

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE & TIME:	Monday, July 7, 2025 at 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:2551 455 8667 Password: ywM4qU5krp2 which can be accessed by phone at 408-418-9388 or by clicking the link below: <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m49bcd70fc98c6f1696315d2744b3586a>

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

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**
- IV. **SWEARING IN OF PROMOTED POLICE COMMAND STAFF:**
 - A. Sergeant Justin Clemens
- V. **PRESIDENT'S REPORT:**
- VI. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**
- VII. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) 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.*
- VIII. **APPOINTMENTS TO BOARDS, COMMITTEES, OR COMMISSIONS:**
 - A. Senior Center Advisory Committee and Utility Advisory Committee Appointments (ACTION)
- IX. **CONSENT AGENDA:**
 - A. Minutes: June 16, 2025 (ACTION)
 - B. Well 4 Upgrade Design professional services agreement to Baxter & Woodman for an amount not to exceed \$113,540. (ACTION)
 - C. Water Supply Service Area Plan development to Foth for an amount not to exceed \$29,500. (ACTION)
- X. **UNFINISHED BUSINESS:**
- XI. **PUBLIC HEARINGS:**
- XII. **NEW BUSINESS:**

- A. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210N10738 Appleton Avenue. Conditional Use Permit (CUP) Application to allow grading & filling within a 25' wetland and 75' navigable waterway setback. (ACTION)
- B. Ken Frank, Agent for Home Path Financial, LP, and Mohrhussen Family Farm, LLC, Property Owner. Rezoning Ordinance to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1: Agricultural District into the Sutton Farm PDD; a Resolution to create Conditions and Restrictions for the Sutton Farm PDD; and a Resolution to approve a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood. (ACTION)
- C. Village of Germantown Community Development Department - Proposed Ordinance to approve Zoning Code Text Amendments under Section 17 of the Village of Germantown Municipal Code. (ACTION)
- D. Application for Appointment of Successor Agent: Aldi #67, N96W18838 County Line Rd; Agent for Consideration: Zachary Moyer (ACTION)
- E. 2025-2026 Alcohol Beverage License Application for Jase Golf LLC (ACTION)
- F. Temporary Outdoor Entertainment Permit Application: Buzdum's Pub & Grill for 08/16/2025 and 08/23/2025 (ACTION)
- G. Presentation of 2024 Annual Comprehensive Financial Report and Audit Results Report by Baker Tilly (PRESENTATION)
- H. Update on Information presented at the last Plan Commission Meeting related to the Village Center District and Timeline and Task List for Selection of a Developer to Partner with the Village. (ACTION)
- I. Exchange Agreement between Blackstone Creek, LLC and the Village for Tax Key No GTNV 211-979, GTNV 211-999 and GTNV 211-9983 located in the Village's Village Center District (generally in the area of Division Road and Main Street). (ACTION)

XIII. 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.

APPOINTMENTS - July 7, 2025

Senior Center Advisory Committe	Position	Term	Term Dates	
Lynn Bracy	Senior Club Member	2 years	04/15/2024-04/20/2026*	*Filling remainder of term for recently vacated seat
Utility Advisory Committee	Position	Term	Term Dates	
Scott Hefle	Financial Accounting Member	3 years*	05/01/2023-4/30/2026	*Moving Scott Hefle from Alternate Member to Financial Accounting Member
James Hansen	Citizen Member	3 years	04/15/2024-4/19/2027	

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, June 16, 2025 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

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

Village President Bob Soderberg called the Village Board meeting to order at 7:02 PM.

II. **ROLL CALL:**

Present: Trustee David Baum, Trustee Terri Kaminski, Trustee Rick Miller, Trustee Robert Warren, Trustee Jolene Pieper, Trustee Jan Miller, Trustee Meg Cutts, Village President Bob Soderberg, Trustee Kristen Borst

Also Present: Village Clerk Donna Ott, Village Attorney Brian Sajdak, Police Chief Pat Merten, Finance Director Matthew Uselding, Community Development Director Jeff Retzlaff, and Public Works Director Matthew Mortwedt

III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**

IV. **PRESIDENT'S REPORT:**

President Soderberg provided updates regarding the new "Celebrate Germantown" initiative, Economic Development Commission and Plan Commission meetings, the potential future of Channel 25 usage, new Village staff updates, development and construction projects, events around the Village, and an update on the Kinderberg Park Splash Pad.

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

Trustees provided dates and times of upcoming meetings. Trustee Cutts also discussed Police Department staffing and Music at the Pavilion events.

- VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) 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.*

Lynne Bednarz (W156N10121 Pawnee Ct) spoke regarding the budget and planning.

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the siren system and budget process.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding the budget and borrowing.

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Trustee Rick Miller

Seconded By: Trustee Kaminski

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

- A. MINUTES: June 2, 2025 (ACTION)
- B. Budget amendment in the amount of \$9,725.00 for the purchase of approximately 25 residential meters (ACTION)
- C. Resolution adopting the 2024 Compliance Maintenance Annual Report (CMAR)(WDNR) (ACTION)
- D. Change over cost for 4 new 2025 squad cars (ACTION)

VIII. UNFINISHED BUSINESS:

- A. Implementation of software to set off weather sirens remotely at minimal to no cost (DISCUSSION)

Motion: Send this item back to the Public Safety Committee

Motioned By: Trustee Pieper

Seconded By: Trustee Baum

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

- B. Reconsideration of Washington County Site Redevelopment Program Scope of Services with Vandewalle & Associates Inc. for Public Engagement and Site Planning Services (ACTION)

Before the Village Board was the motion to reconsider the action of the Village Board related to this matter on May 19, 2025, having been made by Trustee Jan Miller and seconded by Trustee Cutts at the Board's June 2, 2025, meeting.

Yes: None

No: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

Abstain: None

Motion Failed by Voice Vote (Yes 0, No 9, Abstained 0)

- C. Allowance to Utilize Capital Funds for the Windows 11 Upgrade Project (ACTION)

Motion 1: Approve the Windows 11 upgrade project not to exceed \$79,026

Motioned By: Trustee Kaminski

Seconded By: Trustee Baum

Motion 2: Retain the decommissioned devices instead of giving them to Capital Data to dispose of in order to recoup some cost

Motioned By: Trustee Pieper

Seconded By: Trustee Baum

Yes: Trustee Kaminski, Trustee Rick Miller, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Trustee Borst

No: Trustee Baum, Trustee Warren, Village President Soderberg

Abstain: None

Motion to Amend Carried by Voice Vote (Yes 6, No 3, Abstained 0)

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: Trustee Pieper

Abstain: None

Motion As Amended Carried by Roll Call Vote (Yes 8, No 1, Abstained 0)

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

- A. Annual Outdoor Entertainment Permit application for Old Germantown: W148N12696 Pleasant View Dr (ACTION)

Motion: Approve as presented

Motioned By: Trustee Pieper

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Voice Vote (Yes 9, No 0, Abstained 0)

- B. Presentation on the 2026 Budget Process, Expectations, and Outlook (DISCUSSION)

Finance Director Uselding provided a presentation regarding the 2026 Budget process, expectations, and outlook.

- C. 2025 Police Department Budget Amendment to account for insurance proceeds, state reimbursements, and donations that offset previously unbudgeted expenditures (ACTION)

Motion: Approve as presented

Motioned By: Trustee Pieper

Seconded By: Trustee Warren

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst

No: None

Abstain: None

Motion Carried by Roll Call Vote (Yes 9, No 0, Abstained 0)

- D. Division Road Preliminary Design Progress (DISCUSSION)

Public Works Director Mortwedt provided a presentation regarding the preliminary design progress for Division Road.

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 8:50 PM.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Well 4 Upgrade Design professional services agreement to Baxter & Woodman for an amount not to exceed \$113,540. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

As part of the 2025 budget, the Water Utility has identified priority projects, including design services for upgrades at Well 4. This rehabilitation project will ensure that the pump, motor, valves and meters are adequately sized to continue efficient operation. This project is prioritized to address critical infrastructure that is aging, where the pump and well casing were installed nearly 20 years ago and are approaching their useful life. The rehabilitation work includes well inspection, replacement of deteriorated equipment and disinfection.

Staff requested proposals from four qualified consultants to complete 4 tasks:

- 1 – Preliminary Design
- 2 - Final Design
- 3 – Bid Assistance
- 4 – Construction Administration.

MSA, Baxter & Woodman and Foth completed site visits. The fees and hours are summarized in the tables below.

Task		MSA		Baxter Woodman	
		Hours	Amount	Hours	Amount
1	Preliminary Design	329	\$54,100	395	\$70,010
2	Final Design	200	\$32,600	71.5	\$13,330
3	Bid Assistance	48	\$8,300	10	\$1,740
4	Construction Administration	338	\$54,400	140	\$28,460
Total		915	\$149,400	616.5	\$113,540

*Foth proposed design study and preliminary design services for 260 hours in the amount of \$49,200, but declined to submit fees for Tasks 2-4 due to schedule and uncertainty of final scope.

**Ruekert & Mielke did not submit a proposal.

The not-to-exceed proposal of \$113,540 is within the \$150,000 approved capital budget. Funding is identified under account 50000000-182480. The schedule for the projects is to complete the bid documents this summer and advertise for bid this winter 2025-2026 with construction in 2026, pending approval of the construction budget.

ATTACHMENT:

1. BW Well 4 Upgrade Proposal

STAFF RECOMMENDATION:

Award of a professional services agreement to Baxter & Woodman for an amount not to exceed \$113,540.

ACTION BY Committee:



Village of Germantown Well #4 Rehabilitation



Submitted by:



May 22, 2025

May 22, 2025

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

Subject: Village of Germantown - Well #4 Rehabilitation

Dear Mr. Mortwedt:

The Village of Germantown is seeking a qualified engineering firm to complete engineering and subsequent inspection services for the rehabilitation of Well #4. Baxter & Woodman is uniquely qualified to perform these services for the Village, backed by our proven experience delivering successful well rehabilitations for Wisconsin communities like Delavan, Paddock Lake, Milton, and Williams Bay. The Village will benefit from our:

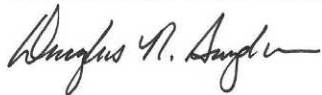
Experienced Staff: Our project team is experienced in performing well rehabilitations in several communities throughout Wisconsin. Project Manager Gary Vogel, PE has completed several well rehabilitations similar in scope to the Village's Well #4.

Seamless Transition: Baxter & Woodman has selected staff that will provide a seamless transition from design into construction. Gary Vogel, PE will perform Project Manager and Construction Administration tasks, and Joe Marchese, PE will perform Project Engineer and Resident Project Representative tasks, providing the Village with efficient and reliable service.

Baxter & Woodman looks forward to supporting the Village with the rehabilitation of Well #4. If you have any questions or need additional information regarding our submittal, please contact Gary Vogel, PE at 262-763-7834 or gvogel@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS



Douglas R. Snyder, PE
Vice President of Water Resources

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The strength of Baxter & Woodman is our people and our purpose. Building community value with every project we do is the force that drives us, and our fundamental core values are the principles we live by.



Integrity. Act with honesty, integrity, and respect to all



Involvement. Promote a passion for environmental stewardship and community involvement



Success. Strive for success for both our clients and Baxter & Woodman



Ingenuity. Foster a work environment that promotes creativity and ingenuity



Service. Deliver superior client service



Growth. Encourage continued learning and growth in our profession

Firm Overview

Founded in 1946, Baxter & Woodman, Inc. provides consulting engineering and technology services to municipalities, state agencies, county governments, and sanitary districts throughout Wisconsin, Illinois, Florida, and Texas. Dedicated to promoting a sustainable future, our staff of more than 425 talented engineers, surveyors, technicians, and support personnel incorporates innovative techniques along with tried and true processes.

Baxter & Woodman provides planning, design, construction and technology services for water, wastewater, stormwater and transportation facilities for municipalities, counties and state agencies and more. Environmental, geographic information systems (GIS), water and wastewater operations, and advanced technology needs complement the firm's civil engineering expertise. The company has several subsidiaries including ones focused on Natural Resources, Municipal Technology, and Design-Build project delivery.

Baxter & Woodman has achieved the ranking of **#277** on the Engineering News Record list of Top Design Firms in the Country!



Regional Offices

Baxter & Woodman's 17 regional offices provides our clients with local presence and responsive service. Our team offers services that stretch well beyond typical engineering consulting. We are committed to building community value with each and every project we complete.

ILLINOIS

Bannockburn
Chicago
Crystal Lake
Marengo
Mokena
Naperville
Peoria

TEXAS

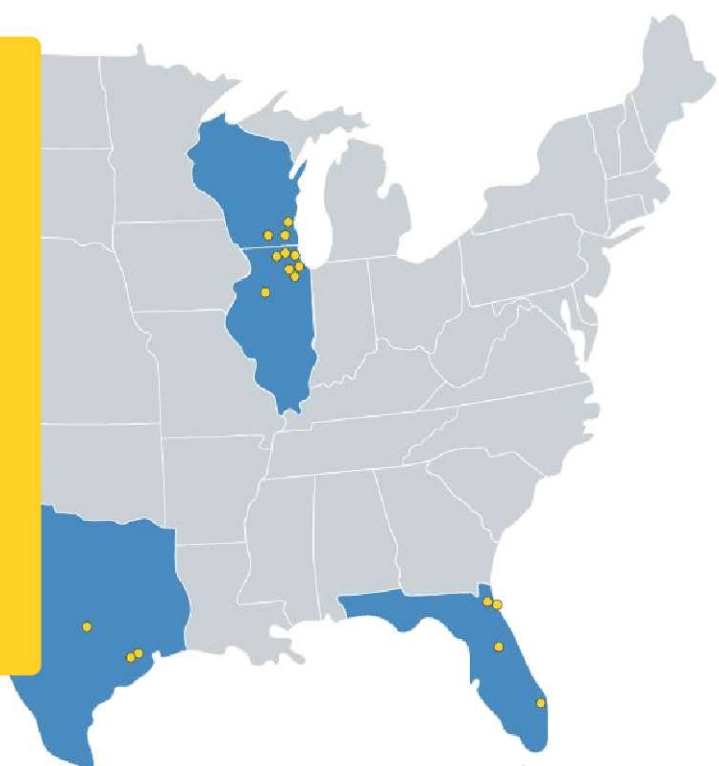
Cedar Park
Houston
Katy

WISCONSIN

Burlington
Janesville
Milwaukee

FLORIDA

Green Cove Springs
Orlando
St. Augustine
West Palm Beach



Services Overview

Baxter & Woodman's staff of 425+ professionals have provided engineering services to more than 500 communities, counties, and sanitary districts during our 79 years of business.

The strength of the Baxter & Woodman team comes from the cohesive and cooperative work effort gained from having expertise in numerous disciplines. We offer a **full range of municipal services** from project inception to construction close-out. All necessary engineering services are provided in-house with the exception of geotechnical engineering.



Project Understanding

The proposed work should generally include the installation of a new standby generator and transfer switch, replacement of the variable frequency drive (VFD), modification of numerous electrical components inside the well, replacement of the incoming standpipe and water main, and installation of a new pre-lube system.

Detailed work to be included in the Project is listed below. We've added additional notes in bold below individual items with comments from our site visit.



Well No. 4

1. Install a new natural gas generator in a sound-attenuating enclosure. Consider a diesel generator if natural gas is not a viable option.
2. Install a new generator receptacle and load bank connection panel mounted outside.
a. We will investigate methods for connecting the new permanent generator to a load bank while also providing docking station for connection to a portable generator.
3. Electrical modifications/devices-update electrical service to 3-PH 4-Wire, new surge protection, replacement CT cabinet and transformer, coordination with WE Energies for new service location and type, upgrade VFD and transfer switch. Assistance from the system integrator is needed for the SCADA panel. Existing PLCs are intended to be reused.
a. The new service entrance and CT cabinet will be evaluated for installation inside/outside of the well house based on space availability. The new VFD will be provided with active front end to reduce the harmonics to industry standards. A new lighting panel and transformer will be installed to complete the new power distribution. Existing devices will be re-connected to new power distribution equipment. The existing PLC enclosure will be evaluated for relocation and reuse to reconnect existing devices.
4. Replace panels and power metering. The meter to be connected to a telemetry panel and monitoring.
a. New power monitoring will be installed in/with the new power distribution panelboard.
5. Install new pre-lube system with a new design.
6. Install new controls to automate pre-lube system.
a. Relay Logic will be included within the new VFD enclosure for the pre-lube system to function when the VFD is operated automatically and manually.
7. Install new electrical gear and existing control panel to be located in a different area so it is not behind piping. The wall behind the piping and the electrical equipment should be clear when the project is completed.
8. Install decorative fence surrounding generator: include access door and lighting.
9. Provide vegetive screening around decorative fence.
10. Construct concrete access drive/path to generator. Generator concrete pad should be located near the well house.
11. Security system upgrades include conduit run for keypad, panel, and four (4) camera boxes with an allowance for equipment.
12. Construct concrete sidewalk to relocated gas and electrical meters, southeast side of the building.
13. Install new eye wash compliant with plumbing code.
a. A combination shower/eyewash will likely be required per Code.
14. Install new Samsung Split system for cooling and heating. Provide cool calculations for proper size.

- Remove and abandon existing outside and inside HVAC air conditioning units and piping.
15. Well Pump Motor Modifications-pull, test, move electrical box 180 degrees, reinstall.
a. The pump and column pipe will be removed and inspected. Component improvements or replacements will be determined once inspected.
 16. Install containment sump pump/force main from the well house to the sanitary system. Cap and abandoned interior drain line to exterior storm pipe reconnecting system to new force main crock.
a. The sump crock and pump shall be installed inside the building if feasible.
 17. Replace leaking standpipe and water main from inside the building to outside the building.
 18. Relocate 1-inch dia. copper water lateral for the park drinking fountain.
a. It may be best to connect the lateral to the new water main so it can remain in service if the well is taken offline for maintenance.
 19. Replace Badger Mag meter with 6" with Siemens or Endress-Hauser.
 20. Demolition and removal of conduits and cabinets are no longer in use.
 21. Site restoration.
 22. Construct a force main sewer/system to contain a chemical spill, that may include a form of neutralizing agent.
 23. Construct a sump for the chemical.
 24. Construct storage for each barrel on top of a grate.
 25. Construct a wall that divides the two chemicals.
 26. Construct a second door.
 27. Re-wire the security alarm.
 28. Re-wire lighting.
 29. Modify ventilation.

Site Visit

We visited the Well No. 4 site on May 13 to review the proposed items of work in the RFP. Through our observations and conversation with the Water Superintendent, we feel there are three items that may require additional consideration that are not specifically identified in the RFP.

1. The Village currently feeds sodium hypochlorite and fluorosilicic acid through the same pipe tap and stores each chemical next to each other in the same room. The DNR representative has not commented about this on past sanitary survey inspections, and it has not been an issue on previous well rehabilitation projects in the Village. However, from our previous experience, the DNR may require separate rooms or at least increased separation of the chemicals.
2. The RFP does not mention the need for Public Service Commission (PSC) approval. However, PSC approval will be required if the total project cost exceeds \$591,000, which is likely.
3. The Water Superintendent mentioned the Village is currently undergoing a continuing property records (CPR) audit which may require some additional accounting of assets at the completion of the project.



Engineering Services Overview

Baxter & Woodman will provide design and construction engineering services as indicated in the RFP including:

- Preliminary Design
- Final Design
- Bidding Assistance
- Construction Services

The following items will be incorporated as requested in the RFP:

1. Provide control interconnection diagrams for new equipment and relocated telemetry control panel.
2. Provide control drawings for modifications to existing control panel.
3. Include onsite inspection and daily logs with GPS points.
4. Allow 8 hours for Reukert Mielke to support programming coordination during design.
5. Deliver an itemized list with a description and cost of the improvements consistent with PSC codes.
6. Reference well #12 project configurations.

Project Schedule

Baxter & Woodman will complete the schedule as outlined in the RFP.

Task	Date
Kickoff Meeting	July 25, 2025
Preliminary Drawings	September 30, 2025
Final Plans, Specifications, and Estimates	November 1, 2025
Open Bids	November 28, 2025
Bid Award	December 3 & 15, 2025
Notice for Contractor to Proceed	December 2025

Project Experience

Baxter & Woodman has ample experience with well and well-house rehabilitation projects. We have provided design and construction services for numerous projects incorporating the rehabilitation of well components, mechanical and electrical components, and aquifer rehabilitation.

City of Milton, WI

Well-House Rehabilitation

Work completed to comply with Water System Master Plan and DNR Sanitary Report requirements included separation of chemical feed into separate rooms, addition of standby generator, installation of transfer switch, replacement of chemical feed equipment, modification of numerous electrical components, and SCADA system upgrades at each location.

Reference: Mark Langer, Director of Public Works, 608-868-6900, mlanger@milton-wi.gov

Completed

2025

Cost

\$1,300,000

City of Jefferson Water Utility, WI

2020 Well-House Improvements

Well No. 3 and Well No. 4 improvements consisted of piping modifications including new chemical injection points and relocated air release, chemical feed equipment replacement including scales and electrical modifications, and minor site work.

Completed

2020

Cost

\$138,000

Village of Williams Bay, WI

Well No. 2

Replace line shaft pumping equipment with submersible equipment including VFD. The wellhead was replaced to allow for future chemical treatments. The screened well was televised, mechanically and chemically cleaned, and pump tested.

Reference: Wayne Edwards, Director of Public Works, 262-245-2707, wedwards@vi.williamsbay.wi.gov

Completed

2025

Cost

\$213,000

Village of Paddock Lake, WI

Water System Improvements

Improvements to the existing well house required innovative design and extensive planning as the existing well house needed to be in service while the new well house was built around it. The two well pumps within the well house building were replaced using staged construction to ensure one well was always online. As a contingency plan, a new 140,000-gallon ground storage reservoir was constructed adjacent to the well house and filled to provide potable water for a short duration in case both wells needed to be taken offline. The project also included electrical upgrades, the addition of a generator, high-service pumping equipment, pressure tanks, and chemical feed modifications.

Reference: Tim Popanda, Village Administrator, 262-843-2713, tpopanda@paddocklake.net

Completed

2020

Cost

\$2,300,000

**ACEC Award
Winner**



■ Village of Waterford, WI

Well No. 6 Improvements

Drilling a new 1,500-foot-deep sandstone well with a pitless adapter unit, installing well pumping equipment, installation of process piping and metering, SCADA and electrical work, site work including water main installation, asphalt paving, and concrete flatwork, and other miscellaneous items of work.

Reference: Rick Huening, Utilities and Streets Supervisor, 262-534-3980, rhuening@waterfordwi.org

Completed

Project currently in bidding process

Estimated Cost

\$2,200,000

■ City of Delavan, WI

Central Treatment Facility - Filter Media Replacement

Testing, removal, and disposal of the existing filter media and support gravel from two 10-foot diameter by 44-foot-long horizontal pressure filters, inspection of the interior of the filter vessels, interior coating removal and replacement, furnishing and installation of new filter media and support gravel in the two filters, installation of new air wash piping, disinfection, and start-up.

Completed

2015

Cost

\$170,000

Well No. 6

Rehabilitation of line shaft deep well equipment, replacement of transducer, soft start, check valves, and column pipe. Aquifer rehabilitation is performed by mechanical brushing and chemical treatment.

Completed

2020

Cost

\$120,000

Well No. 3

Submersible pump replacement and aquifer rehabilitation by mechanical brushing and acid treatment to remove biological growth on the screen.

Completed

2022

Cost

\$35,000

Well No. 4

Removal and disposal of existing lineshaft pumping equipment, providing and installing new submersible pumping equipment, including well pump and motor, electrical and piping modifications, and removal of direct drive engine.

Reference: Mark Wendorf, Public Works Director, 262-728-1891, mwendorf@ci.delavan.wi.us

Completed

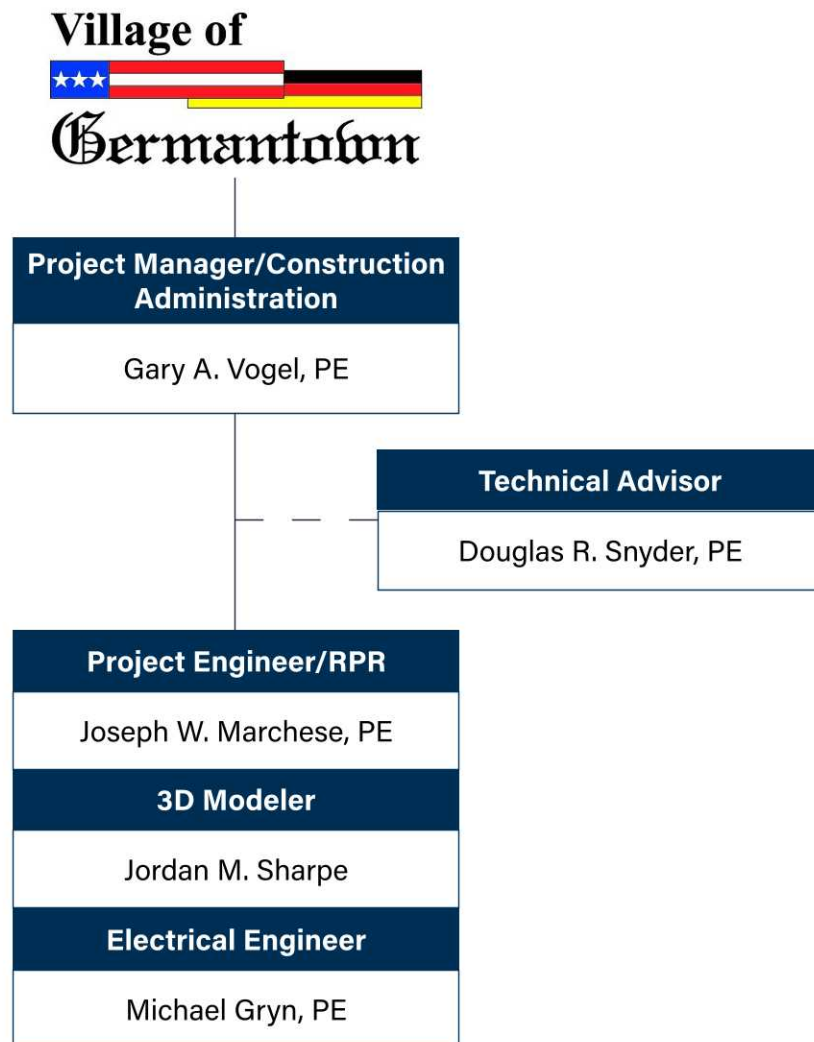
2011

Cost

\$33,000

Project Team

Baxter & Woodman is committed to serving the Village of Germantown. We understand the importance of being responsive to your needs, and meeting your budgetary and schedule goals. Resumes for key personnel are included.



Gary A. Vogel, PE

Project Manager/Construction Administration



Joined Firm in 1994

Years of Experience: 31

EDUCATION

B.S., Civil Engineering,
University of Wisconsin,
Platteville, 1994

REGISTRATIONS

Licensed Professional
Engineer: Wisconsin and
Illinois

ASSOCIATIONS

American Public Works
Association

American Water Works
Association



Gary serves as our Wisconsin Water Department Manager, as well as Client Manager and Project Manager for the design and construction of roadways, water main, sanitary sewer, and storm sewers for our municipal clients. He is the point of contact with several client communities, where he oversees the timely delivery of capital improvements work.

