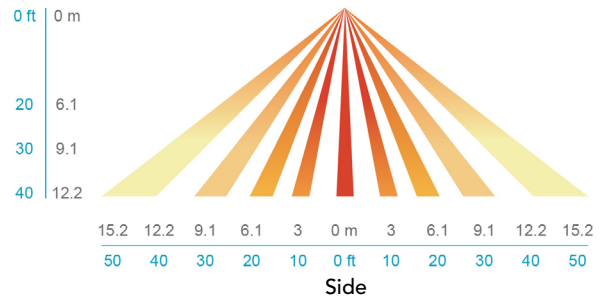
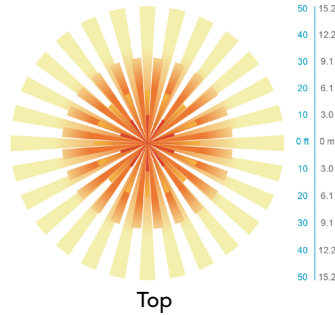
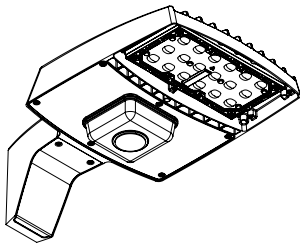


Automotive Front Row - Rotated Optics (AFRL90/R90)



(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Sensor Coverage Pattern NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clairity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is tilted.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLAIRITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

CERTIFIED SURVEY MAP (CSM)

05/12/25 Plan Commission Meeting

Robert Overmier

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

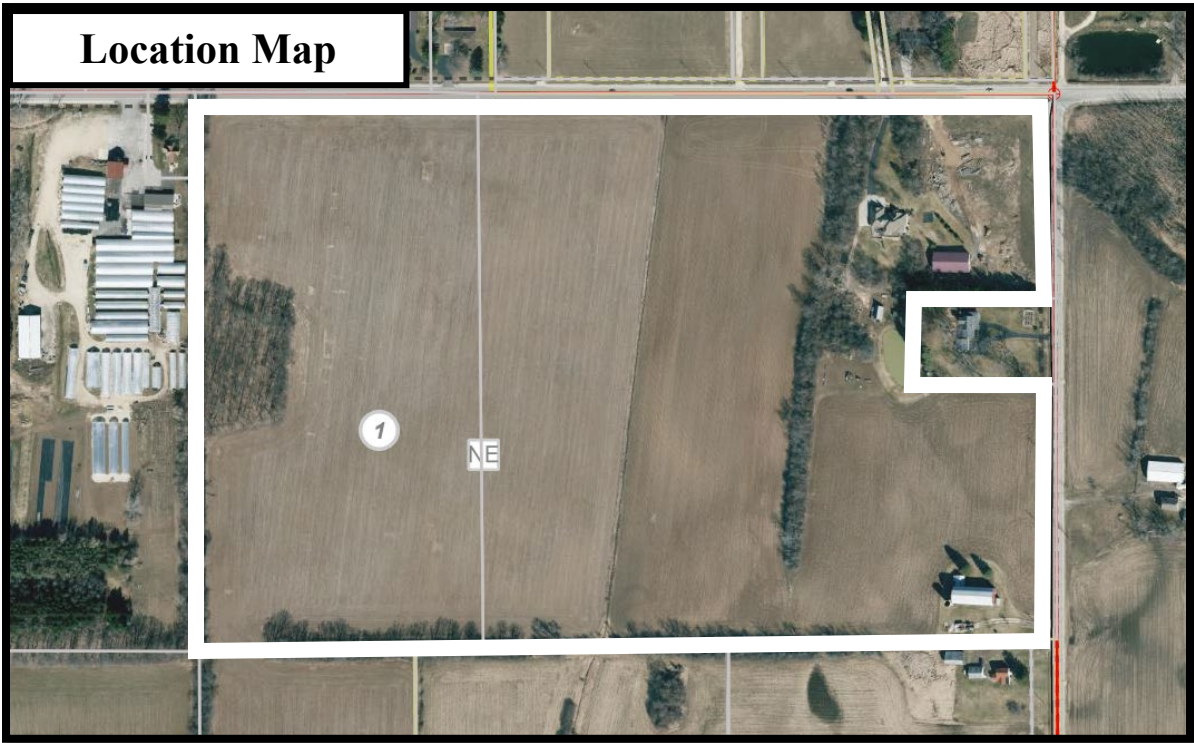
Robert Overmier, Property Owner. Certified Survey Map (CSM) application to combine two (2) existing parcels into one (1) lot totaling 53.78 acres. Property is located at N144 W12531 Pioneer Road in the Rural Preservation District.