REPRESENTATIVE PROJECTS

Delavan, WI

Wells No. 3, 4, 5 and 6

Project Manager for the design and construction of the aquifer rehabilitation and line shaft pump replacement with submersible pump projects for the City. Projects included deep sandstone wells and shallow sand and gravel wells.

Delavan, WI

Central Treatment Facility Filter Media Replacement

Project Manager for the design and construction of the project where the media was replaced in the radium removal filter, including repair of the painted surfaces and internal piping replacement for the City.

Delavan, WI

Woolsey Booster Station Upgrade

Project Manager for the design and construction of the City's pump replacement project. The overall goal of the project was to increase the flow in the system at the northeast corner of the City for current developments and for future developments.

Milton, WI

Well No. 2 Rehabilitation

Project Manager for the design and construction of the total replacement of the existing well house.

Union Grove, WI

TID No. 6 Utility Improvements

Project Manager and Construction Manager for the installation of 2,675 feet of water main and sanitary sewers to service developing properties at the southeast corner of the Village. The location of the sanitary sewer was in an easement along agricultural land and required DNR wetland permitting.

Douglas R. Snyder, PE

Technical Advisor



Joined Firm in 2001

Years of Experience: 37

EDUCATION

M.S., Civil Engineering
Marquette University, 1995

B.S., Civil Engineering,
University of Wisconsin –
Platteville, 1988

REGISTRATIONS

Licensed Professional
Engineer: Wisconsin and
Illinois

Certified Wisconsin
Wastewater Operator –
Advanced Grade:
Phosphorus Removal
Activated Sludge
Disinfection
Laboratory

Certified Wisconsin Water
Operator – Grade 1
Distribution
Groundwater
Iron Removal
Zeolite Softening

ASSOCIATIONS

American Society of Civil
Engineers (ASCE)



Doug is one of our senior engineers who provides engineering services to those municipalities that do not have their own full-time staff engineer. He also serves as the technical lead on larger projects managed by others. He has a broad technical background and can manage most aspects of projects. His areas of expertise are water and wastewater system planning and design, construction, and operation. He also performs building design and structural studies for the projects he manages. He works directly with the public governing bodies and their administration with monthly reports, necessary planning reports, plan reviews, yearly budgeting, and capital improvements planning; much of the work requires immediate attention with tight deadlines.

REPRESENTATIVE PROJECTS

Delavan, WI

Well No. 5 Water Treatment Facility Improvements

Construction Engineer for water treatment facility repair and rehabilitation to the City's Well No. 5 Water Treatment Facility including aeration, filtration, and chemical feed.

Paddock Lake, WI

Water Supply Well Nos. 3 and 4

Project Manager for the planning, search, design, and future construction of two sand and gravel wells with buildings. The search included geophysical testing to locate the bedrock and the sand and gravel formation, and test borings to determine the hydraulic properties and the water quality from the sand and gravel formations.

Waterford, WI

Water Treatment Plant Study and Water Service to Rochester

Project Manager for evaluation of Village's long-term water supply needs and recommended needed modifications to the existing facility to prevent issues experienced providing water during the previous drought months. Baxter & Woodman's services included:

- An evaluation of the water usage and peak water needs for the Village
- Development of a detailed computer model of the distribution system calibrated with fire flow tests
- Development of a planning report suitable for construction authorization approval from the WPSC
- Development of a feasibility study to provide water service to Rochester
- Site investigation and permitting for Well No. 6

Joseph W. Marchese, PE

Project Engineer/RPR



Joined Firm in 2007

Years of Experience: 24

EDUCATION

B.S., Civil Engineering
University of Wisconsin-
Madison, 2001

REGISTRATIONS

Licensed Professional
Engineer: Wisconsin

ASSOCIATIONS

Wisconsin Wastewater
Operators Association

American Water Works
Association



Joe has over 24 years of water and wastewater engineering experience. He has assisted with the planning and design of water treatment facilities, wastewater treatment plants, lift stations, and water supply wells and well houses. He has prepared planning and facility studies and made recommendations for improvements.

REPRESENTATIVE PROJECTS

Delavan, WI

Central Treatment Plant Filter Media Replacement

Design Engineer for rehabilitation of two dual-media horizontal pressure filters. The project included filter media replacement, cleaning and recoating the interior of the tanks, and replacement of the internal components.

Paddock Lake, WI

Water System Improvements

Project Engineer for the planning and design of improvements to the water system to replace outdated facilities, improve water system reliability, provide fire protection, expand the system and allow for future growth, and address compliance, maintenance, and operational concerns. The project included well rehabilitation, pumping station upgrades, ground storage reservoir, and chemical feed equipment.

Milton, WI

Wellhouse Improvements

Design Engineer of water system improvements to bring wellhouse chemical feed systems into compliance with WDNR requirements.

Jefferson, WI

Wellhouse and Elevated Tank Improvements

Design Engineer of water system improvements to bring wellhouse chemical feed, piping, and elevated tank into compliance with WDNR requirements.

Williams Bay, WI

Improvements to Water Treatment Facility

Design assistance for improvements to the existing water treatment facility including pumping equipment design, piping modifications, chemical feed equipment, aerator replacement, filter media replacement, electrical and HVAC upgrades, building improvements, and site work.

Jordan M. Sharpe

3D Modeler



Joined Firm in 2021

Years of Experience: 5

EDUCATION

A.S., Architectural-Structural
Engineering Tech, Gateway
Technical College, 2021

SKILLS

Revit 2024
AutoCAD Civil 3D 2022
Bluebeam Revu



Jordan has intermediate to advanced experience with REVIT and AutoCAD Civil 3D. She is responsible for creating 3D Revit models and utilizing Civil 3D to produce design and construction drawings for lift stations, well houses, water treatment facilities, wastewater treatment facilities, water main, sanitary sewer, and paving projects.

She has assisted engineering staff with projects in Civil 3D while using pipe and pressure networks for plan and profiles, along with cut/fill surface calculations. She has experience in multiple phases of projects, from concept plans, bidding, change orders, construction, inspection, and construction record drawings.

REPRESENTATIVE PROJECTS

Paddock Lake, WI

2024 Water Main Replacements

CAD Technician and assisting with design and permits for the replacement of water main, water services, and pavement. This project included WisDOT plan and profile sheets and using pressure networks.

Milton, WI

2023 Wellhouse Upgrades

Revit Designer and CAD Technician for the upgrades to existing Well No. 4, Well No. 5, and Well No. 6. This project included a site plan, demolition plans, mechanical plans, HVAC plans, and multiple schematics.

Delavan Lake Sanitary District, Town of Delavan, WI

Lift Station No. 7 Replacement

Revit and CAD Technician for Lift Station No. 7 Replacement. This project includes a site plan with grading, demolition plan and section, structural plans and sections, mechanical plans and sections, and force main plan and profile. Assisted with electrical drafting.

Williams Bay, WI

Improvements to Water Treatment Facility

Revit and CAD Technician for the improvements to the water treatment facility including piping and pump replacements, new piping, chemical room addition, HVAC upgrades, chemical injection and sampling, site water main replacement, door and window replacement, roof replacement, and new pavement.

Williams Bay, WI

Well No. 2 Pump Replacement

Revit Designer for the replacement of Well No. 2's pump, piping, meter, and valves inside of an existing structure.

Michael Gryn, PE

Electrical Engineer



Joined Firm in 2017

Years of Experience: 25

EDUCATION

M.B.A. Strategy, Execution, and Valuation, DePaul University - Charles H. Kellstadt Graduate School of Business, Chicago, IL, 2008

B.S. Electrical Engineering, Purdue University, West Lafayette, IN, 2002

REGISTRATIONS

Licensed Professional Engineer: Illinois

LEED Associated Professional

ASSOCIATIONS

Consulting Electrical Engineers - President 2014-2016, Board Member since 2007

Chicago Safety & Sustainability Conference Planning Committee - Member since 2008

Consulting Electrical Engineers Young Professionals (CEEYP) - Founder 2013



Mike brings a wealth of electrical and automation engineering experience in the water industry. He has been responsible for electrical and instrumentation designs for many project types including designs for both small and very large plant expansions as well as new plant and pumping station facilities.

REPRESENTATIVE PROJECTS

Paddock Lake, WI

Water System Improvements

Electrical Engineer for the automation of a new wellhouse and a new well pumping station. Areas to improve operation with automatic controls on pumping and chemical addition were identified. The two pump stations will leverage the existing cellular network connection at the wastewater treatment plant to view the remote well sites to improve operation and maintenance during off hours.

West Allis, WI

Water System Reservoir and Booster Station Evaluation

Electrical Engineer for the automation evaluation of existing reservoir and booster pump stations for the City located near Milwaukee. The evaluation consisted of site surveys, as well as interviews with staff to assess the remaining useful life of all the equipment at the booster stations. Included were the connection of the public WiFi, which uses water system sites for access points, and repeaters. The evaluation report recommended a method for secure internet connections for remote access to the pump stations. Automation and controller improvements were suggested for redundancy, robustness, and reliability, along with providing additional functionality to support the process improvements dictated by other disciplines.

Cost Proposal

Our engineering fee for the stated scope of services will be based on our hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses, including travel costs which in total will not exceed **\$113,540**.

TASK	PERSONNEL	HOURS	RATE	TOTAL
PRELIMINARY DESIGN				
Project Management	Engineer VII	4	\$260	\$1,040
				\$1,040
SCADA Coordination	Engineer V	8	\$195	\$1,560
				\$1,560
Project Meetings	Engineer VII	2	\$260	\$520
	Engineer V	6	\$195	\$1,170
				\$1,690
Topographic Survey	Surveyor	2	\$170	\$340
	Survey Tech II	12	\$125	\$1,500
	CADD Tech III	8	\$120	\$960
				\$2,800
Plan Preparation	Engineer VII	4	\$260	\$1,040
	Engineer V (CIVIL)	118	\$195	\$23,010
	Engineer V (ELECTRICAL)	98	\$195	\$19,110
	Engineer V (STRUCTURAL)	4	\$195	\$780
	CADD Tech II	80	\$120	\$9,600
				\$53,540
Specifications	Engineer VII	2	\$260	\$520
	Engineer V (CIVIL)	10	\$195	\$1,950
	Engineer V (ELECTRICAL)	22	\$195	\$4,290
	Admin Support III	6	\$100	\$600
				\$7,360
Cost Estimate	Engineer VII	1	\$260	\$260
	Engineer V	8	\$195	\$1,560
				\$1,820
			Expenses	\$200
			PRELIMINARY DESIGN TOTAL	\$70,010

Revised 06/11/2025

TASK	PERSONNEL	HOURS	RATE	TOTAL
FINAL PLANS AND SPECIFICATIONS				
Plan Preparation	Engineer V	8	\$195	\$1,560
	CADD Tech II	8	\$135	\$1,080
				\$2,640
Specifications	Engineer V	4	\$195	\$780
	Admin Support III	2	\$100	\$200
				\$980
Cost Estimate	Engineer V	2	\$195	\$390
				\$390
QA/QC	Engineer VII	6	\$260	\$1,560
				\$1,560
Agency Submittal (DNR and PSC)	Engineer V	38	\$195	\$7,410
	Admin Support III	3.5	\$100	\$350
				\$7,760
			FINAL DESIGN TOTAL	\$13,330

TASK	PERSONNEL	HOURS	RATE	TOTAL
BID ASSISTANCE				
Bidding Assistance	Engineer VII	2	\$260	\$520
	Engineer III	4	\$205	\$820
	Admin Support III	4	\$100	\$400
				\$1,740
			BIDDING ASSISTANCE TOTAL	\$1,740

TASK	PERSONNEL	HOURS	RATE	TOTAL
CONSTRUCTION SERVICES				
Construction Administration	Engineer VII	16	\$260	\$4,160
	Engineer V	8	\$195	\$1,560
	Admin Support III	4	\$100	\$400
				\$6,120
Construction Observation	Engineer V (CIVIL)	80	195	\$15,600
	Engineer V (ELECTRICAL)	24	195	\$4,680
	Engineer V (RM COORD.)	8	195	\$1,560
				\$21,840
			Expenses	\$500
			CONSTRUCTION SERVICES TOTAL	\$28,460
			PROJECT GRAND TOTAL	\$113,540

Revised 06/11/2025

Standard Terms and Conditions



Standard Terms and Conditions

PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("Baxter & Woodman"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide Baxter & Woodman with all criteria and full information for the "Project," which is generally otherwise identified in the Letter Proposal. Baxter & Woodman will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to Baxter & Woodman. Baxter & Woodman and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services – The agreed upon services shall be completed within a reasonable amount of time. If Baxter & Woodman is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, Baxter & Woodman's work shall be extended and the rates and amounts of Baxter & Woodman's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments – The fees to perform the proposed scope of services constitutes Baxter & Woodman's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. Baxter & Woodman invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Wisconsin Prompt Payment Law (s. 16.528 and 16.53 (2) (11)).

Opinion of Probable Construction Costs – Baxter & Woodman's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that Baxter & Woodman has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. Baxter & Woodman cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Baxter & Woodman's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by Baxter & Woodman will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. Baxter & Woodman makes no warranties, express or implied, in connection with its services; (2) Baxter & Woodman shall be responsible for the technical accuracy of its services and documents; (3) Baxter & Woodman shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) Baxter & Woodman may employ such sub-consultants as Baxter & Woodman deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) Baxter & Woodman shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) Baxter & Woodman neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) Baxter & Woodman is not acting as a municipal advisor as defined by the Dodd-Frank Act. Baxter & Woodman shall not provide advice or have any responsibility for municipal financial products or securities; (8) Baxter & Woodman is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by Baxter & Woodman shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that Baxter & Woodman's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Baxter & Woodman's consideration of a component does not constitute acceptance of the assembled item; (10) Baxter & Woodman's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, Baxter & Woodman will become generally familiar with observable completed work. If Baxter & Woodman observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance – Baxter & Woodman will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	\$10 million per claim and aggregate
General Liability:	\$1 million per claim	Professional Liability:	\$5 million per claim
	\$2 million aggregate		\$10 million aggregate
Automobile Liability:	\$1 million combined single limit		

In no event will Baxter & Woodman's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the policy limits of the applicable insurance policy called for under this Agreement.

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, Baxter & Woodman shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages (“Losses”) arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with Baxter & Woodman’s, or its officers, directors, employees, consultants, or agents, negligent act or omission, willful misconduct, or breach of this Agreement; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless Baxter & Woodman and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner’s, or Owner’s officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and Baxter & Woodman waive against each other, and the other’s employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the Baxter & Woodman and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) **Nothing contained within this Agreement is intended to be a waiver or estoppel of the Owner, or its insurer, to rely upon the limitations, defenses, and immunities contained within Wisconsin law, including those contained within Wisconsin Statutes §§ 893.80, 895.52, and 345.05. To the extent that indemnification is available and enforceable, the Owner or its insurer shall not be liable in indemnity or contribution for an amount greater than the limits of liability for municipal claims established by Wisconsin Law.**

Termination – Either party may terminate this Agreement upon ten (10) business days’ written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay Baxter & Woodman, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All Baxter & Woodman documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Baxter & Woodman to Owner pursuant to this Agreement) are instruments of service and Baxter & Woodman retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by Baxter & Woodman or its consultant. Electronic format of Baxter & Woodman’s design documents may differ from the printed version and Baxter & Woodman bears no liability for errors, omissions or discrepancies. Reuse of Baxter & Woodman’s design documents is prohibited, and Owner shall defend and indemnify Baxter & Woodman from all claims, damages, losses and expenses, including attorney’s fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in Baxter & Woodman’s document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Baxter & Woodman to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and Baxter & Woodman and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution – All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Baxter & Woodman, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party’s non-enforcement of any provision shall not constitute a waiver of the provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Water Supply Service Area Plan development to Foth for an amount not to exceed \$29,500. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Chapter NR 854 of the Wisconsin Administrative Code, adopted pursuant to Wis. Stat. § 281.348, introduced a new mandate for water utilities. The regulation went into effect in July 2024. It requires that utilities have a water supply service area plan in place by December 31, 2025. In the attached PDF of the chapter, key sections are highlighted that outline the requirements of the plan. The proposal from Foth makes sense because they have done similar planning activities for Germantown in the past and have the greatest knowledge of our utility. With award of this work in July the plan can be completed by the deadline.

ATTACHMENT:

1. nr854
2. Germantown WI_NR854 WSSAP_AGR_Foth_July 2 2025

STAFF RECOMMENDATION:

Award of NR854 Water Supply Service Area Plan development to Foth for an amount not to exceed \$29,500.

ACTION BY Committee:

Chapter NR 854

WATER SUPPLY SERVICE AREA PLANS

NR 854.01	Purpose.	NR 854.08	Public participation process for persons developing a water supply service area plan.
NR 854.02	Applicability.	NR 854.09	Public notice and comment for plans submitted to the department for approval.
NR 854.03	Definitions.	NR 854.10	Revisions and department reconsideration of an approved water supply service area plan.
NR 854.04	Persons required to prepare a plan.	NR 854.11	Open records requests.
NR 854.05	Content of a water supply service area plan.	NR 854.12	Enforcement.
NR 854.06	Cost–effectiveness analyses of water supply alternatives for plans requiring department approval.		
NR 854.07	Department review and approval process for a water supply service area plan requiring department approval.		

NR 854.01 Purpose. The purpose of this chapter is to establish procedures and requirements for the preparation of water supply service area plans in compliance with the requirements under s. 281.348, Stats., and to establish additional procedures and requirements to ensure that the requirements under ss. 281.343 and 281.346, Stats., are met when department approval of a water supply service area plan is required.

History: CR 23–049; cr. Register June 2024 No. 822, eff. 7–1–24.

NR 854.02 Applicability. This chapter applies to any person who owns or operates a public water supply system that is required to prepare a water supply service area plan under s. NR 854.04.

History: CR 23–049; cr. Register June 2024 No. 822, eff. 7–1–24.

NR 854.03 Definitions. In this chapter:

(1) “Areawide water quality planning agency” means an agency designated by the governor to prepare an areawide water quality management plan under ch. NR 121.

(2) “Consecutive water system” has the meaning specified under s. NR 809.04 (11).

(3) “Cost–effectiveness analysis” has the meaning specified under s. 281.348 (1) (b), Stats.

(4) “Department” means the department of natural resources.

(5) “Diversion” has the meaning specified under s. 281.346 (1) (h), Stats.

(6) “Great Lakes basin” means the watershed of the Great Lakes and the St. Lawrence River upstream from Trois–Rivières, Quebec, within the jurisdiction of the parties. The boundary of the Great Lakes basin is derived from the subbasin (8–digit) 4th level hydrologic units from the digital Watershed Boundary Dataset for the State of Wisconsin, consisting of geo–referenced digital data and associated attributes created in accordance with the “FGDC Proposal, Version 1.0 – Federal Standards for Delineation of Hydrologic Unit Boundaries 3/01/02.”

Note: A copy of the Great Lakes basin boundary dataset is available as the “Major Basins” layer in the Wisconsin Department of Natural Resources GIS Open Data Portal, available at <https://data-wi-dnr.opendata.arcgis.com>.

(7) “Great Lakes council” has the meaning specified under s. 281.348 (1) (cm), Stats.

(8) “New or increased withdrawal” means a proposal for a new withdrawal or a proposal to increase the amount of a withdrawal over the permitted withdrawal amount that requires department approval under s. 281.346 (4g), (4s), or (5), Stats., for a water use general permit or individual permit.

(9) “Non–revenue water” has the meaning specified under s. PSC 185.85 (1) (c).

(10) “Peak daily withdrawal” means a public water supply system’s highest daily water withdrawal in a year.

(11) “Person” has the meaning specified under s. 281.346 (1) (nm), Stats.

(12) “Planning period” means the period covered by the water supply service area plan.

(13) “Population” means the population of a specified area as shown by the last federal census or by any subsequent population estimate under s. 16.96, Stats.

(14) “Projected growth area” means the area in which the public water supply system anticipates providing water to the public during the period covered by the water supply service area plan.

(15) “Projected water demand” means the total water demand forecasted in the public water supply system’s existing service area, the public water supply system’s projected growth area over the planning period, and any water sold to consecutive water systems.

(16) “Public water supply” has the meaning specified under s. 281.348 (1) (d), Stats.

(17) “Public water supply system” means a physically connected system of treatment, storage, and distribution facilities that distributes public water supply that is treated for human consumption and that is owned by a city, village, county, town, town sanitary district, utility district, public inland lake and rehabilitation district, or municipal water district, joint local water authorities, or a privately owned water utility serving any of these entities.

(18) “Retail customer” means a person who purchases water directly from a public water supply system, except a consecutive water system.

(19) “Schematic” means a diagram that represents the elements of a public water supply system using general locations and graphic symbols rather than scaled maps.

(20) (a) “Source” means an individual location where water is withdrawn from groundwater or surface water.

(b) “Source” may include a well, spring, lake, river, or pond.

(21) “Straddling community” has the meaning specified under s. 281.346 (1) (t), Stats.

(22) “Total resources costs” has the meaning specified under s. 281.348 (1) (e), Stats.

(23) “Water supply service area” means an area in which the public water supply system provides water or may provide water to the public during the planning period covered by the water supply service area plan.

(24) “Water supply service area plan” or “plan” means a document developed in compliance with this chapter.

(25) “Waters of the state” has the meaning specified under s. 281.01 (18), Stats.

(26) “Well” has the meaning specified under s. 281.34 (1) (h), Stats.

(27) “Withdraw” has the meaning specified under s. 281.348 (1) (f), Stats.

(28) "Withdrawal" has the meaning specified under s. 281.348 (1) (g), Stats.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24; correction in (17) made under s. 35.17, Stats., Register June 2024.

NR 854.04 Persons required to prepare a plan.

(1) A person owning or operating a public water supply system that serves a population of 10,000 or more, and that withdraws water from the waters of the state, shall prepare a water supply service area plan on or before December 31, 2025.

(2) A person owning or operating a public water supply system that serves or is expected to serve a population of 10,000 or more shall prepare and obtain department approval of a water supply service area plan before the department may issue a general or individual permit under s. 281.346 (4s) and (5), Stats.

(3) A person owning or operating a public water supply system that requests a new or increased diversion of Great Lakes water under s. 281.346 (4), Stats., shall prepare and obtain department approval for a water supply service area plan before the department may grant approval of any new or increased diversion, regardless of the size of the population served by the public water supply system, unless the diversion proposal includes providing water to a straddling community that includes an electronics and information technology manufacturing zone designated under s. 238.396 (1m), Stats.

(4) After December 31, 2025, any person owning or operating a public water supply system that serves a population of less than 10,000 but is expected to serve a population of 10,000 or more in the future shall prepare a water supply service area plan before the date when the public water supply system begins to serve a population of 10,000 or more.

(5) A person owning or operating a public water supply system with a plan that does not require department approval shall review the plan every 5 years and update the plan as needed. A new plan shall be prepared on or before the expiration date of the plan.

(6) A person owning or operating a public water supply system that has an approved water supply service area plan shall submit a new water supply service area plan to the department for approval at least 180 calendar days before the expiration of an approved water supply service area plan.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24.

NR 854.05 Content of a water supply service area plan. A person required to prepare a plan under s. NR 854.04 shall prepare a plan that includes all of the following:

(1) **ESTABLISHMENT OF PLANNING PERIOD.** The plan shall identify the planning period covered by the plan. The planning period shall be at least 10 years and no more than 20 years. The plan shall include an expiration date that coincides with the end of the planning period.

(2) **DELINEATION OF THE AREA.** (a) The plan shall delineate the area for which the plan is being prepared, including all areas to which the public water supply system currently serves retail customers and the projected growth area for the system within the planning period under sub. (1). Identifying an area as a projected growth area for planning purposes does not obligate the public water supply system to provide water to the projected growth area.

(b) The water supply service area may be limited as provided under s. 66.0813 (3) (a), Stats.

(c) A plan submitted to the department for approval under s. NR 854.04 (2) or (3) is subject to all of the following requirements:

1. An areawide water quality planning agency may delineate the water supply service area for the public water supply systems within its designated planning area.

2. The plan shall include a map of the water supply service area.

3. If the Great Lakes council approves a diversion area for a public water supply system proposing to make a diversion from the Great Lakes basin under s. 281.346 (4) (e), Stats., that diversion area shall be the delineated water supply service area for the plan.

(3) **DESCRIPTION OF THE PUBLIC WATER SUPPLY SYSTEM.** A plan shall include a description of the public water supply system using schematics, as appropriate. The description shall include all of the following, as applicable:

(a) A description of the existing sources serving the system, including all wells, surface water intakes, and any water purchased from any other water system.

(b) A description of any identified or documented water quality issues relative to existing sources.

(c) An identification of all consecutive water systems currently purchasing water from the public water supply system and all consecutive water systems anticipated to purchase water from the public water supply system during the planning period.

(d) A plan requiring department approval under s. NR 854.04 (2) or (3) shall also include in the description of the public water supply system all of the following, as applicable:

1. A description or schematic identifying the general location of existing water treatment facilities including a description of the type and size of the treatment facilities and related equipment. The description shall also indicate the final disposition of the wastewater and sludge from the treatment processes.

2. A description and schematic of the existing water storage and distribution facilities including, as applicable: the location of water mains; water pressure booster stations; water pressure reducing stations; metering stations; storage reservoirs; and any connections with other water utilities.

3. A map showing the location of the Great Lakes basin in relation to its public water supply facilities.

(4) **DESCRIPTION OF EXISTING SOURCES AND WITHDRAWALS.** (a) The plan shall describe the public water supply system's sources and withdrawals including all of the following:

1. A statement identifying the withdrawals used to supply water to the system.

2. The average daily withdrawal amount for each source in each of the last 10 years preceding the planning period.

3. The maximum withdrawal capacity of each source.

4. For any consecutive water system that purchases a portion of its public water supply, the public water supply system's average daily public water supply obtained from each water supplier for each of the 10 years preceding the planning period.

(b) For a plan requiring department approval under s. NR 854.04 (2) or (3), the plan shall include all of the following:

1. A description of the methods used to measure or estimate the amount of withdrawal and amount of non-revenue water.

2. A description of water quality treatment required or expected to be required relating to existing sources.

(c) For a plan including a diversion, the plan shall include all of the following:

1. A description and schematic of the location and method of return flow to the Great Lakes basin.

2. A table showing the public water supply system's proposed or existing diversion amounts and corresponding return flow amounts.

3. A description of the methods used to measure diversion and return flow amounts.

(5) **DESCRIPTION OF EXISTING WATER USE.** The plan shall describe the existing water use of the public water supply system, including all of the following:

(a) The population and population density of the public water supply system's existing service area.

(b) A table or summary of the number of retail customers purchasing water for residential use, commercial use, industrial use, and public authority use for each year in the 10 years preceding the planning period.

(c) A table or summary of sales of water for residential use, commercial use, industrial use, and public authority use for each year in the 10 years preceding the planning period.

(d) A list of the public water supply system's 10 largest retail customers, other than consecutive water systems, and its water use for each year in the 10 years preceding the planning period.

(e) A table and summary of the sales of water to consecutive water systems for the 10 years preceding the planning period, if applicable.

(6) PROJECTED WATER DEMAND. The plan shall project water demands for the planning period and shall include the projected water demand for the existing service area and proposed growth area of the public water supply system, along with any anticipated sales to consecutive water systems served by the public water supply system. The plan shall include all of the following:

(a) The projected water demand including the projected growth area over the planning period.

(b) A description of the methods used to derive the water demand projections.

(c) Forecasts of the expected population for the projected growth area during the planning period based on population projections for the existing service area and projected growth area and municipally planned population densities. Population projections shall consider department of administration projections made under s. 16.96, Stats., and shall consider any applicable approved regional or areawide water supply plans or regional water needs assessments and other applicable regional water supply information. The plan shall include a description of the methods used to derive the population forecasts.

(d) A summary of projected sales of water to any consecutive water systems, if applicable.

(e) A plan requiring department approval under s. NR 854.04 (2) or (3) shall also include in its projected water demand all of the following:

1. A table showing the projected water demand over the planning period, divided into 5-year increments.

2. A table showing the projection of total annual daily average and total peak daily withdrawal. The table shall include water demand estimates for the existing service area and projected growth area of the public water supply system, categorized by residential use, commercial use, industrial use, and public authority use.

3. An estimate of the non-revenue water associated with the projected water demand over the planning period.

4. An analysis of how the projected water demand is consistent with the public water supply system's past 10 years of water use provided under sub. (5) or a description of how the demand estimate is reasonable based on the purposes for which the demand is forecasted.

5. The projected water use reductions related to the implementation of any of the applicable public water supply system's water conservation alternatives identified under s. NR 854.06 (1) and, if applicable, implementation of the water conservation plan under ch. NR 852.

(7) INVENTORY AND IDENTIFICATION OF THE SOURCES AND QUANTITIES OF WATER SUPPLIES IN THE REGION. A plan shall identify possible water supply alternatives available to the public water supply system, including all of the following:

(a) An inventory of alternative existing groundwater and surface water sources available in the region.

(b) Identification of alternative options for supplying water within the planning area that are approvable under other applica-

ble statutes and rules, and a discussion of the viability and limitations of those options.

(8) PLAN RECOMMENDATIONS. The plan shall include recommendations on how to meet the projected water demand of the public water supply system over the planning period, including all of the following:

(a) An analysis of whether to use existing sources, enlargement of existing sources, development of new sources, or the purchase of new or increased water supply to meet projected water demand described under sub. (6).

(b) A demonstration that the plan effectively utilizes the existing public water supply system, wastewater infrastructure, and water storage, treatment, and distribution facilities, to the extent practicable.

(c) If the plan recommendations include the developments of new sources, enlargement of existing sources, or the purchase of new or increased water supply, the plan shall include all of the following as applicable:

1. A description of the potential water withdrawal facilities, including the number of wells and surface water intakes and general locations and capacity.

2. A description or schematic of any potential public water supply system facilities including the general locations of transmission mains, and any water pressure booster stations, water pressure reducing stations, metering stations, and storage reservoirs needed as a result of new or enlarged water withdrawal facilities.

3. Documentation of a consecutive water system's ability to purchase new or increased water supply over the planning period. Documentation may include a copy of letters or resolutions that provide evidence of support from the public water supply system that will provide water to the consecutive water system.

4. An assessment of potential environmental impacts of carrying out the recommendations of the plan. Factors to consider in evaluating potential environmental impacts may include the following, as applicable:

a. Geologic setting, including regional hydrogeology and any unique geologic formations or conditions.

b. General groundwater or surface water quantity and quality conditions.

c. Analysis of available area aquifer drawdown data.

d. Identification and description of surface water resources.

e. Aquifer drawdown and groundwater quantity and quality conditions as a result of projected groundwater withdrawals.

f. Analysis and summary of any regional hydrogeological studies or assessments and other regional water supply information.

g. Relevant information in other plans listed under sub. (9).

h. Land use trends.

i. Impacts to wetlands.

j. Floodplains.

k. Impacts to environmentally sensitive areas.

5. An assessment of anticipated economic impacts and costs associated with carrying out the recommendations in the plan.

(9) ANALYSIS OF CONSISTENCY WITH OTHER PLANS AND AGREEMENTS. The plan shall include a description and analysis of the plan's consistency with all of the following, as applicable:

(a) Approved comprehensive plans, as defined under s. 66.1001 (1) (a), Stats.

(b) Approved areawide water quality management plans under s. 283.83, Stats., and ch. NR 121.

(c) Existing land use agreements between the person who owns or operates the public water supply system and any city, village, or town included within the projected growth area.

(d) Existing wholesale or retail customer sales agreements between the person who owns or operates the public water supply system and any city, village, or town included within the projected growth area.

(e) Any other existing agreements or approvals obtained from a governing body related to the implementation of the projected growth area.

(10) PUBLIC PARTICIPATION. The plan shall include a description of the public participation process implemented under s. NR 854.08, including a summary of the comments received.

(11) SUBMISSION OF PLAN TO LOCAL GOVERNMENTS. The plan shall include documentation that the plan has been submitted to the governing body of each city, village, and town whose public water supply is addressed by the plan.

(12) PROCEDURES FOR IMPLEMENTING AND UPDATING THE PLAN. The plan shall identify procedures to be used to implement and update the plan and a commitment to using those procedures.

Note: The department advises that the plan uses public service commission data when applicable throughout this section.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24; correction in (5) (e), (8) (a) made under s. 35.17, Stats., and correction in (8) (c) 4. g. made under s. 13.92 (4) (b) 7., Stats., Register June 2024 No. 822.

NR 854.06 Cost-effectiveness analyses of water supply alternatives for plans requiring department approval. If department approval is required under s. NR 854.04 (2) or (3), a plan shall include a cost-effectiveness analysis of identified water supply alternatives for meeting the water demand for the planning period. A cost-effectiveness analysis shall include all of the following:

(1) Identification and analysis of potential water supply alternatives, which shall include the sources identified under s. NR 854.05 (7).

(2) A summary of the expected water demand reduction associated with implementing water conservation and efficiency measures as identified in the public water supply system's water conservation plan developed under s. NR 852.07, including a summary of the cost savings as determined under s. NR 852.09 or 852.10.

(3) A description of the sustainability of each water supply alternative in consideration of existing regional water need assessments and the extent to which each alternative identified under s. NR 854.05 (7) is consistent with existing plans under s. NR 854.05 (8).

(4) An evaluation of existing and anticipated costs associated with each water supply alternative identified under s. NR 854.05 (7). Factors to consider in evaluating costs include: construction; operation and maintenance of wells; surface water intakes; treatment plants; chemical feed equipment; pumping facilities; water mains; storage facilities; and purchase of water from a contract supplier.

(5) Conclusions on the identified water supply alternatives and a comparative analysis of the alternatives based on the cost-effectiveness analysis.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24; correction in (intro.) made under s. 35.17, Stats., Register June 2024 No. 822.

NR 854.07 Department review and approval process for a water supply service area plan requiring department approval. (1) If department approval is required under s. NR 854.04 (2) or (3), the plan shall be submitted to the department for approval. The department shall issue a written decision on the plan prior to the issuance of any approvals required under s. 281.346 (4), Stats., or permits under s. 281.346 (4s) or (5), Stats.

(2) The department may not approve a water supply service area plan unless all of the following apply:

(a) The diversion or withdrawal proposal that is submitted with the plan meets the requirements under s. 281.346 (4), (4g), (4s), or (5), Stats., or the department finds the plan complies with an

existing approved diversion or withdrawal permit issued under s. 281.346 (4), (4g), (4s), or (5), Stats.

(b) The plan provides for a public water supply system that meets the requirements under this chapter based on a cost-effectiveness analysis of regional and individual water supply and water conservation alternatives under s. NR 854.06.

(c) The plan effectively utilizes existing water supply storage and distribution facilities and wastewater infrastructure to the extent practicable.

(d) The plan is consistent with applicable comprehensive plans as defined under s. 66.1001 (1) (a), Stats.

(e) The projected water demand over the planning period is consistent with the public water supply system's previous 10 years of water use or the department determines the projected water demand is reasonable based on the purposes and uses of the projected water demand.

(f) The plan has undergone the public participation process specified under ss. NR 854.08 and 854.09.

(g) The plan meets the requirements under this chapter.

(3) If a plan includes a new or increased withdrawal from the Great Lakes basin, the department shall specify a withdrawal amount for the public water supply system that is equal to the greatest of the following:

(a) The amount needed for the public water supply system to provide a public water supply in the water supply service area in the plan during the period covered by the plan, as determined using the population and related service projections in the plan.

(b) If the withdrawal is covered by an individual permit issued under s. 281.344 (5) or 281.346 (5), Stats., when the department approves the plan, the withdrawal amount in that permit when the department approves the plan or, if the withdrawal is covered by a general permit issued under s. 281.344 (4s) or 281.346 (4s), Stats., when the department approves the plan, the withdrawal amount for the public water supply system in the database under s. 281.346 (4s) (i), Stats., when the department approves the plan.

(4) If the department determines that a plan does not contain the information specified under ss. NR 854.05 and 854.06 or additional information is necessary for review or approval, the department shall provide the person submitting the plan with written notification of the additional information necessary and allow the applicant to submit additional information or revisions to the plan.

(5) The department shall specify a water supply service area in its approval of a plan. The department may not limit water supply service areas based on jurisdictional boundaries, except as necessary to prevent waters of the Great Lakes basin from being transferred from a county that lies completely or partly within the Great Lakes basin into a county that lies entirely outside the Great Lakes basin, or except where the water supply service area is delineated by a diversion area approved by the Great Lakes council under s. 281.348 (3) (cr), Stats.

(6) The department's approval of a water supply service area plan shall not constitute department approval of the final design of new or enlarged water withdrawal facilities, water supply treatment facilities, or water transmission facilities, including any water pressure booster stations, water pressure reducing stations, or storage reservoirs identified or discussed in the plan. Department approval of new or enlarged facilities shall be obtained in accordance with other applicable statutes and rules.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24; correction in (3) (b), (5) made under s. 35.17, Stats., Register June 2024.

NR 854.08 Public participation process for persons developing a water supply service area plan. (1) A person developing a plan, including a plan requiring department approval, shall undertake a public participation process including

public notice of the proposed plan, a minimum of one public hearing on the proposed plan, and an opportunity to provide written comment on the proposed plan.

(2) A person who owns or operates the public water supply system shall make the water supply service area plan, any public comments received on the plan, and any approval of the plan available for public inspection.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24.

NR 854.09 Public notice and comment for plans submitted to the department for approval. (1) The department shall satisfy public notice and comment requirements under s. NR 851.72 in its review of a water supply service area plan submitted to the department for approval under s. NR 854.04 (3).

(2) The department shall satisfy public notice and comment requirements under subch. IV of ch. NR 860 in its review of a water supply service area plan submitted to the department for approval under s. NR 854.04 (2).

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24.

NR 854.10 Revisions and department reconsideration of an approved water supply service area plan.

(1) A person who owns or operates a public water supply system with an approved plan shall submit revisions of the plan to the department for review and approval. The department shall review the revised water supply service area plan and issue a decision on the plan using the process under s. NR 854.07. Proposed plan revisions are subject to the public participation process under ss. NR 854.08 and 854.09. Revisions that require department approval include any of the following:

- (a) Expansion of an approved water supply service area.
- (b) Changes to source.
- (c) Increased projected demand for the water supply area.

(2) A person seeking to revise an approved water supply service area plan that includes a diversion that was approved by the Great Lakes council shall contact the department to discuss the scope of the revision. The person seeking a revision to the plan

shall submit to the department the proposed revision. The department shall work with the applicant to follow regional body and Great Lake council procedures where necessary for review and approval of the revised water supply service area plan.

(3) The department may reconsider an approval of a water supply service area plan or a portion of a water supply service area plan in any of the following situations:

- (a) When necessary to reflect state law or administrative rules or changes to state law or administrative rules.
- (b) When the department finds the plan or portion of the plan conflicts with the department's responsibility to protect, maintain, and improve the quality and management of the waters of the state, ground or surface, public and private.
- (c) When the plan or a portion of the plan is not in the public interest.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24.

NR 854.11 Open records requests. The department may consider domestic security concerns when determining whether public records provided to or obtained by the department under this chapter warrant confidential treatment, as allowed under s. 281.346 (3) (cm) and (9) (e), Stats.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24; correction made under s. 35.17, Stats., Register June 2024 No. 822.

NR 854.12 Enforcement. (1) Violations of this chapter are enforceable under ch. 281, Stats., and may result in penalties, forfeitures, costs of investigation and prosecution, or orders to abate any nuisance, restore a natural resource, or take or refrain from taking any other action necessary to eliminate or minimize any environmental damage.

(2) The department may withdraw its approval of a plan based on substantial noncompliance with the plan or the requirements under this chapter.

History: CR 23-049: cr. Register June 2024 No. 822, eff. 7-1-24.



AGREEMENT FOR SERVICES

Project Title
(the "Project"): NR 854 – Water Supply Service Area Plan (WSSAP)

FOTH Project Number: _____

CLIENT Project Number: _____
(If applicable)

This Agreement for Services (hereinafter "Agreement") is made and entered into this 2nd day of July, 2025, by and between **FOTH INFRASTRUCTURE & ENVIRONMENT, LLC**, (hereinafter "Consultant") and **VILLAGE OF GERMANTOWN**, (hereinafter "Client"), for the services described under the Scope of Services (the "Services").

CLIENT: Village of Germantown

Address: N112W17001 Mequon Rd., Germantown, WI 53022

Phone No: 262-250-4700

Email Address: mmortwedt@germantownwi.gov

Scope of Services: Client hereby agrees to retain Consultant to perform the following Services:

See Exhibit A for deliverables and the detailed scope.

Schedule: Services shall be performed according to the following schedule (if authorization to begin is received no-later than mid-July 2025):

Review draft to Village in November 2025.

Final draft completed in December 2025.

Compensation: In consideration of these Services, the Client agrees to pay Consultant compensation as follows:

☐ Lump-Sum in the amount of \$ _____ .00

☐ Unit Cost/Time Charges (Standard Rates)

☐ Unit Cost/Time Charges (Standard Rates) for an estimated cost of \$ _____ .00

☒ Other as stated here: Billed hourly per standard year rates, see Exhibit B. Estimated Level of Effort for the identified scope: \$27,500 to \$29,500

Notes: This estimate will not be exceeded without the Client's pre-approval in writing. If additional scope is requested and approved by the Client, these efforts will be billed per standard hourly rates per Exhibit B.

Special Conditions (if any): None

The attached Agreement for Services Standard Terms and Conditions, along with any Exhibits, is made a part hereof and incorporated into this Agreement.

IN WITNESS WHEREOF, this Agreement is accepted on the date last written below, subject to the terms and conditions above stated and the provisions set forth herein.

CLIENT

Signed: _____

Name (printed): _____

Title: _____

Date: _____

CONSULTANT

Signed: _____

Name (printed): Thomas J Ludwig, PE

Title: State Operations Director

Date: July 2, 2025

Signed: _____

Name (printed): Dale R Broeckert, PE

Title: Senior Project Manager

Date: July 2, 2025

AGREEMENT FOR SERVICES STANDARD TERMS AND CONDITIONS

1.0 Commencement of Services - The Services will commence consistent with the schedule referenced herein or as otherwise agreed to by the parties, upon receipt of this signed Agreement. If after commencement of the Services, the Project is delayed for any reason beyond the control of Consultant for more than sixty (60) days, the terms and conditions contained herein are subject to revision by Consultant.

1.1 Standard of Care - The standard of care for any professional Services performed or furnished by Consultant under this Agreement will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant makes no other warranties, express or implied, under this Agreement or otherwise, in connection with any Services performed or furnished by Consultant. Subject to the standard of care, Consultant and its sub-consultants may use and rely upon data, reports, design elements and information ordinarily or customarily furnished by others, including, but not limited to Client, Client's other contractors or consultants, specialty contractors, manufacturers, suppliers, and the publishers of technical standards.

Consultant shall not be required to sign any document, no matter by whom requested, that would result in the Consultant having to certify, guarantee, or warrant the existence of conditions whose existence the Consultant cannot ascertain.

2.0 Client Responsibilities - Client shall provide, at Client's expense, all criteria, design, and construction standards including full information as to Client's requirements for the Project, including all document specifications. The provision or production of such data or information is not included in the Services, except where explicitly referenced in the Scope of Services. As stated in Section 1.1, Consultant shall be entitled to rely upon such data and information in the performance of the Services and shall not be liable for any incorrect advice, judgment or decision based on any inaccurate information furnished by Client, Client's agents or Client's other consultants. Such data and information shall include but not be limited to the following:

- a. If not included in the Scope of Services, a complete survey of the Project site which shall include but not be limited to easements, right-of-way, encroachments, zoning and deed restrictions, subterranean structures or utilities, existing buildings and improvements.
- b. If not included in the Scope of Services, soils data, laboratory tests, reports and inspections of samples, materials or other items, with appropriate professional interpretations.
- c. Legal counseling services necessary for the Project including legal review of the construction contract documents.
- d. Accounting, bond and financial advisory (including, if applicable, "municipal advisor" services as described in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (2010) and the municipal advisor registration rules issued by the Securities and Exchange Commission), independent cost estimating, and insurance counseling services.
- e. If not included in the Scope of Services, permits and approvals from any authorities having jurisdiction over the Project.

2.1 Right of Entry - Client shall provide for entry for the employees, agents and subcontractors of Consultant and for all necessary equipment.

2.2 Client Authorized Representative - Client shall designate a person authorized to act as Client's representative. Client or his representative shall receive and examine documents submitted by Consultant and shall be empowered to interpret and define Client's policies and render decisions and authorizations in writing promptly to prevent unreasonable delay in the progress of Consultant's Services. Client shall give prompt written notice to Consultant whenever Client observes or otherwise becomes aware of any defect in the Project, Services or other event which may substantially affect Consultant's performance of Services under this Agreement.

3.0 Fees and Payment

3.1 Invoice Payment Due - Client shall compensate Consultant for Services and expenses rendered under this Agreement. Consultant's fee for Services will be based on Consultant's rates currently in effect at the time the Services are done; lump sum or other schedules as identified under the Compensation section. Rates of

Consultant are subject to annual revision. Payment shall be due within thirty (30) days after the date of invoice describing the Services performed and expenses incurred during the preceding invoice period.

3.2 Failure to Pay. Client agrees that timely payment is a material term of this Agreement and that failure to make timely payment as agreed constitutes a breach hereof. In the event payment for Services rendered has not been made within thirty (30) days from the date of invoice, Consultant may, after giving seven (7) days' written notice to Client and without penalty or liability of any nature, and without waiving any claim against Client, suspend all work on all Services as set forth herein. Upon receipt of payment in full for Services rendered, plus interest charges, Consultant will continue with Services. Payment of all compensation due Consultant pursuant to this Agreement shall be a condition precedent to Client using any of Consultant's work product and/or deliverables under this Agreement.

3.3 Interest on Late Payments - In order to defray carrying charges resulting from delayed payments, simple interest at the maximum rate allowed by law will be added to the unpaid balance of each invoice. The interest period shall commence thirty (30) days after the date of the original invoice and shall terminate upon date of payment. Payments will be first credited to interest and then to principal.

4.0 Insurance/Limitation of Consultant's Liability - Consultant will maintain the following insurance coverages:

- a. Worker's compensation insurance pursuant to state law.
- b. Comprehensive automobile and vehicle liability insurance covering claims for injuries to members of the public and/or damages to property of others arising from use of motor vehicles, including onsite and offsite operations, and owned, non-owned, or hired vehicles, with \$1,000,000 combined single limits.
- c. Commercial general liability insurance covering claims for injuries to members of the public or damage to property of others arising out of any covered negligent act or omission of Consultant or of any of its employees, agents, or subcontractors, with \$1,000,000 per occurrence and \$2,000,000 in the aggregate.
- d. Professional liability insurance, if applicable, of \$1,000,000 per claim and in the aggregate.

4.1 Liability Limits - Notwithstanding any provision in this Agreement to the contrary, Client and Consultant each agree not to assert against the other any claim, demand or suit for consequential, incidental, indirect or special damages arising from any aspect of the performance or nonperformance of the other party or any third-party engaged by such other party under this Agreement, and each party hereto waives any such claim, demand or suit against the other in connection with this Agreement. Notwithstanding any language to the contrary, the total aggregate liability of Consultant, its employees, officers, directors, shareholders, agents, or sub-consultants, to all parties related to this agreement shall not exceed the greater of: (1) \$50,000.00, or (2) the amount of Consultant's fee for the Services on any individual work order issued under this Agreement that gives rise to a claim.

4.2 Waiver of Subrogation - Both parties hereby waive, and shall cause their respective insurers to waive, all rights of subrogation against the other party, their employees, officers, directors, shareholders, agents, or sub-consultants for damages caused by risks covered by insurance, except such rights as they may have to the proceeds of the insurance.

5.0 Indemnification - Consultant, to the fullest extent permitted by law, shall indemnify and hold harmless Client and any of Client officers, directors, employees and agents from and against claims, losses, damages, liabilities, including attorney's fees and expenses, for third-party claims of bodily injury, sickness or death, and property damage or destruction to the extent caused by the negligent acts or omissions of Consultant or Consultant's separate contractors or anyone for whose acts any of them may be liable, but only to the extent of the negligence. Nothing in this Section shall obligate Consultant to indemnify any individual or entity from and against the consequences of that individual's or entity's own negligence or willful misconduct. Notwithstanding the forgoing, Consultant has no obligation to defend or pay indemnitee defense costs incurred prior to a final determination of liability or to pay any amount that exceeds the proportionate share of Consultant's finally determined percentage of liability as determined by a court of competent jurisdiction.

6.0 Hazardous Materials - Client hereby understands and agrees that Consultant has not created nor contributed to the creation or existence of any types of hazardous or toxic wastes, materials, chemical compounds, or substances, or any other type of environmental hazard or pollution ("Hazardous Materials"), whether latent or

patent, at Client's premises, or in connection with or related to the Project with respect to which Consultant has been retained to provide Services. Therefore, to the fullest extent permitted by law, except for Hazardous Materials introduced onto the site by Consultant and not required or permitted in the performance of Consultant's Services, Client agrees to indemnify, and hold Consultant, its officers, directors, shareholders, employees, and Consultants, harmless from and against any and all claims, damages, and expenses, whether direct, indirect, consequential or otherwise, including, but not limited to, attorney fees and court costs, arising out of, or resulting from the discharge, escape or release, of Hazardous Materials. Nothing contained within this Agreement shall be construed or interpreted as requiring Consultant to assume the status of a generator, transporter, or owner or operator of a treatment, storage or disposal facility, as those terms appear within the Resource Conservation and Recovery Act, 42 U.S.C.A., §6901 et seq., as amended, or within any State statute governing the generation, treatment, storage, and disposal of waste.

7.0 Design Without Construction Phase Services - Notwithstanding any provisions in this Agreement to the contrary, if this Project involves construction and Consultant is not retained to provide construction phase services including, but not limited to, observation, site visits, shop drawing review, and design clarifications, Client agrees that Consultant shall be responsible only for those construction phase services expressly required in Consultants Scope of Services. With the exception of such expressly required Services, Consultant shall have no design, shop drawing review, or other obligations during construction, and Client assumes all responsibility for construction phase services. Client waives all claims against the Consultant that may be connected in any way to construction phase services except for those Services that are expressly required in Consultants Scope of Services.

8.0 Documents- Ownership of Work Product and Proprietary Information - The deliverables prepared under this Agreement shall become the property of the Client only upon completion of the Services and payment in full of all monies due to Consultant. In the event Client reuses or makes any modifications to the deliverables without prior written authorization of Consultant, the Client agrees, to the fullest extent permitted by law, to indemnify and hold Consultant, its consultants, agents, officers, directors, shareholders and employees harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of any unauthorized reuse or modifications of Consultant's Services, work product, and/or deliverables by the Client or any person or entity that acquires or obtains the such work product and/or deliverables from or through the Client without the written authorization of Consultant.

Notwithstanding the foregoing Consultant's liability to Client for any computer programs, software products, or related data furnished hereunder is limited solely to the correction of residual errors, minor maintenance, or update(s) as agreed. CONSULTANT MAKES NO WARRANTIES OF ANY KIND, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR OF FITNESS FOR ANY PARTICULAR PURPOSE, or against infringement, with respect to computer programs, software products, related data, technical information, or technical assistance provided by Consultant under this agreement. The Consultant will take reasonable precautions to prevent the transmission of any electronic virus, or other contamination with the exchange of electronic media, but Consultant makes no assurances that those precautions are adequate to assure a contamination free transmission. Consultant retains title and interest in all of its standard details, plans, specifications, methodologies, tools, and computation documents, whether in written or electronic form, which have been incorporated into the documents and instruments of service, but which were developed by Consultant independent of this Agreement.

9.0 Injury to Workers on Project Consultant has no responsibility for site safety or for the means and methods employed by Client's construction contractor(s). Client agrees that Consultant will be named as an additional insured on construction contractor's insurance policy for Commercial General Liability and Builders All Risk Liability, and Client agrees to insert into all contracts for construction between Client and construction contractor(s) arising out of these Services a provision requiring the construction contractor(s) to defend, indemnify, and hold harmless both Client and Consultant from any and all actions arising out of the construction Project, including, but not limited to, injury to or death of any worker on the job site, not caused by the sole negligence of Client or Consultant,. Client will be responsible for any damages caused by Client's failure to comply with the above requirements.

10.0 Probable Construction Costs Opinions - Any opinion of the construction cost prepared by Consultant represents his judgment and is supplied for the general guidance of the Client. Since Consultant has no control over the cost of labor and material, or over competitive bidding or market conditions, Consultant does not guarantee that bids or actual construction costs to the Client will not vary from Consultant's opinions of probable

cost. If the Client desires greater assurance as to construction costs, Client shall employ an independent cost estimator.

11.0 Site Visits - Visits to the construction site and observations made by Consultant as part of Services during construction under this Agreement shall not make Consultant responsible for the obligation to conduct, comprehensive monitoring of the work of the contractor(s) sufficient to ensure conformance with the intent of the construction contract documents, and shall not make Consultant responsible for, nor relieve the construction contractor(s) of the full responsibility for, constructions means, methods, techniques, sequences, and procedures necessary for coordinating and completing portions of the contractor(s) work under the construction contract documents, and for all safety precautions incidental thereto. Such visits by Consultant are not to be construed as part of the observation duties of the on-site observation personnel defined below.

12.0 On-Site Observation - When Consultant provides on-site observation personnel as part of Services during construction under this Agreement, the on-site observation personnel will make reasonable efforts to advise Client of observed defects and deficiencies in the work of the contractor(s), and to help determine if the provisions of the construction contract documents are being fulfilled. Consultant shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of any construction work and Consultant's obligations are limited to becoming generally familiar with the progress of the construction. Consultant's observation will not cause Consultant to be responsible for those duties and responsibilities which belong to the construction contractor(s), including, but not limited to, full responsibility for the means, methods, techniques, sequences, and progress of construction, and the safety precautions incidental thereto, and for performing the construction work in accordance with the construction contract documents.

13.0 Termination or Abandonment - If any portion of the Services or Project is terminated or abandoned by Client, the provisions of these Terms and Conditions in regard to compensation and payment shall apply insofar as possible to that portion of the work not terminated or abandoned. If said termination occurs prior to completion of any phase of the Project, the fee for Services performed during such phase shall be based on Consultant's reasonable estimate of the portion of such phase completed prior to said termination, plus a reasonable amount to reimburse Consultant for termination costs.

This Agreement may be terminated by either party if the other party fails to fulfill its obligations under this Agreement through no fault of the terminating party. No such termination may be effected unless the other party is given not less than ten calendar days written notice of intent to terminate and an opportunity for correcting the default (plus such additional time as is reasonably necessary to correct the default, other than any payment default) and for consultation with the terminating party before termination. Consultant shall be paid for Services performed to the termination date including reimbursable expenses due plus termination expenses.