Location: N144 W12531 Pioneer Road
(GTNV_011991; GTNV_011992)

**Applicant/
Owner:** Robert Overmier
N144 W12531 Pioneer Road
Germantown, WI 53022

Zoning: A-1: Agricultural District

Adjacent Land Uses		Zoning
North	Residential/Agricultural	N/A
South	Residential/Agricultural	A-1; A-2; Rs-1
East	Residential/Agricultural	N/A
West	Residential/Agricultural/Business	A-2; Rs-4



Proposal

Robert Overmier, Property Owner. Certified Survey Map (CSM) application to combine two (2) existing parcels into one (1) lot totaling 53.78 acres. Property is located at N144 W12531 Pioneer Road in the Rural Preservation District.

As shown in the application materials, the purpose of the proposed CSM is to combine existing parcels into an individual lot of record and tax parcel. Staff contacted the owner to request additional information regarding the purpose of the submitted CSM. The owner (Robert Overmier) advised staff that he will be in attendance during the Plan Commission meeting to answer any questions pertaining to the reasoning behind the application.

Staff Comments**Community Development: Planning & Zoning**

The existing parcels subject to the proposed Certified Survey Map (CSM) are currently zoned A-1: Agricultural District. The proposed CSM lot will maintain the same zoning designation and will comply with A-1: Agricultural District requirements. No change in access to the lot is proposed as part of this CSM, which is strictly a combination of two (2) existing parcels into one (1) lot. Note that upon recording of this CSM, right-of-way will be dedicated to Washington County (Pioneer Road) and the City of Mequon (Wasaukee Road).

Village Surveyor

The Village Surveyor has identified a series of minor technical corrections in an April 10, 2025, memo that will need to be addressed by the applicant in a revised CSM prior to recording.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 1-lot Certified Survey Map (CSM) for the Robert Overmier property located at N144 W12531 Pioneer Road, subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor (see April 10, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. Prior to recording, a note requiring a wetland delineation and soil evaluations if/when Lot 1 is proposed for development shall be included on the CSM.
3. Prior to recording, the right-of-way (ROW) dedication note on the CSM shall be revised to reflect the accurate jurisdictions that ROW will be dedicated to along Pioneer Road and Wasaukee Road.
4. Prior to recording, setbacks/building lines required by the Village Zoning Code shall be shown on the CSM.



Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid 02 Date 4/9/25
CHK # 6029

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

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

PROPERTY OWNER

Robert Overmier

Phone (414) 531-2598

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N144W12531 Pioneer Rd Germantown, Wisconsin 53022 011991 and 011992

3 PURPOSE OF LAND SPLIT

Combine Parcels	Will the land split require rezoning?	
	No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

- X I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- X I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- X I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- X I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

Applicant

Date

Robert Overmier (Mar 10, 2025 12:52 CDT)