14.0 Jurisdiction - This Agreement shall be governed by the laws of the State of the Project.

15.0 Dispute Resolution - The parties will use good faith efforts to resolve any dispute, controversy or claim arising out of or relating to this Agreement or the relationship between the parties (a "Dispute") through negotiation. To invoke the dispute resolution procedures in this section, one party must give the other party a written notice of its intent to negotiate. The notice will include a detailed description of the Dispute and a proposed resolution. Within five (5) business days after delivery of the notice, each party will designate a senior executive with authority to resolve the Dispute. The designated executives will engage in discussions in an effort to resolve the Dispute. If the designated executives do not agree on a resolution within twenty (20) days after the dispute notice has been delivered, the parties may agree to submit the Dispute to non-binding mediation by any mutually agreed-upon mediator, rules and location. Any mediation fees and expenses will be allocated and paid by the parties equally. If the parties do not reach a resolution through negotiation or mediation, either party may pursue all remedies available under this Agreement, at law or in equity in a court of competent jurisdiction. Each party hereby irrevocably waives its rights to trial by jury in any Dispute or proceeding arising out of this agreement or the transactions relating to its subject matter.

16.0 Waiver - Consultant's waiver of any term, condition, or covenant or breach of any term, condition, or covenant, shall not constitute a waiver of any other term, condition, or covenant, or the breach thereof.

17.0 Successors and Assigns - All of the terms, conditions, and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns, provided, however, that no assignment of this Agreement shall be made without written consent of the parties to this Agreement.

18.0 Severability - If any provision of this Agreement is declared invalid, illegal, or incapable of being enforced by any Court of competent jurisdiction, all of the remaining provisions of this Agreement shall nevertheless continue in full force and effect, and no provision shall be deemed dependent upon any other provision unless so expressed herein.

19.0 Force Majeure - Neither party to this Agreement will be liable to the other party for delays in performing the Services, or for the direct or indirect cost resulting from such delays, that may result from a Force Majeure condition. Each party will take reasonable steps to mitigate the impact of any force majeure. If Consultant is delayed in the performance of the Work due to acts, omissions, conditions, events, or circumstances beyond its control and due to no fault of its own or those for whom Consultant is responsible, the Contract Time(s) for performance as well as the Contract Price shall be reasonably extended by Change Order. By way of example, events that will entitle Consultant to an extension of the Contract Time(s) include acts or omissions of Client or anyone under Client's control (including separate contractors), changes in the Work, Differing Site Conditions, Hazardous Conditions, wars, floods, labor disputes, unusual delay in transportation, epidemics, earthquakes, adverse weather conditions not reasonably anticipated, and other acts of God (Force Majeure Condition). For clarity purposes, labor shortages or supply chain disruptions resultant from epidemic or pandemic events are specifically to be considered grounds constituting a Force Majeure Condition. Labor shortages and inefficiencies, delays, escalation, or cost impacts resulting from labor shortages or supply chain disruptions associated with such an event shall be considered grounds for a Force Majeure Condition event and shall afford Consultant the opportunity for schedule and cost relief associated with such an event.

20.0 Entire Agreement - This Agreement, and its attachments, constitutes the entire understanding between Client and Consultant relating to Services to be provided by Consultant and, excepting only confidentiality agreements between the parties pertaining to the Project, supersede any prior or contemporaneous agreements, promises, negotiations, or representations not expressly set forth herein. Subsequent modifications or amendments to this Agreement must be in writing and signed by the parties to this Agreement. The foregoing notwithstanding, if the Client, its officers, agents, or employees request Consultant to perform extra work or Services pursuant to this Agreement, Client will pay for the additional Services even though an additional written Agreement is not issued or signed. The obligations of Consultant under this Agreement shall survive in accordance with applicable State statutes.

EXHIBIT A

Background:

NR 854 – Water Supply Service Area Plan (WSSAP) is a new planning-level document required by the DNR. Every community with a water system serving a population over 10,000 must prepare one. This requirement was introduced in late 2024, with a deadline of December 31, 2025. Although communities do not need to submit this document to the DNR for review or approval, it must be completed and meet public participation requirements. Additionally, the document must be posted for public information and viewing.

Given our previous and ongoing work with the water system, we have a strong foundation for portions of the background content, which will create some efficiencies in the document's creation. However, as a public-facing document with specific format and future planning content, there is still a considerable amount of work involved. Creating the document will require close coordination and active participation from the Village, as identified in the scope. Village participation will be critical to the content and accuracy of the document. We will review the specific needs from the Village at the kick-off meeting.

DELIVERABLES

2 hard copies and 1 PDF copy of a 10-year WSSAP completed with the assistance of the Village, based on the requirements of Wisconsin Administrative Code Chapter NR 854 (graphics/data files provided upon request).

SCOPE OF SERVICES

Efforts to be included to complete the 10-year WSSAP:

Water Service Area

- Coordinate and review existing and future water service areas delineated by the Village.
- Create a figure showing water service areas and the proposed land use within the area.

Water Service Area Population

- Coordinate and review population estimates and projections for the service area.
- Develop the water service area population section to be used in the WSSAP.

Existing Water System

- Develop well withdrawal tables from data provided by the Village for the past ten years.
- Identify the maximum withdrawal capacity from each source.
- Create a schematic of existing water facilities.
- Update current existing water system figure.
- Develop the existing sources section to be used in the WSSAP.

Existing Water Quality Issues

- Coordinate and review the description of known water quality issues supplied by the Village.
- Create the existing water quality section in the WSSAP.

Existing Water Use

- Update tables used in previous reports that summarize water use by classification for the past 10 years to be incorporated in the WSSAP.

- Update table used in previous reports that summarize the number of water customers by classification for the past 10 years to be incorporated into the WSSAP.
- Coordinate and review information obtained from the Village for the top 10 water users for the past 10 years and summarize in a table in the WSSAP.
- Update tables used in previous reports that summarize max day water use for the past 10 years and summarize in a section of the WSSAP.
- Update tables used in previous reports that summarize non-accountable water for the past 10 years and summarize in a section of the WSSAP.
- Verify existing average day demands and maximum day demand ratios used in previous reports based on current water use and summarize in a section of the WSSAP.

Basis of Design for Estimating Water Use

- Summarize the basis of design for estimating water use in the WSSAP based on previous reports.

Projected Water Use

- Summarize land use of ultimate service area and pressure zone using GIS information.
- Estimate projected populations in each pressure zone using land use information and dwelling unit densities used in previous reports.
- Calculate projected water use by pressure zone.
- Summarize projected water use in the WSSAP.

Basis of Design for Supply and Storage Analysis

- Summarize basis of design criteria to be used in supply and storage analysis.

Supply and Storage Analysis

- Complete a basic supply and storage analysis for future water service areas.
- Summarize existing supply and storage analysis as part of previous studies and create summary of future supply and storage analysis in WSSAP.

Plan Recommendation

- Determine the required capacity of the supply and storage facility needed in each pressure zone.
- Develop a schematic of the proposed water system.
- Develop a general figure of the proposed water system.
- Perform an assessment of potential environmental impacts including:
 - Supply alternatives
 - Land use trends
 - Impacts to wetlands
 - Floodplains
- Estimated costs.
- Coordinate consistency with other plans.
- Summarize plan recommendations in a section of the WSSAP.

Other

- Complete draft report for internal review.
 - Incorporate comments and complete draft report for the Village's review.
- Coordinate public participation process to gather comments (work does not include development of a public notice, participating in the public hearing, etc.).
- Coordinate and incorporate public comments into the final plan (if applicable and minimal changes are required).
- Distribute final WSSAP

Scope of services and estimated efforts is based on the following Village planned contributions/participation with the WSSAP creation efforts:

Mapping:

- Village to advise on specific mapping lines for estimated 10-year future/growth areas and associated zoning of each future area (included in Village's current Comprehensive Plan).
- Village to advise on specific water demands to be assigned for each individual future zoning area if not identified in previous reports.
- Village to provide access to additional existing GIS database files, and associated shapefiles if necessary, to assist in the efficient creation of mapping.

System Data:

- Village to provide detailed descriptions of background on any water quality issues, 10 years of production/usage data (monthly totals), and describe limitations on withdrawal/production capacities from each source.
- Note: Village may be required to provide EMOR copies (.pdfs) documenting the monthly historical data, if so, Consultant shall compile and organize the pertinent data from the EMOR's into an excel file, so it can be utilized in the WSSAP.

Population Data:

- Village to verify historical population data and share data/methodology for future growth predictions, Village data/methodology to be utilized in the WSSAP (included in Village's current Comprehensive Plan).

Existing Usage Data:

- Data from the PSC is assumed to be readily available for identifying number of retail customers and sales of water (dating 10 years back including 10 largest users). Village to review PSC data compiled by the Consultant and verify general accuracy of data prior to authorizing use in the WSSAP.

Consistency with other Plans and Agreements:

- Village to identify all applicable comprehensive plan(s), water quality management plan(s), or other agreements that may impact the 10-year projected growth area. Village to provide copies of all such plans/agreements to the Consultant with instructions/notes, and potential impacts, to the growth areas. Consultant will utilize the provided items, and incorporate into WSSAP discussion accordingly.

Public Participation:

- Village to advise on the specific plan for the public participation process, which will be described in the WSSAP by the Consultant.

Submission of Plan to Local Governments:

- Village to provide documentation that the WSSAP has been distributed as required, such documentation will be described and included in the WSSAP by the Consultant.

Procedures for Implementation and Updates to the Plan:

- Village to advise on the specific plan for such items, which will be described in the WSSAP by the Consultant.

Not included in Consultant Scope:

- X Creation of base shapefiles for GIS mapping (base files provided by Village or Village's GIS provider).
- X Determination or creation of future growth area boundaries, zoning, or water demands (information provided by Village).
- X Collecting detailed inventory information and historical data of major Village water assets (inventory and monthly EMOR historical data provided by Village).
- X Detailed future population modeling (Village to provide guidance for future zoning and associated population methodology if necessary).
- X Gathering water usage/sales data beyond what the PSC database provides.
- X Attending public participation events.
- X Distribution of WSSAP beyond what is noted under Deliverables.
- X Water modeling or detailed engineered calculations (only basic planning-level water system calculations will be provided, if needed).

If any items identified as not included are found necessary for the Consultant to assist with, the scope will be discussed and estimated separately, and pre-approved by the Village prior to proceeding.

EXHIBIT B

FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC 2025 HOURLY RATE SCHEDULE

<u>CLASSIFICATION</u>	<u>HOURLY RATE</u>
Engineer	\$123 - \$298
Technician	\$92 - \$225
Scientist	\$123 - \$298
Land Surveyor	\$153 - \$253
Planner	\$123 - \$298
Construction Manager	\$153 - \$253
Project Administration	\$65 - \$125

REIMBURSABLE EXPENSES

1. All equipment, field service vehicles, materials and supplies used in the performance of work on this project will be billed at cost.
2. Auto mileage will be reimbursed per the Internal Revenue Service standard mileage reimbursement rate.
3. Charges for outside services such as soils and materials testing, fiscal, legal and all other direct expenses will be invoiced at cost plus 10%.

ADJUSTMENTS TO FEE SCHEDULE

1. Fee schedule effective January 1, 2025. Rates subject to change annually on January 1.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210N10738 Appleton Avenue. Conditional Use Permit (CUP) Application to allow grading & filling within a 25' wetland and 75' navigable waterway setback. (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

Matt Seban, agent for TLC Acres LLC, property owner, is requesting approval of a Conditional Use Permit (CUP) to allow encroachment into a 25' wetland and 75' navigable waterway setback on the 53.4-acre TLC Acres property. As a result of other proposed improvements to the property, including the construction of a 5,200 sqft accessory building for equipment and material storage, 11,000 sqft of asphalt pavement for drive lanes, and a storm water management basin to handle run-off from all buildings and pavement on the property, some of the construction activities will encroach into portions of the 25' wetland & 75' navigable waterway setbacks that affect the property.

As presented in the Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025), grading and filling associated with constructing the storm basin and drainage swales will result in approximately 57,650 sqft (1.32 acres) of 25' wetland & 75' waterway setback disturbance. Under the Village's Shoreland-Wetland Code, development may be permitted within a 25' wetland and a 75' waterway setback provided that additional buffering and/or other forms of protection is provided on the property. The ratio of compensation required is based on a 1:1 ratio; therefore, the total amount of compensation required is 57,650 sqft.

Exhibits CUP-1 & CUP-2 in the Compensation Plan show where Seban proposes to restore a 21,895 sqft area within which past farming activities have occurred (highlighted GREEN on CUP-2) and another 41,335 sqft area adjacent to and south of the waterway (highlighted BLUE on CUP-2) with a vegetated buffer comprised of native grasses and plant forbs. A total of 63,230 sqft (1.45 acres) of area will eventually be converted into a permanent vegetated buffer along and adjacent to the south side of the waterway.

IMPORTANT NOTE: the CUP application is separate from the Site Development & Building Plan application that was conditionally approved by the Plan Commission. That application has to do with the details of the 5,200 sqft accessory building, asphalt and storm basin. The Plan Commission approved that application and plans subject to twelve (12) conditions, including a condition that requires Seban to complete the ongoing filling of other parts of the property (that has been going on since 2018) by

November 1, 2025, with an allowance to seek a 90-day extension from the Plan Commission.

ATTACHMENT:

1. CUP#xx-25-TLC Acres LLC-Wetland Setback-7-7-25
2. PC Minutes 6-9-25-DRAFT FOR 7-7-25 VB MTG
3. CUP 08-2019 TLC ACRES
4. TLC ACRES- CUP PH NOTICE
5. STAFF REPORT SebanTLC-CUP-Site Plan
6. WETLAND SETBACK-COMPENSATION PLAN
7. SITE PLAN-CUP APPLICATIONS
8. SITE PLAN & STORMWATER MGMT APPLICATIONS
9. TLC ACRES NARRATIVE
10. TLC Acres Revised Civil Plans 06.05.25
11. STORMWATER MGMT PLAN-TLC
12. WETLAND DELINEATION REPORT

STAFF RECOMMENDATION:

STAFF RECOMMENDATION: **APPROVE** a 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 subject to four (4) conditions.

ACTION BY Committee:

PLAN COMMISSION RECOMMENDATION: **APPROVE** a 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 subject to four (4) conditions as presented by staff.

CUP # xx-2025 Document No.	CONDITIONAL USE PERMIT Document Title
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN CONDITIONAL USE ZONING PERMIT	
Whereas the Applicant: Matthew & Amy Seban, Agents for TLC Acres LLC, Property Owner agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all land uses and activities conducted on the property will conform with the applications and supporting information filed with and approvals granted by the Village for the purpose of obtaining this permit. Therefore, this permit is issued to the Applicant to allow development within the 25' wetland setback areas as presented on the exhibits contained in the Wetland and Navigable Waterway Setback Compensation Plan dated January 30, 2025 pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code.	
Name & Return Address: Village of Germantown P.O. Box 337 Germantown, WI 53022 Parcel Identification No: GTNV 304-959	

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

That part of the NORTHEAST ¼ and NORTHWEST ¼ of the SOUTHWEST ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows: beginning at the EAST ¼ corner, SECTION 30-9-20, thence South 0° 27' 58" East on the east line of the Southeast ¼ of said Section 1,222.00 feet; thence South 89° 32' 02" West, 670.00 feet; thence 0° 27' 58" West, 118.80 feet; thence South 81° 32' 02" West, 863.51 feet; thence North 55° 27' 58" West on the center line of Appleton Avenue 113.65 feet; thence North 55° 21' 58" West on said center line 148.60 feet; thence North 53° 08' 58" West on said center line 107.70 feet; thence North 44° 39' 18" West on said center line 203.19 feet; thence North 40° 55' 06" West on said center line 199.71 feet; thence North 54° 23' 20" East, 669.00 feet; thence North 75° 12' 40" West, 310.40 feet; thence North 64° 10' 40" West, 471.50 feet; thence South 89° 30' 20" West, 175.40 feet; thence North 26° 14' 40" West, 36.70 feet; thence North 89° 30' 20" East on the East ¼ line of said Section 2,463.18 feet to the point of beginning . Containing 53.39 Acres.

W210 N10738 Appleton Avenue; Tax Key: GTNV 304-959

Pursuant to the following condition(s):

1. This Conditional Use Permit (CUP) constitutes an amendment to CUP #08-2019 for purposes of updating and including by reference the approved Site Plan set comprised of the following components that were approved by the Plan Commission on June 9, 2025:
 - a. Architectural, Building & Elevation plans dated March 19, 2024;
 - b. Civil Engineering plans dated June 5, 2025;
 - c. Storm water Management Report dated January 23, 2025;

The Site Plan set approved on June 9, 2025, includes additional building and site improvements that will impact the 25' wetland and 75' navigable waterway setbacks to the extent that construction of a storm water management basin and associated swales will, in part, extend into the setback areas necessitating the need for this CUP amendment and setback compensation measures contained in the 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 causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
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 impacts 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.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2025.

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this _____ day of _____, 2025, the above named Robert A. Soderberg, Village President, and Donna Ott, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As agent for TLC Acres LLC, property owner, we hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2025

Matthew Seban, Agent for TLC Acres LLC, Property Owner

Amy Seban, Agent for TLC Acres LLC, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2025, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, June 9, 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, Henk and Ewert were all present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex).
- III. **APPROVAL OF MINUTES:**
- A. PC Minutes 5/12/25
Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 7, No 0, Abstained 0)
- 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 four (4) 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.*
 Citizens that spoke included:
 Lynn Bednarz who lives on Pawnee Court.
 Melanie Smythe who lives on Cedar Lane.
 Robert Lietzau who lives on Oak Lane.
 Tanya Kapp who lives on Appleton Avenue.
 Sharon Gleissner who lives on Appleton Avenue.
 Angela Schneider who lives on Auburn Lane.
 William Walter who lives on Lilac Lane.
 Dennis Myers who lives on Woodland Drive.

Matt Seban who owns TLC Acres.

Chairman Soderberg read aloud one email that was received regarding TLC Acres.

V. UNFINISHED BUSINESS:

- A. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210N10738 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. (ACTION; Continued from April 28)

Director Retzlaff stated that this was a continuation of the April 28th Plan Commission meeting at which 10 area residents came forward to discuss issues they were having with TLC Acres including: noise, vibration, dust/dirt, filling, drainage, traffic accidents, etc. The Commission decided to table the topic until the business owner, Matt Seban could be present. Matt Seban came forward with a prepared statement giving some history of his business and of his current CUP permit. He reviewed past complaints and discussed how they were handled.

Retzlaff summed up the Site Plan application, which included a proposed building addition, additional asphalt as well as a storm water management basin to accommodate runoff from impervious surfaces. The second application is for a separate Conditional Use Permit that focuses on the Village setback areas. There are no direct wetland impacts involved in this proposal. Staff has indicated that the original CUP #08-2019 should be revised to reflect any improvements, including the updated Site Plan. Adding the navigable waterway designation and including DNR permits which may be required. Seban stated that he has agreed to put the Tier 2 area of his property back to its original condition and elevations to provide proper drainage.

Motion 1: Approve Site Plan (with noted conditions)

Motioned By: William Shadic

Seconded By: Robert Warner
Discussion Followed.

Committee members were concerned that the neighbors' issues would not be addressed by these applications. Retzlaff stated that the Staff Report states that the filling east of the Tier 2 area to return it to its original condition is to be completed by November 1st and the staff recommended operation hours would change to M-F, 10am-5pm. Staff added that condition as a way to address some of the residents' concerns. Seban stated that his normal business hours are M-F 7:30am-4:30pm, Sat. 7:30am-Noon and they are closed Sundays. He stated that the condition requiring his filling hours to be Mon.-Fri. 10am-5pm, would be a detriment to his business. He would like those hours changed to M-F 7am-6pm and Sat. 7am-2pm. Retzlaff would like Seban to agree to an end date for the filling. Evan Nickodem with Parish Survey stated that the flood plain map adoption date would be their goal. Washington County has stated that they think it will be adopted in February 2026, but that date is not set in stone. Soderberg stated that he would not want to live next door to this business with operations starting at 7am every weekday and Saturdays. Retzlaff stated that the Plan Commission could direct staff to initiate the process to revise a condition in the original CUP which states that if conditions changed, the Village has the right to bring Matt Seban back through the CUP process to review it. Committee members asked how

the Village would be able to regulate the hours of operation and a completion date of November 1, 2025? The only thing that would officially stop the filling would be the new flood plain maps taking effect. Retzlaff stated that if trucks and noise continue to be a problem after the filling completion date, then we will need to review the original CUP. Soderberg stated that conditions 11 & 12 deal with an end date as well as filling hours. Seban is agreeable to 8am start time. Committee updated condition 12 to change #4 to #11 and the hours to M-F 8am-6pm and Sat. 8am-2pm. Henk suggested going with that November 1st end date and doing a good-faith review on November 1st and giving a possible 60-day extension for the months of November and December. Committee members agreed to bring this back in October for review.

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 June 5, 2025; c. Storm water Management Report dated January 23, 2025; d. Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).
2. The existing hoop storage structure and re-located shipping container shall be moved to meet the minimum required 50 feet property line setback from the side yard (north) property line.
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 related to construction of the building 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 and June 6, 2025 review memos 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 late 2025 or early 2026, 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 any proposed grading, filling or other elevation changes and improvements may be prohibited or otherwise impacted by these new regulations to the extent that said elevation changes and 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 Plan referenced herein does not provide a vested right to the owner/operator to complete the grading, filling and other improvements set forth in said Site Plan 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.
11. Filling, grading and site restoration activities in the area east of the proposed storm basin and shown on the revised Site Plan as "Ongoing Grading Area" shall be completed by November 1, 2025. Filling in this area shall only be allowed to the extent that the pre-existing elevations shown on the revised Site Plan are restored and positive drainage toward the waterway is achieved. Plan Commission will revisit this at their October 13th meeting to potentially extend the completion date by up to 60 days.

12. All trucking associated with the filling, grading and site restoration activities in condition 11 above shall be restricted to only the following days and hours in any given week: Mon.-Fri. 8am-6pm and Sat. 8am-2pm.

Results of Motion 1: (with noted conditions)

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

No: None

Abstain: None

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

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 causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
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 impacts 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.

Motion 3: Approve CUP

Motioned By: William Shadid

Seconded By: Robert Warren

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

No: None

Abstain: None

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

VI. NEW BUSINESS:

- A. Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner. Rezoning application to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1: Agricultural District into the Sutton Farm PDD; and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood. (PUBLIC HEARING & ACTION)

Associate Planner Yanke summarized the proposal and stated that the Village's 2050 Plan specifies the proposed type of development as desirable for the subject location, and it is within the allowable density for single-family and multi-family residential use. He went over the amenities, which includes a Central Park, preservation of 10 acres of woodlands, walking/pedestrian paths, 30' landscape buffer around the site perimeter, and street trees. There are 4 phases proposed at this time but no specific development schedule has been submitted. There will be three (3) public access points into the subdivision/development, one (1) onto Lannon Road and two (1) onto County Line Road. Public sewer and water will be extended to serve the development with a separate private lift station and force main serving the multi-family area. There is also an acre of the site that is shown as a future well for the Village. The estimated revenues from the development are \$662K annually from property taxes and a one-time \$2.3M sum in terms of impact fees. Yanke showed architectural details and renderings and went over the different types of housing products proposed by the developer. Both Washington County and Waukesha County are looking over the proposal as they maintain jurisdiction over the roads fronting the proposal. Ken Frank from Home Path Financial discussed some issues that were brought up at the consultation meeting a few months ago, including the possibility of rentals. He stated that this is not a rental project, and they don't expect the number of rentals to go above 15%. They increased the buffer around the site to 30' and the lots are clustered to allow for 28-30% more open space. The private lift station is for the portion in the SW corner and the need is driven by the depth of the bedrock in that area. The lift station and the private drive serving the multi-family area will be included in their budget when establishing a capital reserve fund for maintenance costs. That will be defined in the deed restrictions. Questions were addressed regarding lot size, square footage, the 30' buffer, and the private lift station.

Chairman Soderberg called the Public Hearing to order at 8:18pm.

Citizens who spoke included:

Lynn Bednarz who lives on Pawnee Court GT, stated her concerns about bedrock, wants to know what this will cost the taxpayers and wants to see neighborhood meetings.

Jerry Siegle who lives on County Line Rd GT, stated that he believes Pathway Homes are for recovering drug addicts and paroled prisoners.

Tim Johnson who lives on Hillview Dr MF, stated that this development doesn't fit with the area, feels the lots should be 1/2 acre at the smallest and is concerned traffic.

Darcel Ehley who lives on County Line Rd GT, stated her concerns including the lack of communication with Home Path, headlights shining into her home and roads encircling her home.

Tammy Schneider who lives on Lannon Rd GT, stated her concerns, which included rentals, wildlife, traffic, long-term upkeep, blasting and drainage.

Scott Schroeder who lives on County Line Rd GT, stated that he's concerned about density and blasting.

Roger Back who lives on County Line Rd MF, stated that he wants the property to remain agricultural, wants only large lots with single family homes and has concerns about personal wells.

Melanie Smyth who lives on Cedar Ln GT, stated that she'd like to see a bigger buffer, neighborhood meetings, a lower density and is concerned about transitions and feels there are too many town houses.

Ron Schneider who lives on Lannon Rd GT, stated that he sees no benefit to this development and is against it.

Robert Lietzau who lives on Oak Lane GT, stated that he feels this will compete with the Village Center, feels this is wrong for this location, wants to see large houses and is concerned about school impact.

Scoff Hefle who lives on Old Farm Road GT, stated that he has concerns about traffic, round-a-bouts, well land, private lift station and wants to know who is paying for this.

Gidget Stroik who lives on Lannon Rd GT, stated that she agrees with all the concerns that were already brought up.

Carla Schubert who lives on Lannon Rd GT, wants nothing to happen in that area. She is concerned about a berm keeping people off of her property, wildlife, property values decreasing and damage from blasting.

Doug Loman who lives on Riversbend Circle GT, spoke about the pricing of the properties and what they cost to build.

President Soderberg read aloud emails that were received by 4pm on June 9th from the homeowners of 24 properties. 13 from Germantown, 10 from Menomonee Falls and 1 from Richfield. All of whom were opposed other than 1 from Germantown. Seven of whom spoke during the Public Hearing.

Tom Barney who lives on Old Farm Road GT, spoke in favor of the development for the tax revenue, the single-family homes, and feels that this is much better than high-density multifamily housing.

Kevin DeMar who lives in Oconomowoc stated that he's a real estate developer and that large lots were a standard back in the 60's because they needed them for septic systems and that is no longer the case.

President Soderberg closed the Public Hearing at 9:46pm.

Motion 1: Approve Rezone with conditions as presented

Motioned By: Russell Ewert

Seconded By: Robert Warren

Discussion Followed. Ewert stated that the two expected school studies are complete and will be discussed at the School Board next week. Amy Belle School could accommodate approximately 72 more students and this project has the potential of 166 more students or 115 if we exclude the attached townhomes, but that number would be distributed out over several schools. This is a unique area of the Village with a dead commercial area on County Line and this could be a growth stimulator for the

redevelopment of that area. Soderberg stated that the risk, if any, to the school district is low. Director Retzlaff asked Frank to address the issue of blasting and how it would affect the neighboring properties. Frank stated that blasting is heavily regulated for obvious reasons and there are a lot of precautions that will be put in place. Chris Hitch of Foth Infrastructure stated that the blasting and rock removal will only happen in the center of this property to pull a trunk line sewer through the middle of the property. Warren stated that this is very scientific and the specialists that do blasting understand what can happen and there are surveys done for private properties to review any issues/cracks from blasting and address them. Warren also requested clarification on the future well site. The developer indicated that an overall Homeowners Association will maintain the green space and a sub-association for the attached townhomes will maintain the private drive. Retzlaff clarified that the well site area was a request from the Public Works Department. This site was found to be a suitable location for a potential deep well for future planning. It's not a water tower, just a well site, which could be a long way off. In a response to public comment, the developer explained that the "Pathway" home is just the name of a product line of theirs and there is no connection to any government-funded programs or low-income programs for that housing type.

Committee members were all in favor of the proposal and verbalized the following reasons as to why:

- Low to moderate density, which is less than what is allowed per Village plans;
- Modern/fresh look to the buildings;
- 30' perimeter landscape buffer;
- Preservation of 10 AC of woodlands;
- 28 acres of open space, which is 32% of the total site;
- TADI traffic impact analysis stated that the impact will not reduce the level of service on the roads and intersections below an acceptable level of service during the peak hours and the surrounding highways have adequate capacity to handle the traffic from the development;
- Smart growth;
- Minimal impact on schools;
- Tax revenue and impact fees to reduce taxpayer burden;
- Developer is paying for the infrastructure;
- Plan Commission hasn't seen anything like this in years, and it feels like a breath of fresh air;
- Not rental housing. The 15% is just realism and not the intended plan;
- Not putting cost on the Village for developing the project;
- For the greater good of the Village of Germantown and the School District, this project needs to move forward at this time.

Staff recommends approval to create a Planned Development District (PDD) based on the underlying Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts to be known as the "Sutton Farm PDD" for the 88.3-acre Mohrhusen Family Farm, LLC property and rezoning said 88.3 acres from the A-1: Agricultural District into the "Sutton Farm PDD", subject to the following requirements and conditions:

1. The Rs-7: Single-Family Zoning District and Rm-2: Multi-Family Zoning District regulations shall constitute the underlying conditions and restrictions for the PDD subject to the Developer proposed modifications and Village staff provisions summarized herein. A complete “conditions & restrictions” resolution establishing all use and development allowances, requirements, and restrictions shall be drafted for review and approval by the Village Board concurrent with review and approval of an ordinance creating the Sutton Farm Planned Development District (PDD).
2. The Site Illustrative Plan revised dated March 25, 2025, and any subsequent revisions necessary as a result of satisfying Village approval shall constitute the General Development Plan (GDP) required under Section 17.27 of the Zoning Code.
3. The General Development Plan (GDP) and PDD conditions and restrictions shall be revised to include the following: a. A minimum 30’ wide landscaped buffer is required around the perimeter of the property including around the two “existing farmstead” parcels on County Line Road, b. Details regarding the intend use of and improvements to (if any) the common open space areas, including the .85-ac internal park and pedestrian paths (can be provided in a supplement to the GDP).

Staff recommends the approval of the preliminary subdivision plat for “Sutton Farm”, subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhussen property into the proposed “Sutton Farm Planned Development District” by the Village Board.
2. Approval of the preliminary plat is subject to approval/acceptance of the Traffic Impact Analysis (TIA) by the Washington County Highway Department and Waukesha County Department of Public Works, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.
3. Approval of the preliminary plat is subject to it being accepted (i.e. no objections) by the Wisconsin Department of Administration (DOA).
4. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.

Results of Motion 1:

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

No: None

Abstain: None

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

Motion 2: Approve Subdivision Plat with conditions as presented

Motioned By: Robert Warren

Seconded By: William Shadid

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

No: None

Abstain: None

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

- B. Village of Germantown Community Development Department - Proposed Text Amendments to Section 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

Director Retzlaff went over the 5 proposed Zoning Code Text Amendments.

Chairman Soderberg opened the Public Hearing at 10:45pm.

No citizens came forward.

Chairman Soderberg closed the Public Hearing at 10:46pm.

The recommendation is to APPROVE the proposed text amendments as presented in the draft ordinance.

Discussion Followed. Henk asked to fix typo in 17.3 part 7, 3rd line to fix the word deemed, and she wanted to add a timeframe to the ordinance and suggested 90 days.

Motion 1: Approve as presented

Motioned By: Robert Warren

Seconded By: Bridget Henk

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

No: None

Abstain: None

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

Motion 2: Amend Motion to change the 30 days to 90 days in the ordinance

Motioned By: Robert Warren

Seconded By: William Shadid

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

No: None

Abstain: None

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

C. Elevated Identity, Inc. Agent for Exeter Holy Hill, LP, Property Owner. Sign Review Application for Generac located at W210 N12800 Holy Hill Road in the Holy Hill Gateway District. (ACTION)

Associate Planner Yanke went over the proposed wall sign for Generac as well as monument sign inserts.

Staff recommends the approval of the proposed sign package for Generac for property located at W210 N12800 Holy Hill Road.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

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

No: None

Abstain: None

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

VII. ANNOUNCEMENTS:

None.

VIII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 10:55pm.

PRELIMINARY
MINUTES NOT YET APPROVED

CUP # 08-19
Document No.

CONDITIONAL USE PERMIT
Document Title

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

Document # **1475483**
WASHINGTON COUNTY WISCONSIN
07-15-2019 02:35 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

Pages: 4

4

Whereas the Applicant:

**Matthew & Amy Seban, Agents for TLC Acres LLC,
Property Owner**

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all land uses and activities conducted on the property will conform with the applications and supporting information filed with and approvals granted by the Village for the purpose of obtaining this permit.

Therefore, this permit is issued to the Applicant to allow: (1) the operation of a landscape services business that provides services including: landscape maintenance and construction services business; (2) the retail sale of nursery products not raised on the property; and (3) the storage of commercial vehicles and equipment on the property located at W210 N10738 Appleton Avenue pursuant to Section 17.07(3)(a), 17.12(2)(l) & 17.12(2)(gg) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 304-959

**On the following described property located in the Village of Germantown,
Washington County, Wisconsin:**

That part of the NORTHEAST ¼ and NORTHWEST ¼ of the SOUTHWEST ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows: beginning at the EAST ¼ corner, SECTION 30-9-20, thence South 0° 27' 58" East on the east line of the Southeast ¼ of said Section 1,222.00 feet; thence South 89° 32' 02" West, 670.00 feet; thence 0° 27' 58" West, 118.80 feet; thence South 81° 32' 02" West, 863.51 feet; thence North 55° 27' 58" West on the center line of Appleton Avenue 113.65 feet; thence North 55° 21' 58" West on said center line 148.60 feet; thence North 53° 08' 58" West on said center line 107.70 feet; thence North 44° 39' 18" West on said center line 203.19 feet; thence North 40° 55' 06" West on said center line 199.71 feet; thence North 54° 23' 20" East, 669.00 feet; thence North 75° 12' 40" West, 310.40 feet; thence North 64° 10' 40" West, 471.50 feet; thence South 89° 30' 20" West, 175.40 feet; thence North 26° 14' 40" West, 36.70 feet; thence North 89° 30' 20" East on the East ¼ line of said Section 2,463.18 feet to the point of beginning . Containing 53.39 Acres.

W210 N10738 Appleton Avenue; Tax Key: GTNV 304-959

Pursuant to the following condition(s):

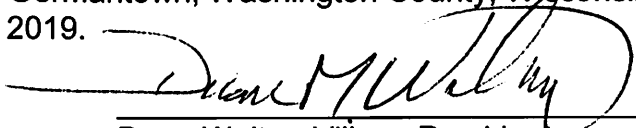
1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated February 26, 2019. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village. 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 Planner.

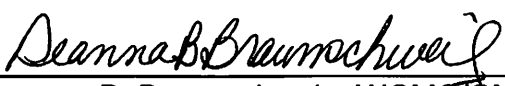
2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential neighborhood and adjacent properties, including but not limited to noise from truck-mounted backup alarms, the Owner/Operator shall work cooperatively with the Village to mitigate the noise and resolve the issue. The Owner/Operator shall implement the measures and practices described in the application and supporting documents to mitigate noise, dust and traffic impacts on the surrounding area on a continual basis.
4. Site improvements, buildings, shelters, parking areas, signage, exterior lighting and any other improvements on the property that benefit the vehicles, equipment, materials, employees, and/or customers of or are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved 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.
5. The area leased to MSTLC/Total Lawn Care for purposes of parking and storage of vehicles and equipment shall be visually buffered in some manner from the residential properties to the north, west and south. This requirement is not intended to require a complete opaque visual screen, but rather a buffer comprised of either landscape plantings and trees, fencing, berming or a combination, that lessens the impact of viewing commercial vehicles that are primarily used by and for the MSTLC/Total Lawn Care business and not the tree nursery. A detailed grading and landscape plan for the required visual buffer and the "landscape berm" shown in the Site Plan shall be prepared and submitted to the Village Planner for review and approval within six (6) months after issuance of the CUP.
6. No inoperable vehicles, trailers, equipment, junk or trash that may negatively affect the nearby residential areas and adjacent properties shall be kept on the property.
7. 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 permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
8. Residential or other non-agricultural uses not permitted "by right", as an accessory use or authorized under this CUP may constitute a violation of the Village's Zoning Code or this CUP.
9. Matt Seban shall notify the Community Development Department-Planning & Zoning Services Division on the date that Tier 2 is fully completed and has ceased filling operations.

10. The Conditional Use Permit shall come back to the Plan Commission for review in one (1) year after Village Board approval and include a public hearing.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 17 day of June, 2019.

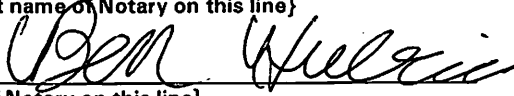

Dean Wolter, Village President

ATTEST:

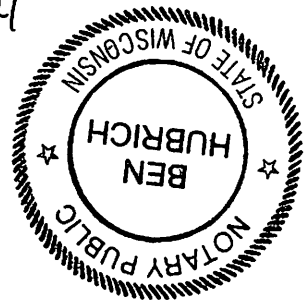

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 17 day of June, 2019, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021



ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As agent for TLC Acres LLC, property owner, and business operator, we hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this 11 day of July, 2019

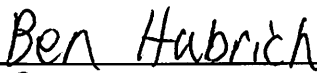
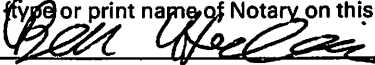

Matthew Seban, Agent for TLC Acres LLC, Property Owner

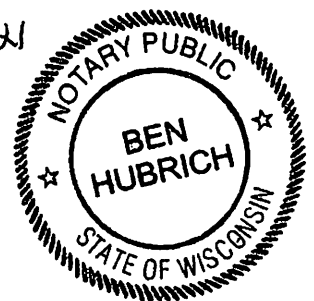

Amy Seban, Agent for TLC Acres LLC, Property Owner

STATE OF WISCONSIN) SS

Washington COUNTY)

Personally came before me this 11 day of July, 2019, being the above named Matthew & Amy Seban, to me known to be the person who executed the foregoing instrument and acknowledged the same.


(type or print name of Notary on this line)

(signature of Notary on this line)
Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021



NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Plan Commission at the Germantown Village Hall located at N112W17001 Mequon Road, Germantown, Wisconsin and virtually through the WebEx platform on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 28th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for the following application:
CONDITIONAL USE PERMIT application to allow grading and filling into portions of a 25' wetland and 75' navigable waterway setback pursuant to Section 24.04(3)(c)(5) of the Village Zoning Code and to amend CUP #08-2019 as necessary for the properties described below:

Applicant: Parish Survey & Engineering, Agent for Matthew & Amy Seban, Property Owners
Property Address: W210N10738 Appleton Avenue (GTNV_304959)

Property Description:

THAT PART OF THE NORTHEAST ¼ AND NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 30, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ¼ CORNER, SECTION 30-9-20, THENCE SOUTH 0 DEGREES 27' 58" EAST ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1,222.00 FEET; THENCE SOUTH 89 DEGREES 32' 02" WEST, 670.00 FEET; THENCE 0 DEGREES 27' 58" WEST, 118.80 FEET; THENCE SOUTH 81 DEGREES 32' 02" WEST, 863.51 FEET; THENCE NORTH 55 DEGREES 27' 58" WEST ON THE CENTER LINE OF APPLETON AVENUE 113.65 FEET; THENCE NORTH 55 DEGREES 21' 58" WEST ON SAID CENTER LINE 148.60 FEET; THENCE NORTH 53 DEGREES 08' 58" WEST ON SAID CENTERLINE 107.70 FEET; THENCE NORTH 44 DEGREES 39' 18" WEST ON SAID CENTER LINE 203.19 FEET; THENCE NORTH 40 DEGREES 55' 06" WEST ON SAID CENTER LINE 199.71 FEET; THENCE NORTH 54 DEGREES 23' 20" EAST, 669.00 FEET; THENCE NORTH 75 DEGREES 12' 40" WEST, 310.40 FEET; THENCE NORTH 64 DEGREES 10' 40" WEST, 471.50 FEET; THENCE SOUTH 89 DEGREES 30' 20" WEST, 175.40 FEET; THENCE NORTH 26 DEGREES 14' 40" WEST, 36.70 FEET; THENCE NORTH 89 DEGREES 30' 20" EAST ON THE EAST ¼ LINE OF SAID SECTION 2,463.18 FEET TO THE POINT OF BEGINNING CONTAINING 53.39 Acres.

A copy of the application and a map showing the property described above are on file at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and can be viewed on the Village's website by following this link:

Website: <https://www.germantownwi.gov/589/Proposed-Development-Projects>

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

Donna Ott, Village Clerk
Dated this 2nd day of April 2025

To Be Published On: April 9th and April 16th, 2025

SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

6/9/25 Plan Commission Meeting

TLC Acres LLC / Matthew Seban

Village Planner Report

Germantown, Wisconsin

Summary

Evan Nicodem, Parish Survey & Engineering, Agent for Matt Seban and TLC Acres LLC property owners, is requesting Site Plan approval for a 5,200 sqft accessory building addition and a Conditional Use Permit (CUP) to allow an encroachment into a 25' wetland and 75' navigable waterway setback on the 53.4-acre TLC Acres property located at W210 N10738 Appleton Avenue.

Location: W210 N10738 Appleton Avenue

Applicant/

Property Owner: Evan Nicodem
Parish Engineering
West Bend, WI

Matthew Seban
W210 N10738 Appleton Avenue
Germantown, WI

Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1/A-2
South	Residential	Rs-2/Rs-3/Rs-4/Rs-5
East	Agricultural	A-1
West	Residential/Business	Rs-2/Rs-3/Rs-4/B-3



Update

Since the April 28 Plan Commission meeting at which the public hearing of the CUP application was opened and closed, Village Staff met with the Owner and Engineer to discuss further revisions to the Site Plan. As a result, a revised Site Plan set (dated June 5, 2025) has been submitted that addresses the following:

1. removes proposed filling east of the proposed storm basin above the pre-existing elevations;
2. relocates the proposed building to the required minimum setback from the north/west property line;
3. adds a defined drainage path through the site for the existing 42" culverts; and
4. adds an additional drainage ditch around the south side of the proposed storm basin to guide run-off from the Appleton Ave/STH175 right-of-way

According to the Engineer, the amount of disturbance within the 25' wetland and 75' navigable waterway setback areas will not change.

NOTE: *The balance of this report is repeated from the April 28 Staff Report and Recommendation except where highlighted to show items that were changed or deleted or added.*

Background

Matt & Amy Seban, MSTLC LLC, agents for TLC Acres LLC and property owners, obtained a Conditional Use Permit (CUP #08-2019) in 2019 to operate a landscape maintenance and construction services business and sell retail products not raised on the 53.4-acre tree nursery property located at W210 N10738 Appleton Avenue. The property is located in an A-2: Agricultural Zoning District.

Fundamental to the nursery operation is the concept of growing plants, e.g. evergreen and deciduous trees and shrubs, on elevated "plateaus" or "tiers". After acquiring the property in 2019 Seban began trucking in fill material (and continue to do so) to create two (2) tiers in the area abutting Appleton Avenue south of an existing drainage ditch and existing maintenance building. Tier 1 (approximately 1.75 acres in area) was completed and a portion planted with trees in 2018. Tier 2 (approximately 4.85 acres in area) is currently under construction.

In addition to the tree nursery, Seban leases approximately 3 acres of land to MSTLC LLC, a.k.a. "Total Lawn Care", a landscaping maintenance and construction services business also owned and operated by Seban. The area leased to MSTLC is used for parking and storage of business and employee vehicles, equipment and materials used in the landscape maintenance and construction services operation. This mutually beneficial lease arrangement also involves the use of MSTLC vehicles and equipment for the tree nursery and other farming-related activities on the 53.4-acre TLC Acres property. *(Note: the original application and staff report are included in the packet for additional background information).*

Proposal

At this time, Evan Nicodem, agent for Matt Seban and TLC Acres LLC, is requesting

Site Plan approval for a 5,200 sqft accessory building and a Conditional Use Permit (CUP) to allow encroachment into a 25' wetland and 75' navigable waterway setback on the 53.4-acre TLC Acres property as detailed below.

Site Plan Application

Seban is requesting approval of site development and building plans for a 50' x 104' (5,200 sqft) accessory building addition and associated site improvements with the following characteristics:

Site Improvements

- Reconstruct and asphalt pave approximately 11,000 sqft of existing gravel driveway internal to the site adjacent to the new building
- Construct an on-site storm water management basin and swales south of the existing navigable waterway to control the treatment and discharge of run-off from the developed portions of the property (designed to accommodate an additional future 10,000 sqft of building area and 30,000 sqft of asphalt pavement)

Building Improvements

- 5,200 sqft single-story building addition (existing 40' x 60' 2,400 sqft building)
- metal pole building w/ metal exterior wall and roof panels @ 16' wall height & 25' peak height
- equipment and material storage

No additional landscaping, lighting or signage is proposed.

Conditional Use Permit (CUP) Application

A Conditional Use Permit (CUP) application has been submitted for a proposed encroachment into the Village's 25' wetland and 75' navigable waterway setback along the south side of the drainage ditch that runs through the property. Ongoing site disturbance activities associated with the tree nursery operation, including topsoil excavation & screening along with future disturbance associated with constructing the storm water basin and swale south of the drainage ditch.

As shown and discussed in the Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025), collectively, these activities will result in approximately 57,650 sqft (1.32 acres) of 25' wetland & 75' waterway setback disturbance.

Under the Village's Shoreland-Wetland Code, development may be permitted within both a 25' wetland and a 75' waterway setback provided that additional buffering for these features and/or other compensation is provided somewhere else on the property. The ratio of compensation required is based on a 1:1 ratio for "horizontal" development (defined as grading or filling with < 3' of elevation change) or a 2:1 ratio for "vertical" development (defined as any structural improvements, grading or filling with a >3' of elevation change). As detailed in the Compensation Plan, all the 57,650 sqft of

disturbance qualifies as being “horizontal” development that requires a minimum compensation ratio of 1:1.

As shown on Exhibits CUP-1 & CUP-2, Seban proposes to restore a 21,895 sqft area within which past farming activities have occurred (highlighted GREEN on CUP-2) and a 41,335 sqft area adjacent to and south of the waterway (highlighted BLUE on CUP-2) will be planted with a vegetated buffer. A total of 63,230 sqft (1.45 acres) of area will eventually be converted into a permanent vegetated buffer along and adjacent to the south side of the waterway a mitigation ratio greater than the minimum required (1: 1.10 is proposed). Compensation will be in the form of installing/seeding with native grass seed mix and plant forbs to create a permanent vegetated buffer.

Staff Comments

Consistency with Village’s 2050 Plan & A-2 Zoning District.

Under the Village’s 2050 Plan this property is located within the “Willow Creek/Weidenbach Neighborhood”. The current zoning of the property is A-2: Agricultural. As discussed above, many of the activities conducted on or from the property are permitted “by right” land uses and not subject the Village’s CUP requirements. Agricultural activities such as these are “desirable” land uses consistent with the 2050 Plan.

As discussed in 2019 when the TLC Acres operations were originally approved, full-service landscaping operations such as the Seban’s MSTLC/Total Lawn Care business are typically located in agricultural zoning districts. Particularly those that involve growing their own trees and other plant material, as well as those that provide landscaping maintenance and hardscaping services that include the storage and screening of topsoil, the hauling, cutting, grinding and mulching of cut trees and other plant debris. While not the same as more traditional agricultural operations as dairy farming or crop raising, landscaping services businesses are one of many specialized land uses that is typical and customary for agriculturally zoned districts.

With that said, the circumstances unique to this property and Seban’s business operations are: (1) the previous owner of the 53.4-acre property also operated a tree nursery but to a much lesser degree. It did not include a full-service landscaping business with the maintenance, hardscape construction or snow management services like the MSTLC/Total Lawn Care operation; and (2) the property is relatively close to pre-existing residential neighborhoods that “were there first” before Seban acquired the property and started the MSTLC/Total Lawn Care business. This is slightly different than what has been experienced with other similar operations such as the D.J. Frank Contracting or the Wendland Landscape and Nursery operations that were already in business at their respective locations well before those areas were developed with nearby residential development.

For these reasons, Staff supports the proposed accessory building and pavement construction because these improvements will further lessen potential impacts on the nearby residential neighborhood and adjacent properties, e.g. visual buffer with covered

storage, protection against tracking mud on roads, etc.

With that said, the proposed location of the building addition does not meet the minimum required 50' property line setback from the side (north) property line. While the existing 40' x 60' building appears to be located at/on the 50' setback, the addition does not and will have to be moved slightly to meet the setback requirement (as will the existing hoop structure and relocated shipping container east of the proposed building addition will have to be moved to meet the same 50' minimum setback.

Also, the proposed 5,200 sqft storage building addition is not listed as an improvement or asset contemplated or included in the original CUP application nor reflected in CUP #08-2019 (either as part of the TLC Acres nursery operation or the MSTLC landscaping services operation that leases land from TLC Acres. Therefore, CUP #08-2019 should be revised to include a revised site layout showing the proposed building addition and site improvements subject of the current Site Plan application and the revised site layout submitted on January 21, 2022.

Figure 1- Revised (1-21-2022) Site Layout-submitted for CUP #08-2019



The building and site improvements, including the proposed storm basin, were initially discussed with Village staff in 2024. At that time, a “stop work order” was issued against certain grading and filling activities that were underway on the property, i.e. topsoil excavation and screening, given close proximity of that activity to the existing drainage ditch that runs through the property and wetlands associated with it. Until that time, this

ditch was assumed to be an unregulated, man-made ditch.

However, in the fall of 2024, the DNR declared the ditch to be a navigable and, therefore, a regulated waterway. Consequently, the topsoiling activity was stopped pending the approval of Village and DNR permits and approvals for land disturbing activity within the Village's 25' wetland and 75' navigable waterway setbacks and within the DNR's jurisdictional area outward from navigable waterways (the Chapter 30 waterway protection permitting process regulates activities such as constructing ponds within 500' of a waterway, grading along the banks of a waterway, etc). In addition to the CUP application, Seban will also have to obtain whatever additional permits or approvals are required by the DNR for the proposed storm basin construction and any other land disturbing activities that may fall within DNR jurisdiction on this property.

It is important to point out that the ongoing filling and grading activities associated with construction of the tree nursery "tiers" and the topsoil excavation & screening activities were included in the original plan of operation details submitted in support of the original CUP that was eventually issued in 2019 (CUP #08-2019). While not a traditional farming activity that is exempt from certain zoning restrictions and regulation under Wisconsin's "right to farm" statutes, the tree nursery "tier" filling and grading and topsoil excavation activities are temporary land disturbing activities that are subject to the Village's erosion control permitting regulations. Seban has an existing erosion control permit from the Village and, as a result of this proposal, will need to revise that erosion control permit accordingly to reflect these proposed site improvements and land disturbing activities on the property.

Finally, the Village's flood hazard rate maps (FIRMs) that establish the 100-year floodplain boundary used by the federal government (FEMA) for determining eligibility in the National Flood Insurance Program (NFIP) and by state and local municipalities for various regulatory purposes, are in the process of being revised. Sometime in 2025, the new FIRM's will become effective, and the Village will be required to update our Floodplain Zoning Code to include the new maps. As a result of adopting the new maps, additional land area, including some developed properties with buildings and other undeveloped properties, will be subject to new and more restrictive floodplain zoning regulations. Land uses and activities, such as filling and building construction, may be impacted by these new regulations and, in some cases, may no longer even be allowed, after the new FIRM maps are adopted.

It appears that this is/will be the case with respect to the TLC Acres property. As shown in figure 1 below, the "new" 100-year floodplain boundary presented on the new FIRM map (at an elevation approximately 850') for this area shows in a wide swath of the TLC Acres property being located within the 100-year floodplain boundary (see BLUE solid line with hatching). Under the current FIRM map (Figure 2), the floodplain boundary effectively stops at Hilltop Drive and does not extend onto the TLC Acres

property.

Figure 3- CURRENT FIRM 100-Year Floodplain



As presented in the proposed revised Site Plan, in addition to the proposed grading and drainage swales leading to and around the proposed storm basin, Seban intends to continue filling the Tier 2 growing area as well as additional land east of Tier 2 all the way over to Hilltop Drive south of the navigable waterway (these areas are shown on Site Plan Sheet C1.04 as "Ongoing Fill Area"). As topsoil is excavated from these areas, it will be replaced with clean dirt fill and the areas raised anywhere from 1 to 7 feet to an of elevation up to 853' and above the floodplain.

Although Seban has agreed to withdraw the plan to fill the area east of the storm basin to the 853' elevation above the future floodplain elevation, he intends to continue excavating peat & topsoil from this area and replace it with clean fill to restore the original elevations shown on the revised Site Plan so the area can, once again, drain to the north toward the waterway. This area is shown on the revised Site Plan as "ongoing grading area". The Engineer estimates that this filling and re-grading will be completed by the end of the current 2025 growing season (typically sometime in October).

Although the "ongoing grading fill areas" on the east side of the property can be filled today because these areas are not located in the currently adopted 100-year floodplain, it's a relative certainty that the new FIRM's are going to become effective in 2025 and adopted by the Village as part of the Floodplain Zoning Code in 2025. Therefore, unless the areas are filled and restored as presented in the proposed Site Plan before the new FIRM's become effective, the area NOT completely filled and restored before the FIRM map effective date will become regulated under the Village's Floodplain Zoning Code and possibly not permitted.

More importantly, this filling process now has a "date certain" end date in October, 2025. Because of local resident concerns with the unknown amount and duration of the previously proposed filling activities, Staff recommends including conditions of approval that prohibit filling beyond the intended October, 2025 end date, and, restricts the day and hours that the remaining filling activity can occur.

Public Works/ Village Engineer

The Village Engineer has identified several technical corrections items related to grading, storm water management, and grading that will need to be resolved in revised plans and/or supplemental documents prior to commencing construction activities in a June 6 February 21, 2025 review memo (copy attached).

VILLAGE STAFF RECOMMENDATIONS

APPROVE a 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 causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
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 impacts 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.