Owner

Date

OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

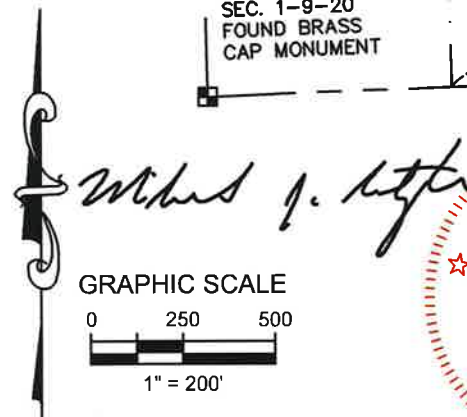
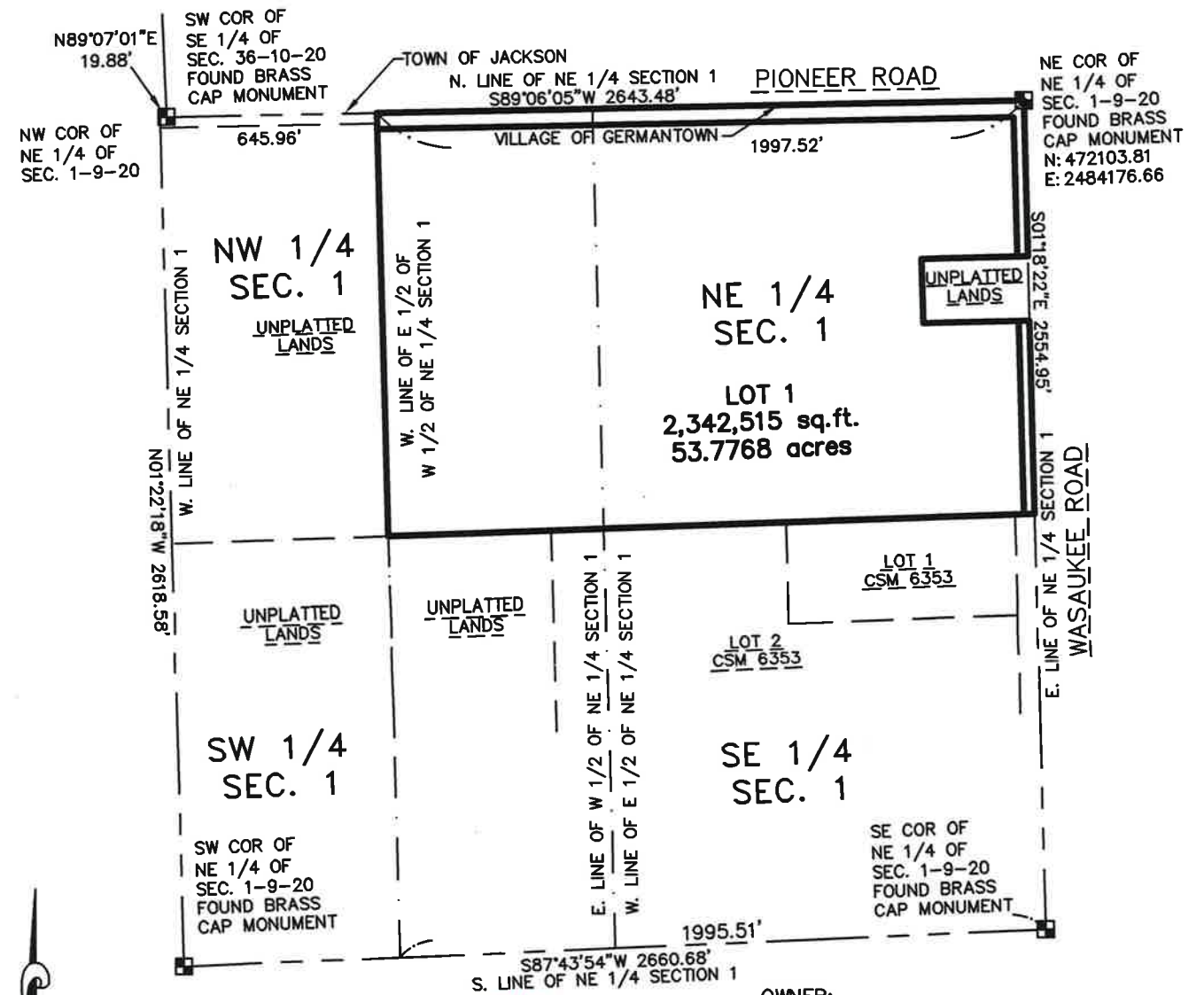
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE E. LINE OF THE NE 1/4 OF SECTION 1, T9N, R20E, WHICH BEARS S01°18'22"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011).