APPROVE 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 ~~June 5 January 29,~~ 2025;*
 - c. *Storm water 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 moved 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 related to construction of the building 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 and June 6, 2025 review memo's 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 late 2025 or early 2026, 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 any the proposed grading, filling or and other elevation changes and improvements may be prohibited or otherwise impacted by these new regulations to the extent that said elevation changes and 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 Plan referenced herein does not provide a vested right to the owner/operator to complete the grading, filling and other improvements set forth in said Site Plan 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.
11. Filling, grading and site restoration activities in the area east of the proposed storm basin and shown on the revised Site Plan as "Ongoing Grading Area" shall be completed by November 1, 2025. Filling in this area shall only be allowed to the extent that the pre-existing elevations shown on the revised Site Plan are restored and positive drainage toward the waterway is achieved.
12. All trucking associated with the filling, grading and site restoration activities in #4 above shall be restricted to only the following days and hours in any given week:
 - a. Monday through Friday 10:00am to 5:00pm



PARISH SURVEY & ENGINEERING

January 30, 2025

Village of Germantown

W210 N10738 Appleton Avenue
Germantown, WI 53022

Re: Wetland and Navigable Waterway Setback Compensation Plan
TLC Acres
W210 N10738 Appleton Avenue
Germantown, WI 53022

Project Description

TLC Acres has been in operation at this location for many years and includes some existing buildings, parking lot, material handling areas, farmed areas, and green space on the north side of Appleton Ave and west of Hilltop Drive. The lot has wetlands that were delineated by Heartland Ecological on May 11, 2021. The wetlands are confined to ditchlines in the center of the site, along Hilltop Drive and on the south side of the site. During the summer of 2024, the Wisconsin Department of Natural Resources declared the ditchline in the center of the property to be navigable. As a result, there are 25' setbacks for wetlands and 75' setbacks to a navigable waterway on this site.

The plan for this development is to add a 5,000 square foot building to the existing office and install approximately 11,000sf of asphalt pavement. In addition to this hard surface, all hard surfacing added since 2017 needs to be considered as new impervious surfacing. And finally, the plan will include an additional 10,000sf for future building and 30,000sf for future pavement if at some point in the future new areas are constructed.

A Conditional Use Permit application has been submitted to the Village for grading within 25 feet of a wetland and within 75 feet of a navigable waterway. This narrative and the attached plans are submitted to address the conditional use application. The mitigation proposed for this project includes creating a permanent wetland setback and/or vegetative buffer equal to the disturbance area (1:1) for horizontal development.

Much of the area within these setbacks that are graded as part of this conditional use permit have been within active work areas

Setback Mitigation Plan

Exhibit 1 and 2 identifies post-construction wetland/navigable waterway setback areas and vegetative buffers. Exhibit 1 (CUP 1) shows a total area totaling 1.323 acres. The areas to the east of the restoration areas has been agricultural use areas for many years. Not all of the operational area will be restored since it's will continue to be part of the ongoing site operations. However, over half an acre of the operational area will be restored back to grass. These areas will include the backslopes for the stormwater pond or ditchlines within the setbacks and any active work areas north of the stormwater features. Areas to the east that are currently being farmed, will be turned into a vegetative buffer area and will be permanently stabilized with a native seed mix made up of grasses and forbs that are indigenous to the area. The native seed mix once established, will provide a permanent cover and vegetative buffer within the setback area.

Summary

Navigable Waterway / Wetland Setback Current Operational Area 57,650 sf = 1.323 acres

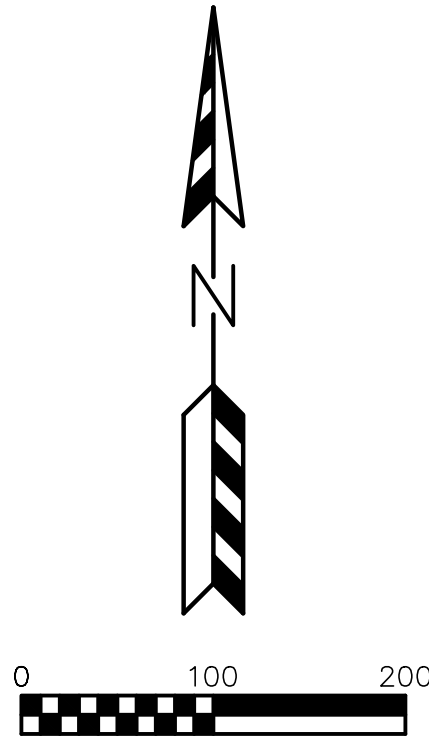
Mitigation Area

Native Seed Restoration 21,895 sf = 0.503 acres

Vegetative Buffer 41,335 sf = 0.949 acres

Total Mitigation Area 63,230 sf = 1.452 acres

Mitigation Ratio: 1: 1.097 greater than the minimum 1:1 ratio

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**EXISTING
OPERATIONS
PLAN**

DRAWN BY: **WWS**
 DESIGNED BY: **EPN**
 CHECKED BY: **KJP**

PLAN DATE:
1/30/2025

PROJECT NO:
\TL-05-21

BID SET

SHEET NO:

CUP-1

DIGGERS HOTLINE

Dial **811** or (800)242-8511
www.DiggersHotline.com

LEGEND:

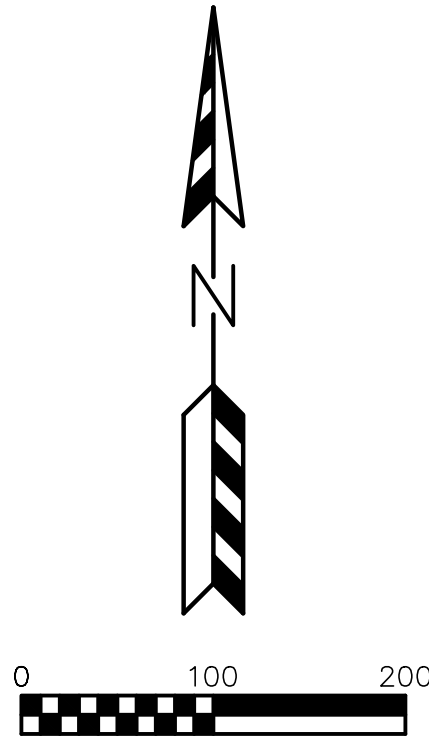
- | | |
|---|--|
|  | - EXISTING WETLANDS. |
| --- 936 --- | - EXISTING MINOR CONTOUR. |
| --- 935 --- | - EXISTING MAJOR CONTOUR. |
| —— 936 —— | - PROPOSED MINOR CONTOUR. |
| ===== 935 ===== | - PROPOSED MAJOR CONTOUR. |
| - EX 934.23 | - EXISTING SPOT ELEVATION. |
| - 934.23 | - PROPOSED CURB FLANGE ELEVATION. |
| - TC 934.23 | - PROPOSED TOP OF CURB ELEVATION. |
| - SW 934.23 | - PROPOSED SIDEWALK ELEVATION. |
| - EP 934.23 | - PROPOSED EDGE OF PAVEMENT ELEVATION. |
| - EXP 934.23 | - PROPOSED BUILDING EXPOSURE ELEVATION. |
| - FFE 934.23 | - PROPOSED BUILDING FIRST FLOOR ELEVATION. |
|  | - PROPOSED STORM SEWER. |
|  | - EXISTING STORM SEWER. |

CONDITIONAL USE PERMIT AREAS:

- CURRENTLY DISTURBED AREAS WITHIN SETBACKS

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

[illegible]

PSE
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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

LAN TITLE:

MITIGATION AREAS PLAN

RAWN BY:

WWS

DESIGNED BY: **EPM**

CHECKED BY: **KJP**

LAN DATE:

1/30/2025

PROJECT NC

\TL-05-21\

BID SET

CUP-2

DIGGERS HOTLINE

Dial **811** or (800)242-8511

www.DiggersHotline.com

LEGEND:

- | | |
|---|--|
|  | - EXISTING WETLANDS. |
| --- 936 --- | - EXISTING MINOR CONTOUR. |
| --- 935 --- | - EXISTING MAJOR CONTOUR. |
| — 936 — | - PROPOSED MINOR CONTOUR. |
| — 935 — | - PROPOSED MAJOR CONTOUR. |
| - EX 934.23 | - EXISTING SPOT ELEVATION. |
| - 934.23 | - PROPOSED CURB FLANGE ELEVATION. |
| - TC 934.23 | - PROPOSED TOP OF CURB ELEVATION. |
| - SW 934.23 | - PROPOSED SIDEWALK ELEVATION. |
| - EP 934.23 | - PROPOSED EDGE OF PAVEMENT ELEVATION. |
| - EXP 934.23 | - PROPOSED BUILDING EXPOSURE ELEVATION. |
| - FFE 934.23 | - PROPOSED BUILDING FIRST FLOOR ELEVATION. |
|  | - PROPOSED STORM SEWER. |
|  | - EXISTING STORM SEWER. |

CONDITIONAL USE PERMIT AREAS:

- RESTORATION AREAS WITHIN SETBACKS
- VEGETATIVE BUFFER AREAS WITHIN SETBACKS

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



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 SF
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID

OR

DATE

2/3/25

chk# 2672

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

Evan Nickodem

Parish Survey & Engineering

122 Wisconsin Street

West Bend, WI 53095

Phone (262) 333-2167

E-Mail enickodem@parishse.com

PROPERTY OWNER

Matt Seban

TLC Acres

W210 N10738 Appleton Ave

Germantown, WI 53022

Phone (414) 403-8956

E-Mail matt@tlcwisconsin.com

2 PROPERTY ADDRESS

W210 N10738 Appleton Ave

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

North A-1, Idleman Land A-2, Ahmad and Saeed land	South RS-2, Schnickel RS-2, Sell RS-5, Steinbach	East A-1, Pfaff Land Trust	West RS-2, Powell RS-6, Vidal B-3, Aeron LLC
--	--	----------------------------	--

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!

Evan P. Nickodem 01/29/2025

Applicant

Date

Matt Seban

Owner





Village of



Germantown

Willkommen

Fee must accompany application

✗ \$1460

Paid

Date

2/3/25

CHK # 2672

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

Evan Nickodem

Parish Survey & Engineering

122 Wisconsin Street

West Bend, WI 53095

Phone (262) 333-2167

Fax ()

E-Mail enickodem@parishse.com

PROPERTY OWNER

Matt Seban

TLC Acres

W210 N10738 Appleton Ave

Germantown, WI 53022

Phone (414) 403-8956

matt@tlcwisconsin.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Matt Seban

TLC Acres

3 PROPERTY ADDRESS

W210 N10738 Appleton Ave

TAX KEY NUMBER

304959

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.

landscaping materials and supply, agricultural uses

5 DESCRIPTION OF PROPOSED OPERATION

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

no change in use or operation

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



6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

THAT PART OF THE NORTHEAST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 30, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST 1/4 CORNER, SECTION 30-9-20, THENCE SOUTH 0 DEGREES 27' 58" EAST ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 1222.00 FEET, THENCE SOUTH 89 DEGREES 32' 02" WEST -670.00 FEET, THENCE NORTH 0 DEGREES 27' 58" WEST 118.80 FEET, THENCE SOUTH 81 DEGREES 32' 02" WEST -863.51 FEET, THENCE NORTH 55 DEGREES 27' 58" WEST ON THE C/L OF APPLETON AVENUE 113.65 FEET, THENCE NORTH 55 DEGREES 21' 58" WEST ON SAID C/L 148.60 FEET, THENCE NORTH 53 DEGREES 08' 58" WEST, ON SAID C/L 107.70 FEET, THENCE NORTH 44 DEGREES 39' 18" WEST, ON SAID C/L 203.19 FEET, THENCE NORTH 40 DEGREES 55' 06" WEST, ON SAID C/L 199.71 FEET, THENCE NORTH 54 DEGREES 23' 20" EAST, -669.00 FEET, THENCE NORTH 75 DEGREES 12' 40" WEST, -310.40 FEET, THENCE NORTH 64 DEGREES 10' 40" WEST, -471.50 FEET, THENCE SOUTH 89 DEGREES 30' 20" WEST -175.40 FEET, THENCE NORTH 26 DEGREES 14' 40" WEST, -36.70 FEET, THENCE NORTH 89 DEGREES 30' 20" EAST, ON THE EAST 1/4 LINE OF SAID SECTION 2463.18 FEET TO THE POINT OF BEGINNING.

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:

- _____ 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.
- _____ 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.
- _____ 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.
- _____ 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!

Erin P. Nuland 01/30/2025
Applicant Date

Matthew Sh 2/3/25
Owner Date

Village of

Germantown

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

02/03/2025 04:18PM Inspectio
000835-0012
Payment Effective Date 01/31/2025

MISCELLANEOUS

PLAN COMMISSION REVIEW
FEES (GENPLN)

2025 Item: GENPLN

1 @ \$3,555.0000

PLAN COMMISSION REVIEW
FEES (GENPLN)

\$3,555.00

\$3,555.00

Subtotal \$3,555.00

Total \$3,555.00

CHECK \$3,555.00

Check Number 2672

Change due \$0.00

Thank you for your payment

CUSTOMER COPY

**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 SF
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID _____ DATE _____

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**Evan NickodemParish Survey & Engineering122 Wisconsin StreetWest Bend, WI 53095Phone (262) 333-2167E-Mail enickodem@parishse.com**PROPERTY OWNER**Matt SebanTLC AcresW210 N10738 Appleton AveGermantown, WI 53022Phone (414) 403-8956E-Mail matt@tlcwisconsin.com**2****PROPERTY ADDRESS**W210 N10738 Appleton Ave**3****NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	A-1, Idleman Land A-2, Ahmad and Saeed land	South	RS-2, Schnickel RS-2, Sell RS-5, Steinbach	East	A-1, Pfaff Land Trust	West	RS-2, Powell RS-6, Vidal B-3, Aeronia LLC
-------	--	-------	--	------	-----------------------	------	---

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.

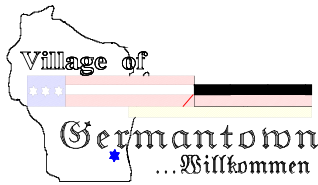
5**SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!**Evan P. Nickodem 01/29/2025

Applicant

Date

Owner

Date



N112 W17001 Mequon Rd.
P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4720 (Engineering)
FAX: (262) 253-8255

Permit #:

STORMWATER MANAGEMENT PERMIT APPLICATION

Applicant/Agent	Property Owner
Name: Evan Nickodem	Name: Matt Seban
Address: Parish Survey & Engineering 122 Wisconsin Street West Bend, WI 53095	Address: TLC Acres W210 N10738 Appleton Ave Germantown, WI 53022
Phone: 262 333-2167	Phone: 414 403-8956
E-mail: enickodem@parishse.com	E-mail: matt@tlcwisconsin.com

Property Address: W210 N10738 Appleton Ave

Base SWM Permit Application Fee (Non-Refundable):

- ☐ \$300.00.
- ☒ Waived, if application associated with Planning Department's Site Plan Review Application.

First-Time SWM Plan Report Review Fee (Non-Refundable):

- ☐ \$200.00 for First Detention/Infiltration/Retention Pond or Water Quality Device.
- ☐ \$25.00 for each Additional Detention/Infiltration/Retention Pond or Water Quality Device. Quantity: (____)
- ☐ \$10.00 for each Channel/Culvert/Storm Sewer Branch. Quantity: (____)
- ☐ \$500.00 Additional Fee for Optional Expedited Review (3 business days).
- ☒ Waived, if application associated with Planning Department's Site Plan Review Application.

Additional SWM Plan Report Review Fee (Non-Refundable):

- ☐ \$250.00 for 2nd SWM Plan Review (i.e., review of 1st SWM Plan revision).
- ☐ \$500.00 for each Additional SWM Plan Review (i.e., review of 2nd, 3rd, 4th, etc. SWM Plan revision).
- ☐ \$500.00 Additional Fee for Optional Expedited Review for each Additional SWM Plan Review (3 business days).

Certification:

I hereby certify that the information contained herein, including all attachments, is true, accurate, and complete to the best of my knowledge. Further, I grant the Village of Germantown's employees and agents to enter the property to review information included with this application, and to make inspections during and after construction. Application and report review times, approval/denial, and final action shall be as set in Chapter 27, Mun. Ord. Applicant/Agent and Property Owner understand other fee mechanisms (i.e., Site Plan Review Fee) are in place for Village review and approval of the Stormwater Management Plan Report. I am aware that this permit expires the date the Village Engineer or designee notifies me that all stormwater management practices have passed final inspection required under subsection (4)(d) and an approved Maintenance Declaration is recorded with the Register of Deeds as required under section 27.11, or after two years of issuance, whichever occurs first.

Applicant/Agent Signature & Date:

Evan P. Nickodem 01/29/2025

Property Owner Signature & Date:

REPORT CHECKLIST

The storm water management plan for a site shall include:

- ☒ Detailed report containing a narrative description of the storm water facility design, assumptions, and computations
- ☒ Detailed maps showing pre-development and post-development conditions, 24" x 36" sheets
- ☒ Signature and seal by a Wisconsin Registered Professional Engineer
- ☐ Detailed tabular estimate of construction costs for proposed facilities
- ☒ Two complete copies of the entire plan

The report describing the site conditions and detention design shall include the following:

- ☒ Full watershed of site with contours
- ☒ Sub area boundaries
- ☒ Time of concentration determination with lengths and slopes
- ☒ Hydrologic soil groups
- ☒ Curve numbers
- ☒ Existing flood plain and wetlands shown, including setback lines
- ☐ Comparison of different agency analysis, if appropriate, in tabular format
- ☐ Cross section/details of vegetation proposed on berm, safety shelf, water line areas, etc.
- ☒ Detention basin volumes
- ☒ Existing and proposed contours in pond area at one foot contour interval
- ☒ Stage-discharge curve or table for proposed outfall structure
- ☒ Site hydrograph for 100-year and 2-year storm predeveloped condition without detention
- ☒ Site hydrograph for 100-year and 2-year storm post-developed condition without detention
- ☒ Pond output hydrograph for 100-year and 2-year storm post-developed condition with detention
- ☒ Clearly indicate pre-development and post-development site discharge for the 2-year and 100-year storm events.
- ☒ Draft copy of long term maintenance plan in recordable format
- ☒ Completed copy of this checklist

Project Name: TLC Acres

Village staff only:

Permit #: _____

Initial submittal date: _____

Response date: _____

Subsequent response date(s): _____

Approval date: _____

Date sent to MMSD (If applicable) _____

MMSD approval date: _____

Date financial guarantee provided and amount: _____

Facility Certification-date approved: _____

Final maintenance declaration recorded: _____

Financial guarantee released: _____

TLC Acres

Project Narrative

Written By: Matthew Seban

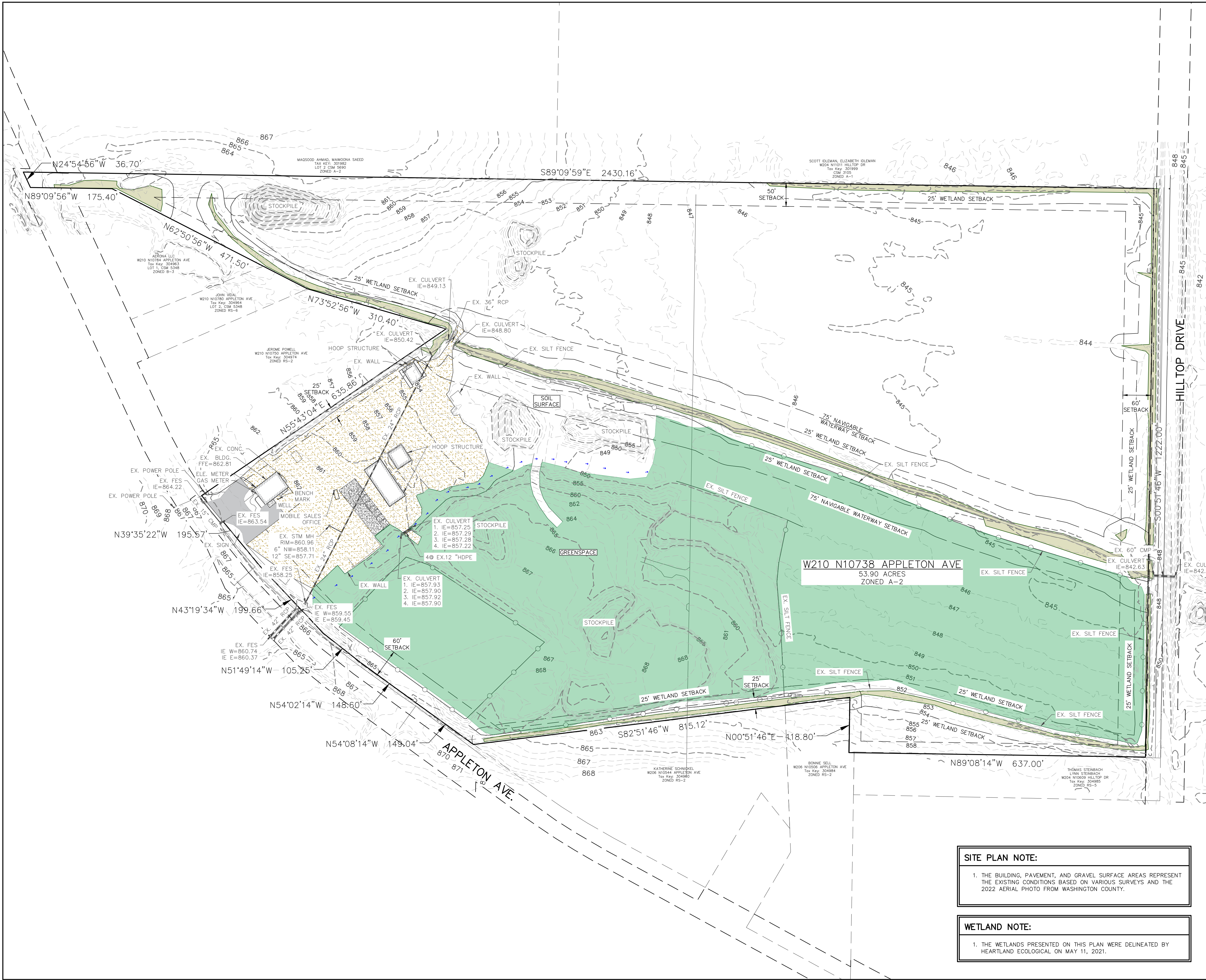
(414) 403-8956

6/10/24

TLC Acres is proposing to build an addition to our existing pole building. We hired Parish Engineering to complete all the survey and engineering required for this project.

The proposed building is 50' x 100'. It will be used as vehicle and equipment storage for both TLC Acres as well as MSTLC, LLC. The peak of the building will be 25' high and the sidewalls will be 16'. The exterior will match the existing building using the same materials.

As of June 10, TLC Acres has an open zoning permit application for a roughly 10,000 square foot addition to our existing drive lane. The final requirement for approval is for a storm water management plan which is also being submitted today for that permit. This stormwater management plan has been calculated for both the additional paved surface as well as the new addition.



SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

LEGEND:

- EXISTING WETLANDS.
- EXISTING GRANULAR SURFACE.
- EXISTING ASPHALT SURFACE.
- EXISTING CONCRETE SURFACE.
- EXISTING OVERLAND FLOW ROUTE.
- EXISTING MINOR CONTOUR.
- EXISTING MAJOR CONTOUR.
- OVERHEAD ELECTRIC LINE.
- BURIED ELECTRIC LINE.
- BURIED TELEPHONE LINE.
- FIBER OPTIC LINE.
- GAS LINE.
- FENCE.
- STORM SEWER LINE.
- ELECTRIC METER.
- GAS METER.
- GAS VALVE.
- POWER POLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

DRAWN BY:
WWS
DESIGNED BY:
EPN
CHECKED BY:
KJP

PLAN DATE:
6/5/2025

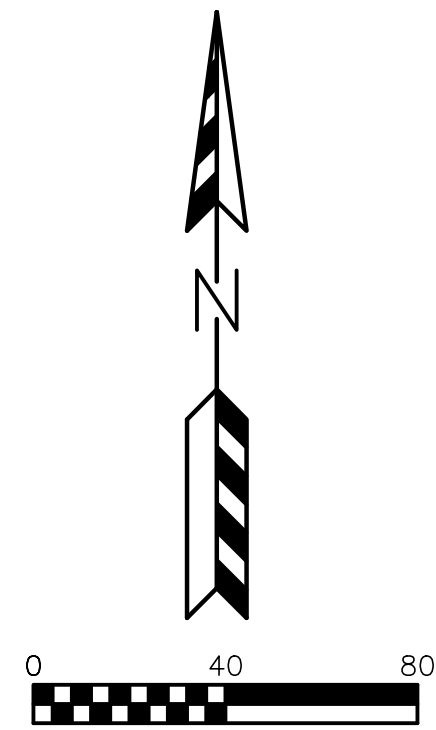
PROJECT NO:
\TL-05-21

BID SET

SHEET NO:
C1.01

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**EXISTING
CONDITIONS
WEST**

DRAWN BY:
WWS

DESIGNED BY:
EPN

CHECKED BY:
KJP

PLAN DATE:
6/5/2025

PROJECT NO:
\TL-05-21

BID SET

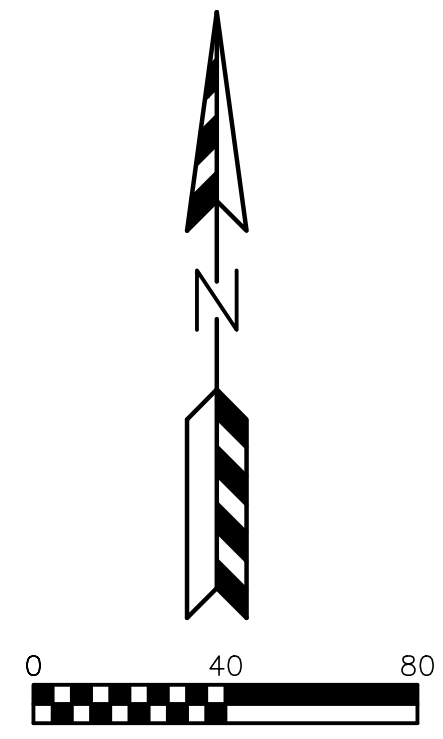
SHEET NO:

C1.02

- ## LEGEND:
- | | | | |
|---|---------------------------------|---|------------------------------|
|  | — EXISTING CONCRETE SURFACE. |  | — EXISTING GRANULAR SURFACE. |
|  | — EXISTING OVERLAND FLOW ROUTE. |  | — EXISTING ASPHALT SURFACE. |
|  | — EXISTING WETLANDS. |  | — STORM SEWER LINE. |
| — 896 — | — EXISTING MINOR CONTOUR. |  | — ELECTRIC METER. |
| — -895— | — EXISTING MAJOR CONTOUR. |  | — GAS METER. |
| — OH/EL — | — OVERHEAD ELECTRIC LINE. |  | — GAS VALVE. |
| — Bu/E — | — BURIED ELECTRIC LINE. |  | — POWER POLE. |
| — Bu/Tel — | — BURIED TELEPHONE LINE. |  | — STORM SEWER MANHOLE. |
| — FO — | — FIBER OPTIC LINE. |  | — STORM SEWER INLET. |
| — GAS — | — GAS LINE. |  | — TELEPHONE PEDESTAL. |
|  | — FENCE |  | — TRANSFORMER. |

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

[illegible]

PS&E
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**SITE PLAN
WEST**

DRAWN BY:
WWS

DESIGNED BY:
EPN

CHECKED BY:
KJP

PLAN DATE:
6/5/2025

PROJECT NO:
\TL-05-21

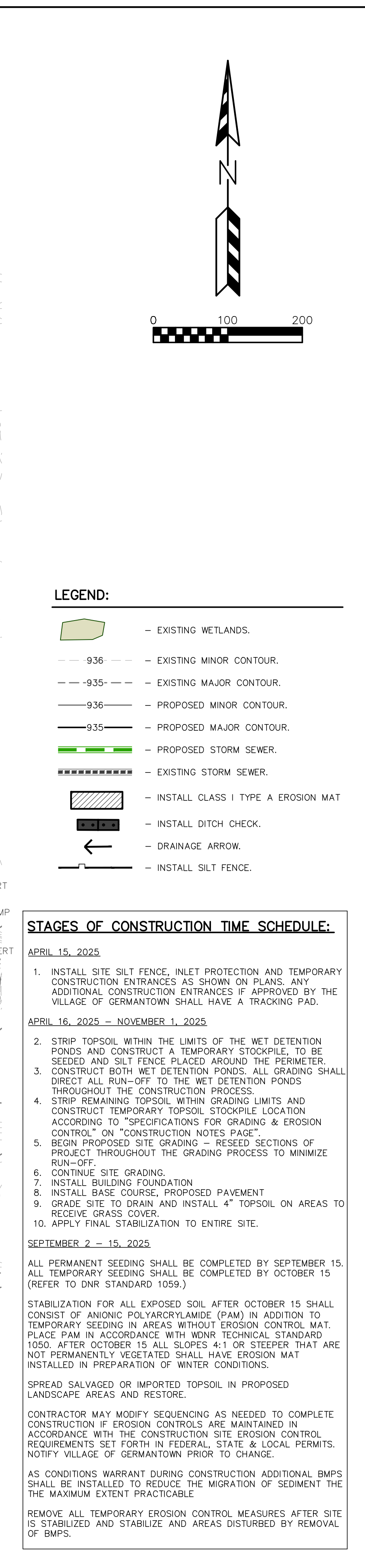
BID SET

SHEET NO:

C1.03

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

	- PROPOSED ASPHALT SURFACE.		- EXISTING ASPHALT SURFACE.
	- EXISTING GRANULAR SURFACE.		- EXISTING CONCRETE SURFACE.
	- PROPOSED POND.		- EX FENCE.
	- PROPOSED PAVEMENT.		- STORM SEWER LINE.
	- EXISTING WETLANDS.		- ELECTRIC METER.
	- EXISTING MINOR CONTOUR.		- GAS METER.
	- EXISTING MAJOR CONTOUR.		- GAS VALVE.
	- OVERHEAD ELECTRIC LINE.		- POWER POLE.
	- BURIED ELECTRIC LINE.		- STORM SEWER MANHOLE.
	- BURIED TELEPHONE LINE.		- STORM SEWER INLET.
	- FIBER OPTIC LINE.		- TELEPHONE PEDESTAL.
	- GAS LINE.		- TRANSFORMER.

[illegible]

PS&E
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**OVERALL
EROSION
CONTROL
PLAN**

DRAWN BY:
WWS

DESIGNED BY:
EPN

CHECKED BY:
KJP

PLAN DATE:
6/5/2025

PROJECT NO:
\TL-05-21

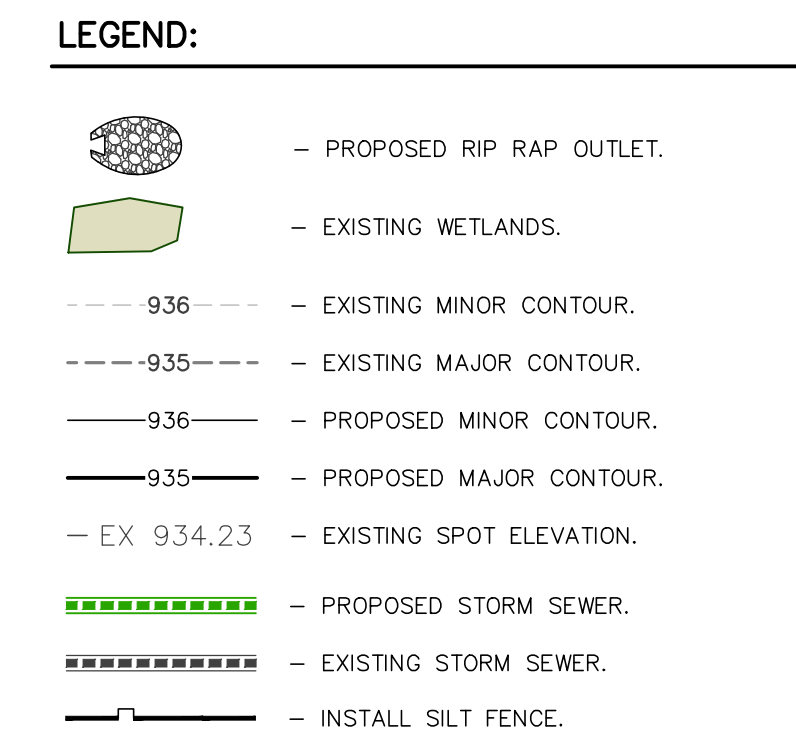
BID SET

SHEET NO:

C1.04

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

[illegible]

PS&E
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**GRADING
PLAN WEST**

DRAWN BY: **WWS**
DESIGNED BY: **EPN**
CHECKED BY: **KJP**

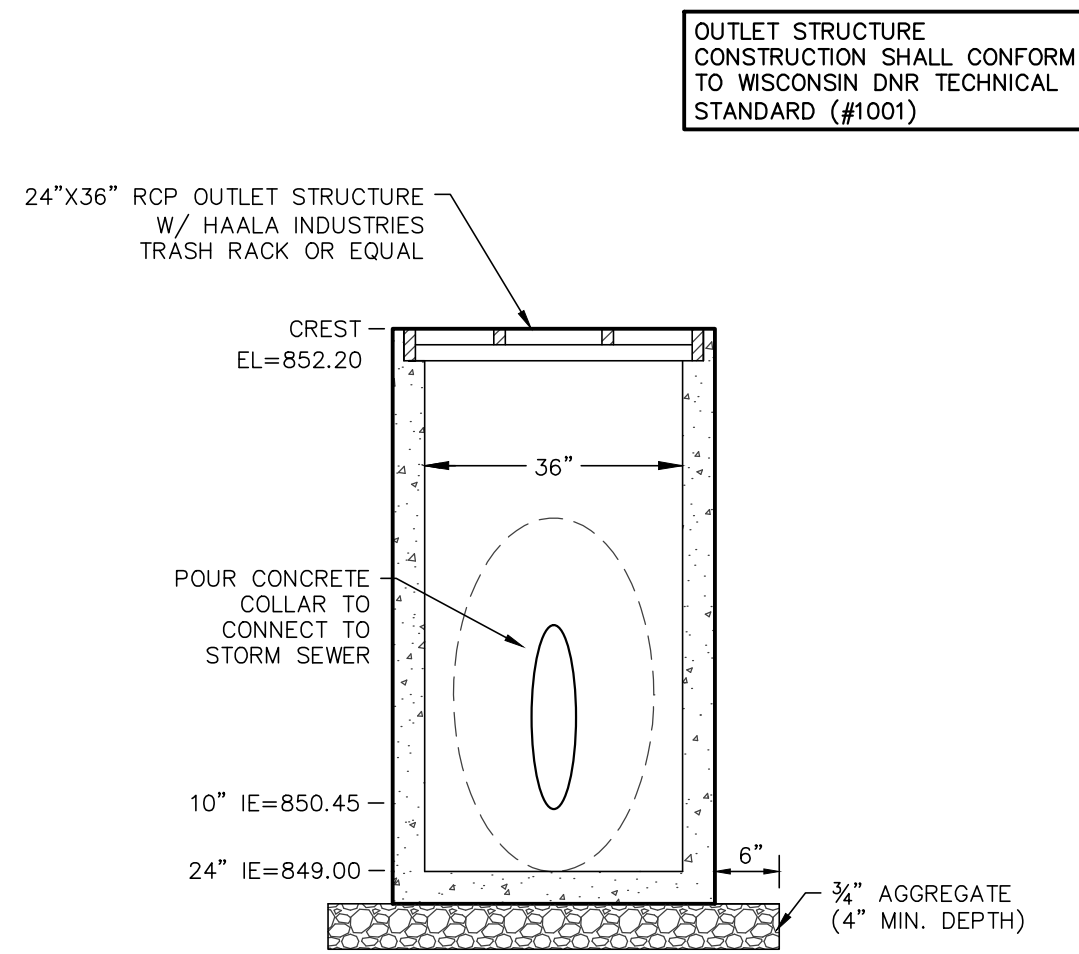
PLAN DATE:
6/5/2025

PROJECT NO:
\TL-05-21

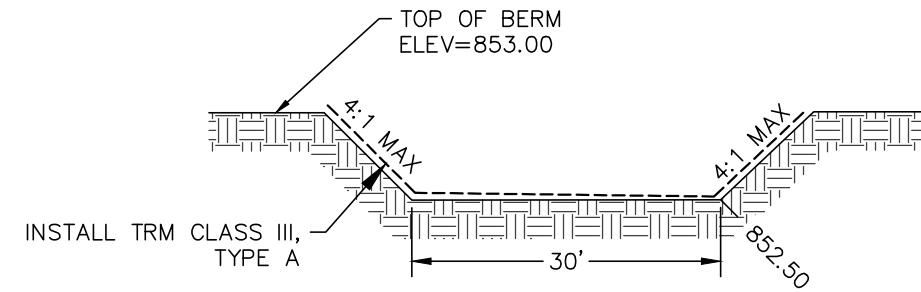
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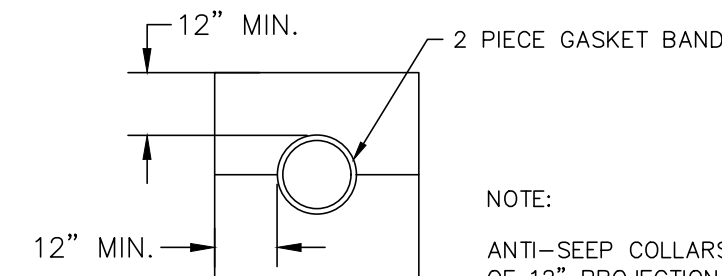
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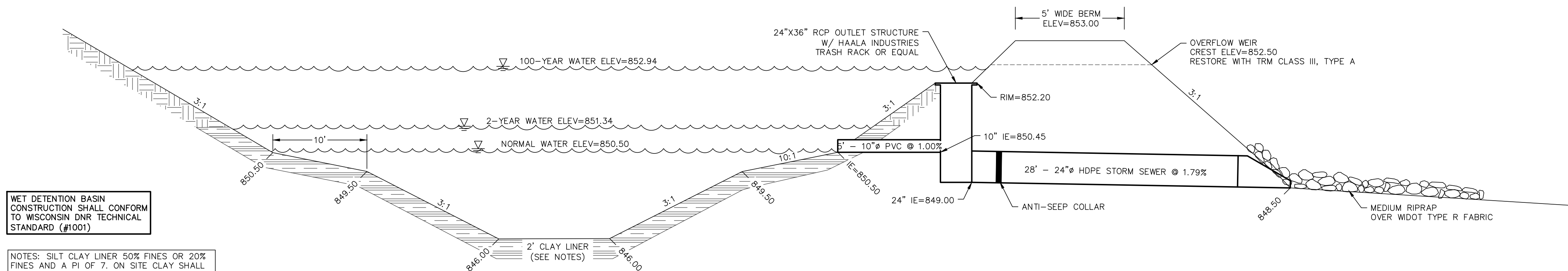
POND OUTLET – OUTLET STRUCTURE #1 DETAIL



OVERFLOW WEIR CROSS SECTION



ANTI-SEEP COLLAR DETAIL



RETENTION BASIN CROSS SECTION

REVISIONS:

NO. DATE DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**STORMWATER
MANAGEMENT
DETAILS**

DRAWN BY:

EPN

DESIGNED BY:

EPN

CHECKED BY:

EPN

PLAN DATE:

1/28/2025

PROJECT NO:

\TL-05-21

BID SET

SHEET NO:

C2.02

STORMWATER
MANAGEMENT REPORT

TLC Acres
W210 N10738 Appleton Avenue
Village of Germantown, Wisconsin

January 23, 2025

PROJECT OWNER:

TLC Acres
W210 N10738 Appleton Avenue
Germantown, WI 53022

PREPARED FOR:

TLC Acres
W210 N10738 Appleton Avenue
Germantown, WI 53022

PREPARED BY:

Parish Survey & Engineering, LLC
122 Wisconsin Street,
West Bend, WI 53095

TL-05-21



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
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Existing Site Conditions.....	3
Subsurface Soil Conditions.....	5
Proposed Site Conditions.....	5
Summary of Results	7
Maintenance of Stormwater Systems	8
Conclusion.....	8

APPENDICES

- A. Location Map
- B. Soils Information
- C. Calculations: Water Quantity, Existing Site Conditions
 - 1) Topography w/ Drainage Basins, Tc Path, and CN
 - 2) Calculations
- D. Calculations: Water Quantity, Proposed Site Conditions
 - 1) Site Plan and Topography w/ Drainage Basins, Tc Path, and CN
 - 2) Calculations
- E. Calculations: Water Quality - TSS Reduction
- F. Civil Design Plans
- G. Stormwater Management Practice Agreement

PROJECT OVERVIEW

Executive Summary

This project is located at W210 N10738 Appleton Ave (STH 175) in the Village of Germantown, WI (Village). The property covers 53.39 acres fronting both Appleton Avenue to the west, and Hilltop Drive on the east. The property has been used as an agriculture property for the known history based on review of historical aerial photos from Washington County. In general, the property drains from west to east with a ditchline roughly in the center of the site that collects water and directs runoff to a culvert under Hilltop Drive.

The primary entrance to the property is the main driveway off Appleton Ave. on the southwest side of the property. There are two agriculture access driveways off Hilltop Drive on the east side of the property.

Over the last 10 years, the property has expanded it's function both producing and selling nursery stock along with the sale of topsoil and other products while maintaining the agriculture use. The Village noted that there has been activity and changes to the surfaces by adding gravel driveways, paved driveways, and buildings when comparing the 2017 aerial photo from Washington County to the 2022 aerial photo. These changes to surfacing have occurred primarily in the southwest corner of the site near the existing building and Appleton Ave driveway. This report will focus on changes between 2017 and the current condition, included the proposed building addition and asphalt pavement additions during the 2024 construction season, and address future considerations for additional pavement and buildings.

During the summer of 2024, the Village requested the Wisconsin Department of Natural Resources (WDNR) review the ditchline on the site to determine if this would be classified as a navigable waterway. After the review, the WDNR did classify the ditchline as navigable.

A proposed stormwater basin in the center of the site, south of the drainage ditch, will be designed to capture runoff from the southwest side of the property for treatment and discharge to meet current Village of Germantown requirements. The assumption will be that the existing conditions are based on the 2017 aerial photo from Washington County. All gravel, pavement, and rooftop added between 2017 and current day will be considered "new" for the purposes of this stormwater management plan. Next, this plan will provide stormwater management for proposed modifications to the property which will include a 5,000sf addition to the main building and an 11,000sf addition to the asphalt pavement. And finally, this stormwater plan will provide for a future building addition of 10,000sf along with an additional 30,000sf of asphalt pavement that could occur at some point in the future.

Finally, this site is located within the Menomonee River watershed and is located within the Milwaukee Metropolitan Sewerage District (MMSD) jurisdictional service area.

DESIGN STANDARDS

Method of Analysis

The storm water runoff rates and quantities have been analyzed using HydroCAD® software, using the United States Department of Agriculture Soil Conservation Service Technical Release 55 (TR-55) methodology. The MSE 3, 24-hour rainfall distribution curve is used for the calculations.

The selected design storms were based on NOAA Atlas 14 as noted in Table 1 below.

Table 1 – NOAA Rainfall Depths

Rainfall Amount	
Recurrence Interval (Year)	Rainfall Depth (in)
1	2.37
2	2.68
100	6.36

TSS reduction results for the areas disturbed, as well as the areas draining to the ponds were analyzed with WinSLAMM Source Loading and Management Model. The “Milwaukee 1969” rainfall file was used with the winter season between December 6th to March 28th.

Infiltration

Soil testing is required to determine if the existing soil layers are suitable for infiltration. Per Wisconsin DNR Standard 1002, if soils have an infiltration rate of less than 0.6 in/hr the site is exempt from infiltration requirements.

If the soils are conducive for infiltration and the development has more than 40% but less than 80% of connected imperviousness, then the site will be designed to infiltrate sufficient runoff volume such that the post-development infiltration volume is at least 60% of the pre-development infiltration volume, based on an average annual rainfall. Furthermore, no more than 2% of the project site is required as an effective infiltration area, otherwise, infiltrate 10% of the post-development runoff from the 2-year, 24-hour design storm.

Peak Discharge (Water Quantity)

The target design criteria for the stormwater management facilities proposed in this report follows the Village, MMSD Chapter 13 Surface Water and Stormwater Rule, and NR 151 of the WI Administrative Code. MMSD allows the use of one of two methods for calculating storm water discharge for a developed site. For this design, the volumetric design procedure will be used to demonstrate compliance with the water quantity requirements for both MMSD and the Village. The volumetric procedure requires that the calculated existing runoff volume not be exceeded during the critical time period within a given drainage basin. This site is located within the Menomonee River basin and has a critical period of 9.5 hours. The critical time period for the watershed starts at 11:45 and ends at 21:15. HydroCAD® software is used with specific reporting parameters to provide quantities at the required time interval.

Stormwater Quality

At a minimum, a best management practice that relies on ponding runoff and settling of suspended solids shall be designed for a reduction, on an average annual basis, of 80 percent of the total estimated suspended solids load from a developed site.

EXISTING SITE CONDITIONS

As mentioned above, the single property site covers a total of 53.39 acres. The north site of the property has a field access across the ditchline on the west side of the site and an access off Hilltop Dr. The south portion of the site, which will be the focus of this report, has a primary access off Appleton Ave, STH 175, and a field entrance off Hilltop Dr. south of the ditchline running through the property. Based on discussions with the Village of Germantown, the existing conditions will be considered based on the 2017 aerial photo as found in the Washington County GIS. Figure 1 is the aerial photo from 2017 showing the entire property. Figure 2 is a detailed view of the southwest nursery and landscaping area just off Appleton Ave (STH 175).

Figure 1 – 2017 Aerial Photo - Entire Site



Watersheds

In general, for this proposed pond, there is one watershed that captures the runoff from the front business area (SW corner of site) and will also account for the areas where a proposed building will be constructed and where additional asphalt will be installed. have been delineated to define the runoff under existing conditions. The report delineates the watershed based on topography of the site.

Figure 2 – 2017 Aerial Photo – SW Portion of Site



Soils Analysis

This project is exempt from infiltration requirements based on the existing soil types and presence of high groundwater within the soil test pits. The information from testing of the existing site soils can be found in the appendices. Since the surrounding soils are silt and very fine silt, there may be some natural infiltration that will occur however for purposes of this design, infiltration is considered negligible.

Surficial soils based on the NRCS Web Soil Survey are noted as silt loam soils which could be consistent with the topsoil found in the soil borings discussed above.

Offsite

While some areas discharge to this site, particularly the west side of Appleton Avenue which drains to a culvert running under Appleton Ave to this site. A number of years ago, a culvert was installed on this property to pick up drainage from Appleton Ave. and discharge it to the drainage ditch running west to east in the center of the site. Since this is pass-through flow and will not be directed through our site pond, this run-on to the site is ignored. Other site run-on from the west or north flows to the west-east ditchline and will not impact the design of the proposed pond.

SUBSURFACE SOIL CONDITIONS

Soil borings and testing was conducted on April 24, 2024. A total of 2 soil test pits were conducted on the east side of the site in the location of a future stormwater basin. The soil test pits were evaluated and documented on the Soil Evaluation – Storm form per the DSPS using the USDA soil classification system.

East Drainage Area

Table 2 below has the soils information as presented on the Soil Evaluation – Storm form from Eric Schmitz Corporation. Since these soils have an infiltration rate of less than 0.6 in/hr, except for the surface soils and a thin sand/gravel layer with groundwater, the site is exempt from infiltration requirements per NR 151.12(6)(c).

Table 2 – Southeast Soils Information

B-1			B-2		
Depth (ft)	Soil Texture USDA	Infiltration Rate (in/hr)	Depth (ft)	Soil Texture USDA	Infiltration Rate (in/hr)
0.0' – 0.7'	Sil	0.8	0.0' – 0.7'	Sil	0.8
0.7' – 1.3'	Peat	0.0	0.7' – 1.3'	Peat	0.0
1.3' – 2.7'	Peat	0.0	1.3' – 3.0'	Peat	0.0
2.7' – 6.0'	SiCl/Lfs & Gr	0.3/1.0	3.0' – 6.0'	SiCl/Lfs & Gr	0.3/1.0
6.0' – 10.0'	SiCl/vfSl	0.0/0.2	6.0' – 10.0'	SiCl/vfSl	0.0/0.2

PROPOSED SITE CONDITIONS

As mentioned above, the total site covers 53.39 acres and is divided, roughly north and south with a drainage swale running down the center of the property from west to east. The proposed conditions will focus on the south side of the drainage swale since the north side will remain strictly agricultural. The proposed stormwater basin will be designed on the east side of the site and will capture runoff from the south side of the property for treatment and discharge to meet current Village of Germantown requirements. The assumption will be that the existing conditions are based on the 2017 aerial photo from Washington County. All gravel, pavement, and rooftop added between 2017 and current day will be considered “new” for the purposes of this stormwater management plan.

Proposed Building and Pavement Additions

This stormwater plan will provide runoff management for proposed modifications to the property in 2025 which will include a 5,000sf addition to the main building and an 11,000sf addition to the asphalt pavement. Both the building addition and the proposed asphalt are shown on the design plans.

Future Building and Pavement Additions

At some point in the future, the owner may choose to construct another addition to the building or install additional pavement. This stormwater plan includes considerations for a future building addition of 10,000sf along and/or the addition of 30,000sf of asphalt pavement without changes to the proposed stormwater basin.

Undeveloped Areas with Detention

The undeveloped areas within the larger 53.39-acre property consist primarily of upland farmland with some minor wetland areas as presented on the design plans. This stormwater management plan is set up to detain all the developed areas in the southwest corner of the site and all the undeveloped farmland area south of the west-east drainage swale.

Undeveloped Areas Without Detention

The remaining undeveloped property both east of the proposed basin and north of the west-east drainage swale will need to have a stormwater basin designed and installed to account for future development in these areas. All these areas drain east and will not be impacted by the development proposed in this plan.

Figure 3 is the aerial photo from 2024 showing the entire property. Figure 4, is a detailed view of the southwest nursery and landscaping area just off Appleton Ave (STH 175).

Figure 3 – 2024 Aerial Photo - Entire Site



Figure 4 – 2024 Aerial Photo – SW Portion of Site



SUMMARY OF RESULTS

Stormwater Quantity

As mentioned above, the post construction stormwater quantity requirement for this project will be met using the MMSD volumetric design procedure. Below is a summary of the existing condition discharge from the southwest portion of the site that includes the proposed development areas. The HydroCAD® results for both pre-development and post-development can be found in Appendix D and E respectively.

Drainage area maps for both pre-development and post-development can be found in Appendix F and G respectively.

Table 3 – Total Site Discharge Results

Rain Event	1Ex Pre-Dev. Runoff (acre-ft)	2P Post-Dev. Runoff (acre-ft)
2-year	0.841	0.773
100-year	3.452	3.436

As required by the Village, the site maintains or lowers the volume discharge as compared to the existing conditions.

Stormwater Quality

The post construction stormwater quality requirement for this project is met using the standard design procedure. The proposed ponds will provide greater than 80% TSS reduction for the proposed development areas draining through one of the ponds. Appendix E contains the details of the calculations.

Table 4 – Total Suspended Solids Discharge Results

	Total Influent Load (lbs)	Total Effluent Load (lbs)	TSS Reduction
Site Total	2211	319.7	85.54%

MAINTENANCE OF STORMWATER SYSTEMS

The stormwater management system will be maintained by the owner, TLC Acres. The maintenance agreement is presented in Appendix J.

CONCLUSION

The stormwater management system for the proposed development will meet the post-construction stormwater requirements for the Village of Germantown, MMSD, and the Wisconsin DNR. Additionally, both the storm water quantity and quality are controlled at a greater rate than required per the local ordinance, and State Statute.

Appendix A

Location Map



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Washington County, Wisconsin



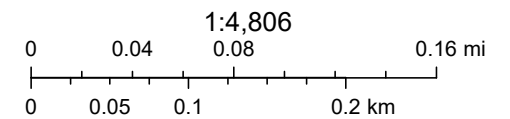
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Current Parcel

Address Point

Road Centerline STH, CTH

State Highway



Appendix B

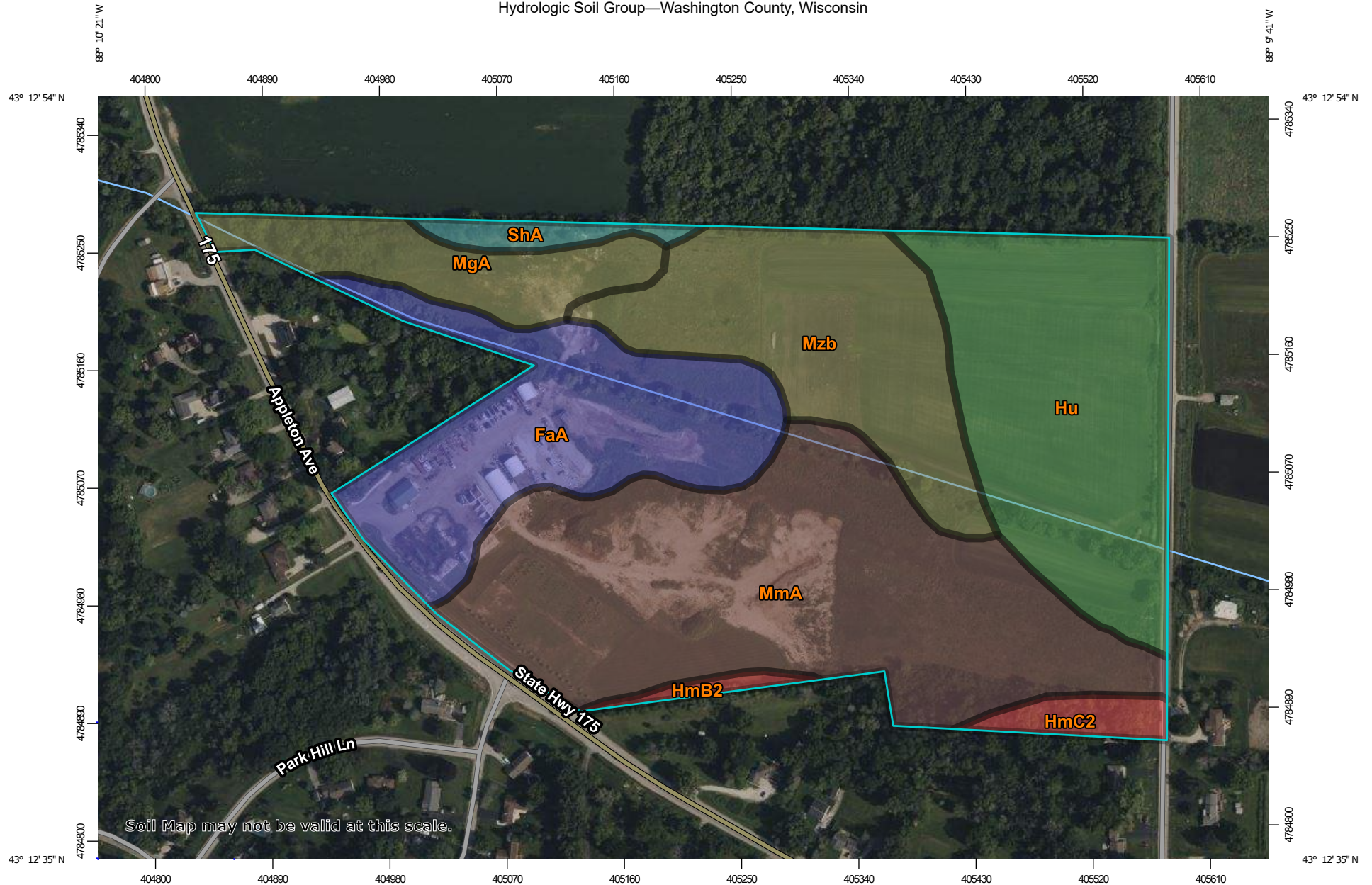
Soils Information



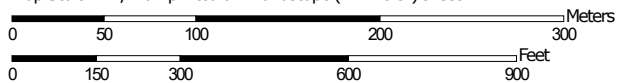
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Hydrologic Soil Group—Washington County, Wisconsin



Map Scale: 1:4,110 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin
Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 4, 2022—Sep 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FaA	Fabius loam, 1 to 3 percent slopes	B	9.4	17.5%
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	D	0.4	0.8%
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	D	1.0	1.9%
Hu	Houghton mucky peat, 0 to 2 percent slopes	A/D	11.2	20.9%
MgA	Martinton silt loam, 1 to 3 percent slopes	C/D	3.9	7.2%
MmA	Matherton silt loam, 1 to 3 percent slopes	B/D	18.2	34.0%
Mzb	Montgomery silty clay loam	C/D	8.6	16.1%
ShA	Saylesville silt loam, 0 to 2 percent slopes	C	0.9	1.7%
Totals for Area of Interest			53.7	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION - STORM

in accordance with Comm 82.365 & 85, Wis. Adm. Code

#5182

Page 1 of 2
Eric Schmitz Corporation

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

Please print all information.