- ⓓ INDICATES DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES.
- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

LOCATION MAP
NORTHEAST 1/4
OF SECTION 1, T9N, R21E



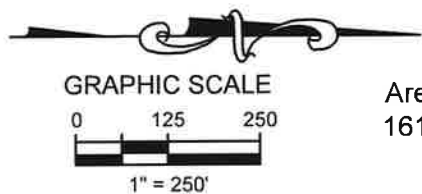
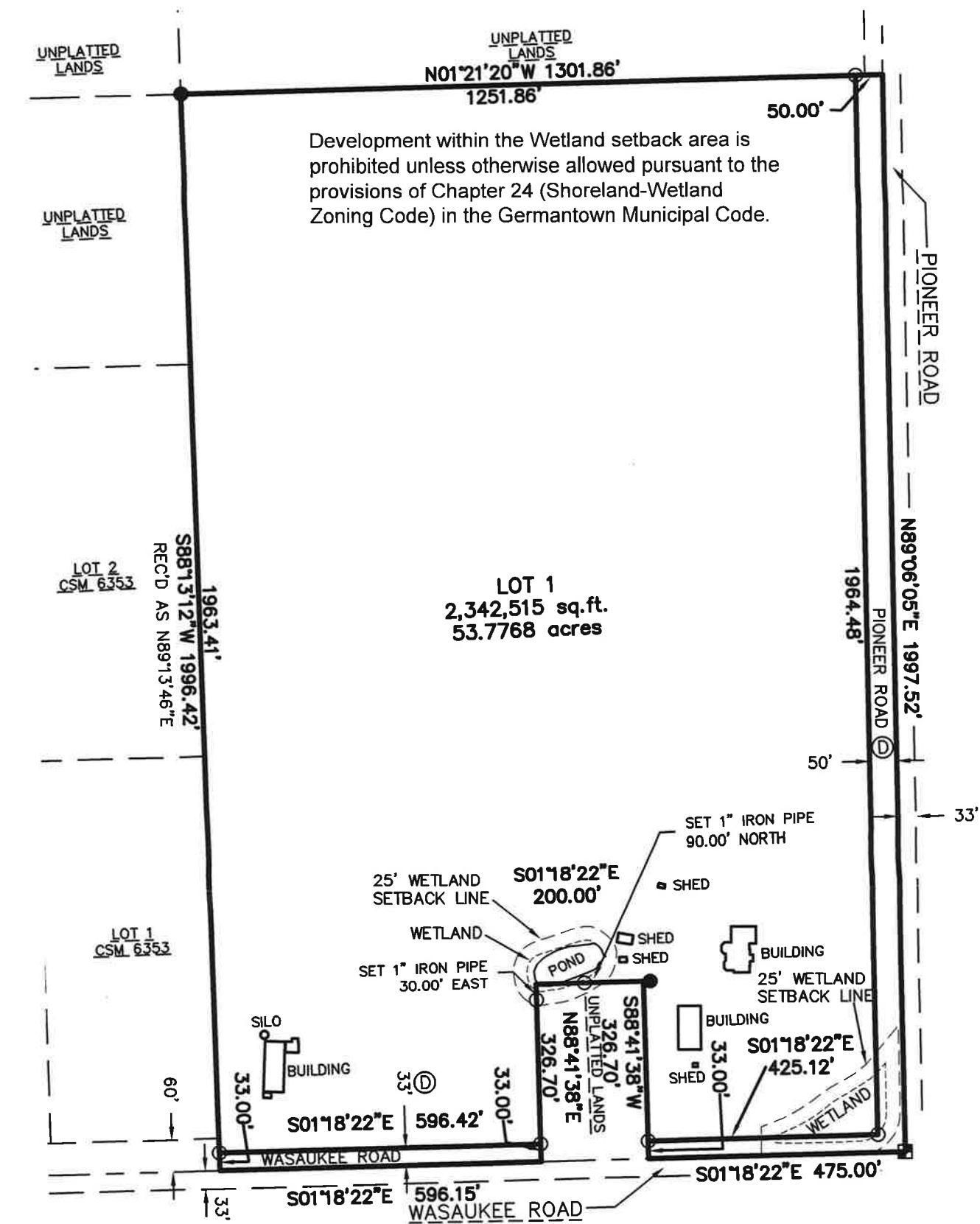
OWNER:
ROBERT B. OVERMIER & TERRI L. OVERMIER
N144W12531 PIONEER ROAD
GERMANTOWN, WI., 53022

Prepared by:
raSmith
CREATIVITY BEYOND ENGINEERING

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

CERTIFIED SURVEY MAP NO.

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



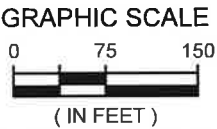
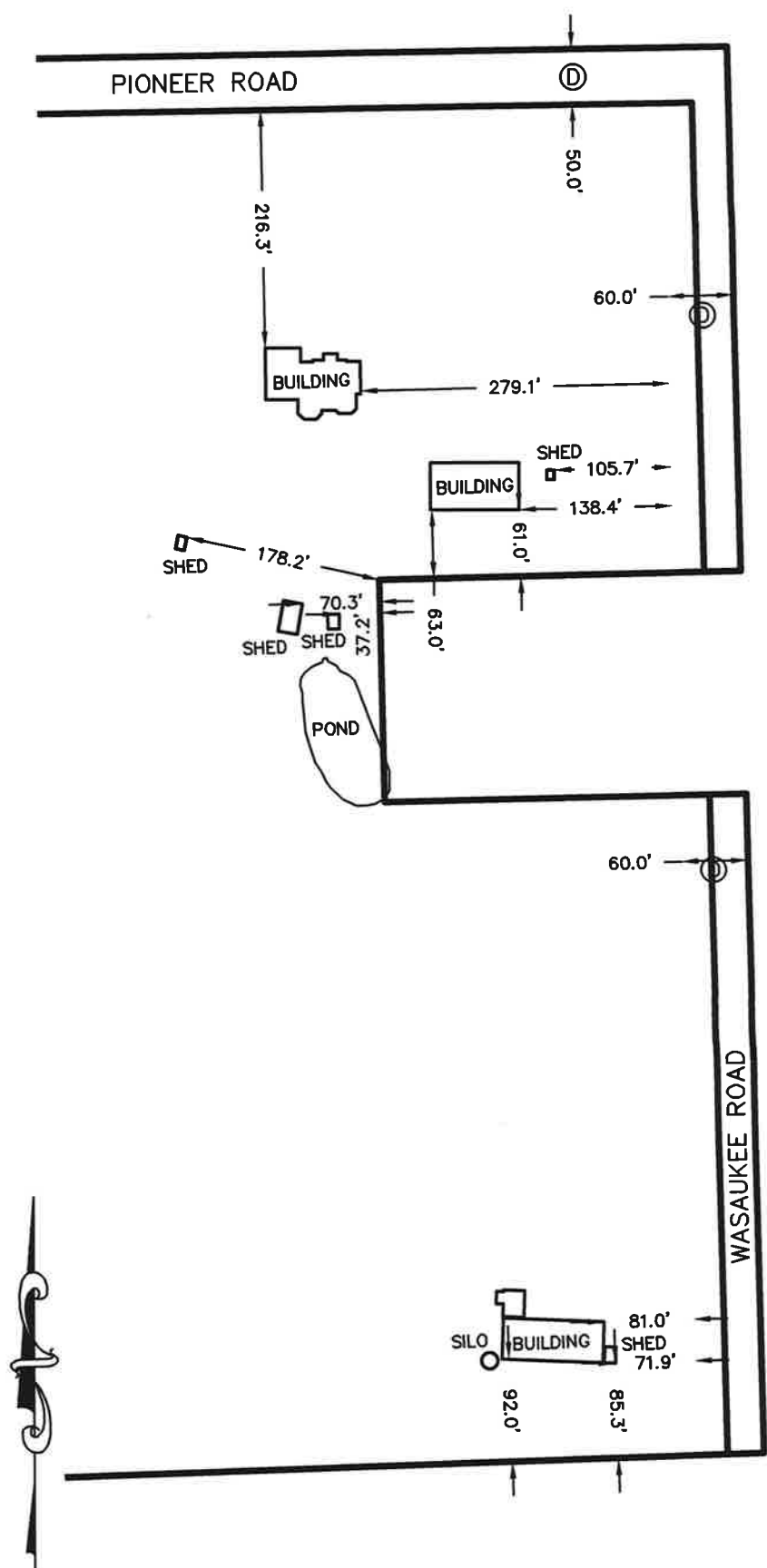
Area of road dedication:
161,172 square feet or 3.7000 acres

raSmith
CREATIVITY BEYOND ENGINEERING

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

CERTIFIED SURVEY MAP NO. _____

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in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



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CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Northeast corner of the Northeast 1/4 of said Section;
thence South 01° 18' 22" East along the East line of said 1/4 Section 475.00 feet to a point;
thence South 88° 41' 38" West 326.70 feet to a point;
thence South 01° 18' 22" East 200.00 feet to a point;
thence North 88° 41' 38" East 326.70 feet to a point in the East line of said 1/4 Section;
thence South 01° 18' 22" East along said East line 596.15 feet to a point;
thence South 88° 13' 12" West along the North line of Certified Survey Map No. 6353 and its extension a distance of 1996.42 feet to a point in the West line of the East 1/2 of the Northeast 1/4 of said 1/4 Section;
thence North 01° 21' 20" West along said West line 1301.86 feet to a point to a point in the North line of said 1/4 Section;
thence North 89° 06' 05" East along said North line 1997.52 feet to the point of beginning.

Said land contains 2,503,687 square feet or 57.4767 acres.

THAT I have made the survey, land division and map by the direction of ROBERT B. OVERMIER & TERRI L. OVERMIER, owners.

THAT the 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 provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinances in surveying, dividing and mapping the same.

Field date

MICHAEL J. RATZBURG
PROFESSIONAL LAND SURVEYOR S-2236

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER CERTIFICATE

ROBERT B. OVERMIER & TERRI L. OVERMIER, as owners, certify that we have caused the land described on this map, to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the requirements of the Village of Germantown Municipal Code.

ROBERT B. OVERMIER & TERRI L. OVERMIER, do further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

ROBERT B. OVERMIER & TERRI L. OVERMIER, as owners, we hereby dedicate that part of Pioneer Road and Wasaukee Road to the Village of Germantown for public road purposes as represented on Sheet 2 of 7 sheets of this Certified Survey Map.

IN Witness Whereof, ROBERT B. OVERMIER & TERRI L. OVERMIER, have caused these presents to be signed on this _____ day of _____, 2025.

ROBERT B. OVERMIER

TERRI L. OVERMIER

SURVEYOR'S CERTIFICATE

STATE OF _____ }
 _____ } ss
 _____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2025,

ROBERT B. OVERMIER & TERRI L. OVERMIER, to me known as the persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin
My commission expires

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1,
in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

STATE OF _____ }
COUNTY _____ } SS _____

PERSONALLY came before me this _____ day of _____, 20____,

_____, the _____ of the above named organization, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

(print name)
Notary Public, State of Wisconsin

My commission expires _____

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby APPROVED by the Planning Commission of the of the Village of Germantown on

this _____ day of _____, 2025.

Date: _____
Dean Wolter, Chairman

Date: _____
_____, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Pioneer Road and Wasaukee Road for public road purposes as shown on this Certified Survey Map is hereby accepted by the Village Board of Trustees of the Village of Germantown

on this _____ day of _____, 2025.

Date: _____
Dean Wolter, Village President

Date: _____
Donna Ott, Village Clerk

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: April 10, 2025

Re: Robert Overmier CSM

Kevin,

Here is my review comments for the CSM received 4/9/2025.

Certified Survey Map

Applicant or Owner: Robert and Terri Overmier

Address: N144 W12531 Pioneer Road, Germantown WI. 53022

Tax Key No. GNTV 011991 and GNTV 011992

Land Surveyor/Firm: Michael Ratzburg, PLS – RA Smith

1. On sheet 3 of 7, the right of way dedication along Wasaukee Road is shown as 60.00' but on sheet 2 of 7 it is being shown 33.00'.
2. With comment No. 1, would the area of road dedication shown on sheet 2 of 7 need to be revised as well as the interior lot line dimensions?
3. On sheet 3 of 7, the D-circle symbols need to be moved for readability as the new R/W line is cutting through the symbol.
4. On sheet 5 of 7, the SURVEYOR'S CERTIFICATE should be a Notary Certificate as the Surveyor's Certificate is located on sheet 4 of 7.
5. On sheet 7 of 7, the Chairman of the Plan Commission and Village President is Robert A. Soderberg. The secretary of the Plan Commission is Deborah J. Remich and these names need to be updated.
6. No well or septic tank/field is shown.

7. The City of Mequon needs to be noted on sheet 1 of 7 as an adjoining municipality, east of the East line of the Northeast $\frac{1}{4}$ of Section 1, Township 9 North, Range 20 East.
8. 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 2024 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