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

County	Washington
Parcel I.D.	GTNV 304959
Reviewed By	Date

Property Owner Matthew & Amy Seban	Property Location Govt. Lot 1/4, SE1/4, S30, T9N, R20E		
Property Owner's Mailing Address P.O. Box 727	Lot #	Block #	Subd. Name or CSM# 53.39 Acre Parcel
City State Zip Code Phone Number Menomonee Falls WI 53052	☐ City ☒ Village ☐ Town Nearest Road Germantown See Drawing		

Drainage area _____ sq. ft. _____ acres Optional: Test Site Suitable for (check all that apply) ☐ Irrigation ☐ Bioretention trench ☐ Trench(es) ☐ Rain garden ☐ Grassed swale ☐ Reuse ☐ Infiltration trench ☐ SDS (> 15' wide) ☐ Other _____	Hydraulic Application Test Method: ☒ Morphological Evaluation ☐ Double-Ring Infiltrometer ☐ Other (specify) _____ SITE ADDRESS: W210 N10738 APPLETON AVE. GERMANTOWN, WI 53022
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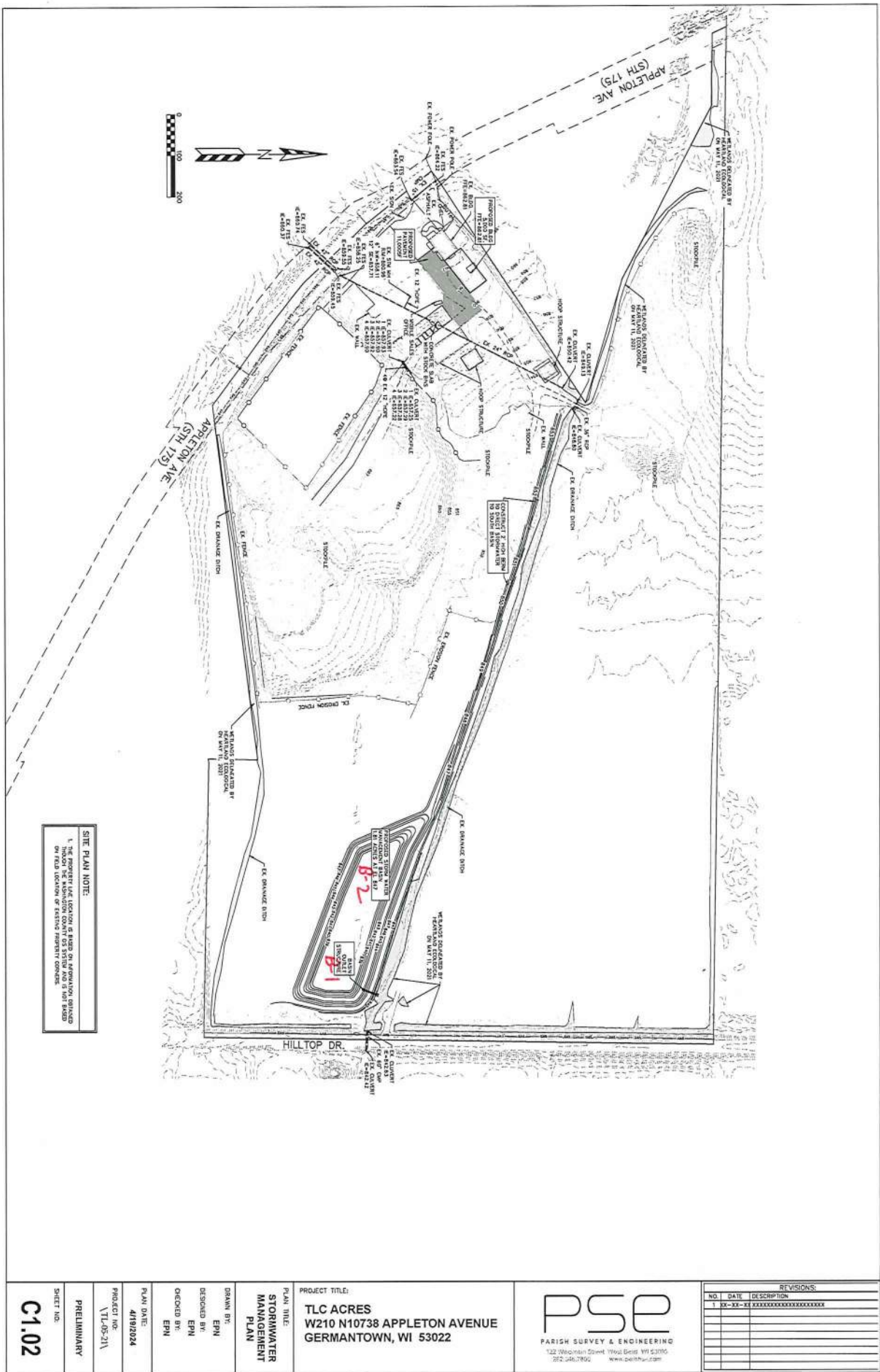
GERMANTOWN, WI 53022

1	Obs. #	☐ Boring ☒ Pit	Ground surface elev. 845 ± ft.	Depth to limiting factor 0 in.	Hydraulic App. Rate				
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
A p	0-8	7.5YR2/1	f-1-d 7.5YR5/8	sil	2fgr	mvfr	as	0	0.8
A-2	8-16	7.5YR2.5/1	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
A-2	16-32	7.5YR2.5/2	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
BC	32-72	5YR4/1	m-2-p 5YR5/6	sicl	1fabk	mfr	cw	0	0.3
56Y 5/1 GLEYED		mixturing of:	OBSERVED HIGH GROUNDWATER AT 32"	lfs & gr	1fsbk	mvfr	-	10	1.0
C	72-120	5YR5/1	m-2-p 5YR5/6	sicl	0 m	mfr	-	0	0.0
		mixturing of:	56Y 7/1 GLEYED	vfsi	2fpl	mfr	-	0	0.2

2	Obs. #	☐ Boring ☒ Pit	Ground surface elev. <u>845[±]</u> ft.		Depth to limiting factor <u>0</u> in.		Hydraulic App. Rate		
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Inches/Hr
A p	0-8	7.5YR2/1	f-1-d 7.5YR5/8	sil	2fgr	mvfr	as	0	0.8
A-2	8-16	7.5YR2.5/1	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
A-2	16-36	7.5YR2.5/2	c-2-d 7.5YR5/8	peat	0 m	mvfr	as	0	0.0
BC	32-72	5YR4/1	m-2-p 5YR5/6	sicl	1fabk	mfr	cw	0	0.3
56Y 5/1 GLEYED		mixturing of:	OBSERVED HIGH GROUNDWATER AT 36"	lfs & gr	1fsbk	mvfr	-	10	1.0
C	72-120	5YR5/1	m-2-p 5YR5/6	sicl	0 m	mfr	-	0	0.0
		mixturing of:	56Y 7/1 GLEYED	vfsi	2fpl	mfr	-	0	0.2

CST/PSS Name (Please Print) Eric M. Schmitz	Signature: 	CST/PSS Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 4/25/2024	Telephone Number 262-338-6994

SBD-10793 (R.01/05)



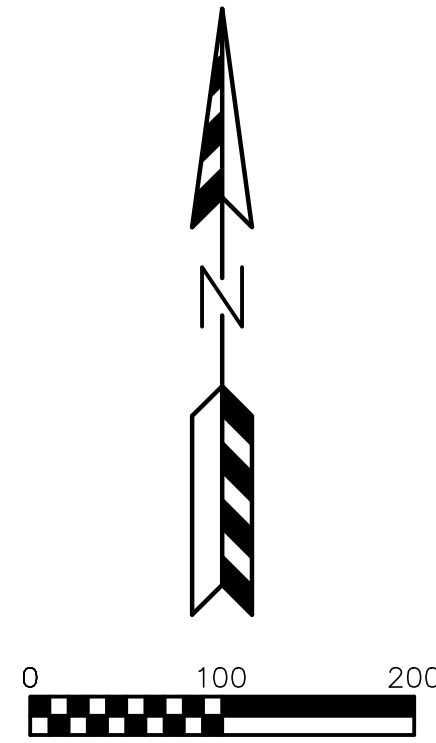
Appendix C

Calculations: Water Quantity Existing Site Conditions



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1EX - WATERSHED TO DITCH
TOTAL AREA=11.513 ACRES
CN=78

 - EXISTING WETLANDS.
 - - - 896 - - - - EXISTING MINOR CONTOUR.
 - - - 895 - - - - EXISTING MAJOR CONTOUR.

[illegible]

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PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**EXISTING
DRAINAGE
PLAN**

DRAWN BY: **EPN**
DESIGNED BY: **EPN**
CHECKED BY: **EPN**

PLAN DATE:
1/27/2025

PROJECT NO:
\TL-05-21

BID SET

SHEET NO:

EX-1

Site Pond

Prepared by {enter your company name here}

HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

TL-05 Site Pond
MSE 24-hr 3 2 Year Rainfall=2.68"
Printed 1/27/2025

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Ex: 2017 West

Runoff Area=501,508 sf 0.55% Impervious Runoff Depth>0.91"
Flow Length=760' Tc=10.0 min CN=78 Runoff=15.52 cfs 0.870 af

Total Runoff Area = 11.513 ac Runoff Volume = 0.870 af Average Runoff Depth = 0.91"
99.45% Pervious = 11.450 ac 0.55% Impervious = 0.063 ac

Site Pond

Prepared by {enter your company name here}

HydroCAD® 10.00-24 s/n 06587 © 2018 HydroCAD Software Solutions LLC

TL-05 Site Pond
MSE 24-hr 3 2 Year Rainfall=2.68"
Printed 1/27/2025

Summary for Subcatchment 1Ex: 2017 West

Runoff = 15.52 cfs @ 12.19 hrs, Volume= 0.870 af, Depth> 0.91"

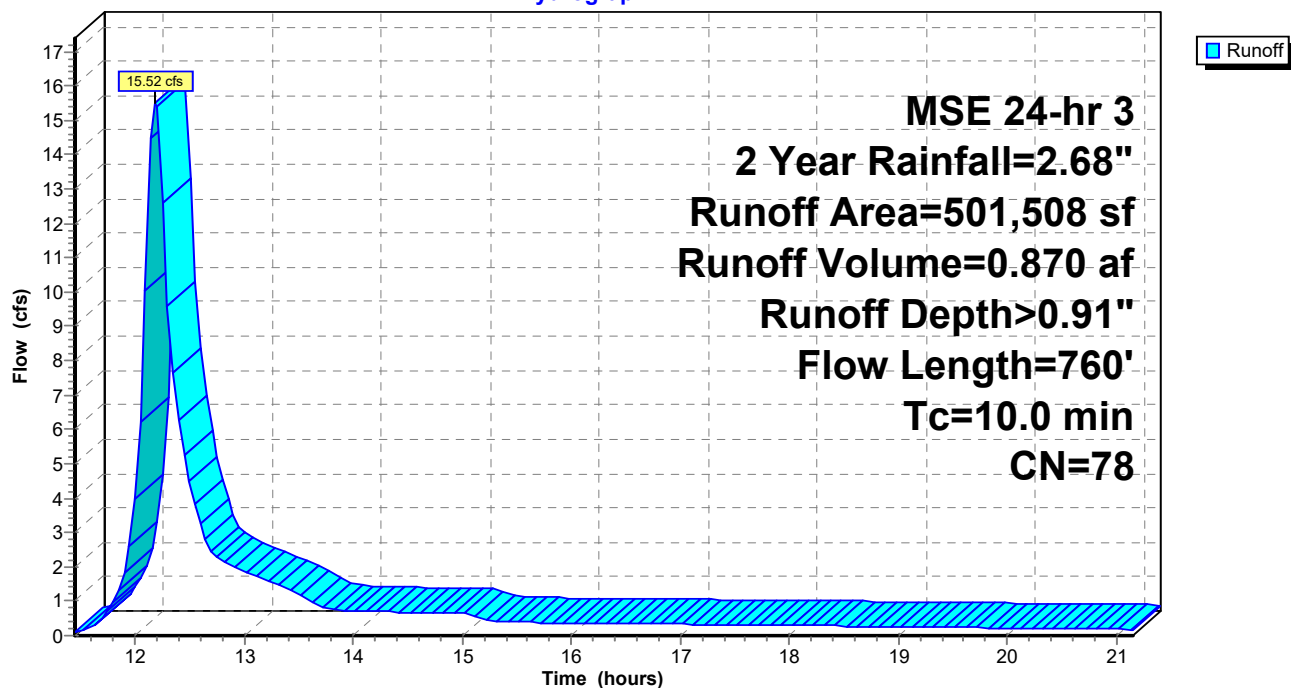
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 Year Rainfall=2.68"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	41,200	87	Dirt roads, HSG C 2017 Aerial
*	22,500	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
*	357,974	77	cultivated w/o conservation treatment
	501,508	78	Weighted Average
	498,774		99.45% Pervious Area
	2,734		0.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.8	100	0.0164	0.35		Sheet Flow, Fallow n= 0.050 P2= 2.68"
5.2	660	0.0174	2.12		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	760	Total			

Subcatchment 1Ex: 2017 West

Hydrograph



Site Pond**MSE 24-hr 3 2 Year Rainfall=2.68"**

Prepared by {enter your company name here}

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Hydrograph for Subcatchment 1Ex: 2017 West

Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)	Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.45	0.65	0.09	0.001	16.65	2.49	0.35	0.744
11.55	0.69	0.18	0.002	16.75	2.49	0.35	0.747
11.65	0.75	0.36	0.005	16.85	2.50	0.34	0.750
11.75	0.82	0.69	0.009	16.95	2.50	0.34	0.752
11.85	0.93	1.32	0.019	17.05	2.50	0.33	0.755
11.95	1.12	2.60	0.037	17.15	2.51	0.33	0.758
12.05	1.46	6.22	0.079	17.25	2.51	0.33	0.761
12.15	1.75	14.48	0.181	17.35	2.52	0.32	0.763
12.25	1.86	12.62	0.296	17.45	2.52	0.32	0.766
12.35	1.93	7.63	0.368	17.55	2.53	0.32	0.769
12.45	1.99	5.25	0.415	17.65	2.53	0.31	0.771
12.55	2.03	3.84	0.450	17.75	2.53	0.31	0.774
12.65	2.06	2.80	0.475	17.85	2.54	0.30	0.776
12.75	2.10	2.28	0.494	17.95	2.54	0.30	0.779
12.85	2.12	2.08	0.512	18.05	2.55	0.30	0.781
12.95	2.15	1.94	0.528	18.15	2.55	0.29	0.784
13.05	2.18	1.82	0.543	18.25	2.55	0.29	0.786
13.15	2.20	1.69	0.558	18.35	2.56	0.29	0.788
13.25	2.22	1.57	0.571	18.45	2.56	0.28	0.791
13.35	2.24	1.44	0.583	18.55	2.56	0.28	0.793
13.45	2.25	1.30	0.594	18.65	2.57	0.27	0.795
13.55	2.27	1.16	0.604	18.75	2.57	0.27	0.798
13.65	2.28	0.91	0.612	18.85	2.57	0.27	0.800
13.75	2.29	0.77	0.619	18.95	2.58	0.26	0.802
13.85	2.30	0.74	0.625	19.05	2.58	0.26	0.804
13.95	2.31	0.72	0.631	19.15	2.58	0.25	0.806
14.05	2.32	0.71	0.637	19.25	2.59	0.25	0.808
14.15	2.33	0.71	0.643	19.35	2.59	0.25	0.810
14.25	2.34	0.70	0.648	19.45	2.59	0.24	0.812
14.35	2.35	0.69	0.654	19.55	2.60	0.24	0.814
14.45	2.35	0.68	0.660	19.65	2.60	0.24	0.816
14.55	2.36	0.68	0.665	19.75	2.60	0.23	0.818
14.65	2.37	0.67	0.671	19.85	2.61	0.23	0.820
14.75	2.38	0.66	0.676	19.95	2.61	0.22	0.822
14.85	2.39	0.66	0.682	20.05	2.61	0.22	0.824
14.95	2.40	0.65	0.687	20.15	2.61	0.22	0.826
15.05	2.41	0.63	0.693	20.25	2.62	0.21	0.827
15.15	2.41	0.51	0.697	20.35	2.62	0.21	0.829
15.25	2.42	0.42	0.701	20.45	2.62	0.20	0.831
15.35	2.42	0.40	0.704	20.55	2.62	0.20	0.832
15.45	2.43	0.39	0.707	20.65	2.63	0.20	0.834
15.55	2.43	0.39	0.710	20.75	2.63	0.19	0.836
15.65	2.44	0.38	0.714	20.85	2.63	0.19	0.837
15.75	2.44	0.38	0.717	20.95	2.63	0.18	0.839
15.85	2.45	0.38	0.720	21.05	2.64	0.18	0.840
15.95	2.45	0.37	0.723	21.15	2.64	0.18	0.842
16.05	2.46	0.37	0.726				
16.15	2.46	0.37	0.729				
16.25	2.47	0.36	0.732				
16.35	2.47	0.36	0.735				
16.45	2.48	0.36	0.738				
16.55	2.48	0.35	0.741				

Site Pond

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TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Ex: 2017 West

Runoff Area=501,508 sf 0.55% Impervious Runoff Depth>3.90"
Flow Length=760' Tc=10.0 min CN=78 Runoff=67.50 cfs 3.739 af

Total Runoff Area = 11.513 ac Runoff Volume = 3.739 af Average Runoff Depth = 3.90"
99.45% Pervious = 11.450 ac 0.55% Impervious = 0.063 ac

Site Pond

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TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

Summary for Subcatchment 1Ex: 2017 West

Runoff = 67.50 cfs @ 12.18 hrs, Volume= 3.739 af, Depth> 3.90"

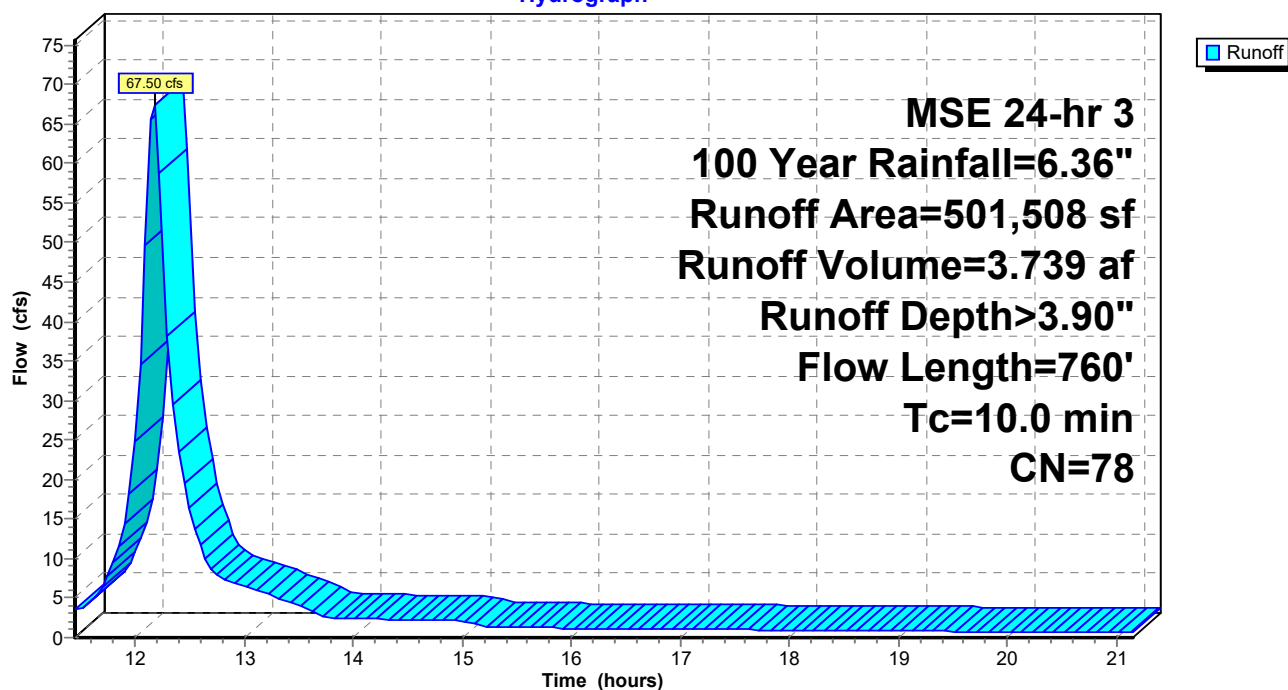
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 Year Rainfall=6.36"

Area (sf)	CN	Description
* 2,734	98	Main Bldg
* 41,200	87	Dirt roads, HSG C 2017 Aerial
* 22,500	74	>75% Grass cover, Good, HSG C 2017 Aerial
* 77,100	77	cultivated w/o conservation treatment
* 357,974	77	cultivated w/o conservation treatment
501,508	78	Weighted Average
498,774		99.45% Pervious Area
2,734		0.55% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.8	100	0.0164	0.35		Sheet Flow, Fallow n= 0.050 P2= 2.68"
5.2	660	0.0174	2.12		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
10.0	760	Total			

Subcatchment 1Ex: 2017 West

Hydrograph



Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

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Hydrograph for Subcatchment 1Ex: 2017 West

Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)	Time (hours)	Precip. (inches)	Runoff (cfs)	Runoff-Volume (acre-feet)
11.45	1.54	3.47	0.199	16.65	5.90	1.13	3.338
11.55	1.64	3.97	0.231	16.75	5.91	1.12	3.347
11.65	1.77	5.41	0.272	16.85	5.92	1.11	3.356
11.75	1.96	7.82	0.331	16.95	5.93	1.09	3.365
11.85	2.22	11.56	0.418	17.05	5.94	1.08	3.374
11.95	2.66	18.13	0.552	17.15	5.95	1.07	3.383
12.05	3.47	34.52	0.797	17.25	5.96	1.05	3.392
12.15	4.14	65.57	1.273	17.35	5.97	1.04	3.400
12.25	4.40	51.83	1.760	17.45	5.98	1.03	3.409
12.35	4.59	29.46	2.039	17.55	5.99	1.02	3.417
12.45	4.72	19.44	2.217	17.65	6.00	1.00	3.426
12.55	4.82	13.85	2.342	17.75	6.01	0.99	3.434
12.65	4.90	9.92	2.431	17.85	6.02	0.98	3.442
12.75	4.97	8.02	2.500	17.95	6.03	0.97	3.450
12.85	5.04	7.25	2.561	18.05	6.04	0.95	3.458
12.95	5.10	6.73	2.618	18.15	6.05	0.94	3.466
13.05	5.16	6.26	2.671	18.25	6.06	0.93	3.473
13.15	5.22	5.80	2.720	18.35	6.07	0.92	3.481
13.25	5.26	5.34	2.765	18.45	6.08	0.90	3.488
13.35	5.31	4.87	2.806	18.55	6.08	0.89	3.496
13.45	5.35	4.40	2.843	18.65	6.09	0.88	3.503
13.55	5.38	3.90	2.877	18.75	6.10	0.86	3.510
13.65	5.40	3.07	2.904	18.85	6.11	0.85	3.517
13.75	5.43	2.59	2.926	18.95	6.12	0.84	3.524
13.85	5.45	2.46	2.946	19.05	6.13	0.83	3.531
13.95	5.47	2.41	2.966	19.15	6.13	0.81	3.538
14.05	5.50	2.38	2.986	19.25	6.14	0.80	3.545
14.15	5.52	2.35	3.006	19.35	6.15	0.79	3.551
14.25	5.54	2.32	3.025	19.45	6.16	0.78	3.558
14.35	5.57	2.30	3.044	19.55	6.16	0.76	3.564
14.45	5.59	2.27	3.063	19.65	6.17	0.75	3.570
14.55	5.61	2.24	3.081	19.75	6.18	0.74	3.576
14.65	5.63	2.21	3.100	19.85	6.18	0.73	3.582
14.75	5.65	2.18	3.118	19.95	6.19	0.71	3.588
14.85	5.67	2.16	3.136	20.05	6.20	0.70	3.594
14.95	5.69	2.13	3.153	20.15	6.20	0.69	3.600
15.05	5.71	2.08	3.171	20.25	6.21	0.67	3.605
15.15	5.72	1.66	3.185	20.35	6.22	0.66	3.611
15.25	5.74	1.38	3.197	20.45	6.22	0.65	3.616
15.35	5.75	1.31	3.208	20.55	6.23	0.64	3.622
15.45	5.76	1.28	3.219	20.65	6.23	0.62	3.627
15.55	5.77	1.26	3.229	20.75	6.24	0.61	3.632
15.65	5.79	1.25	3.240	20.85	6.25	0.60	3.637
15.75	5.80	1.24	3.250	20.95	6.25	0.59	3.642
15.85	5.81	1.23	3.260	21.05	6.26	0.57	3.646
15.95	5.82	1.21	3.270	21.15	6.26	0.56	3.651
16.05	5.83	1.20	3.280				
16.15	5.84	1.19	3.290				
16.25	5.86	1.18	3.300				
16.35	5.87	1.16	3.309				
16.45	5.88	1.15	3.319				
16.55	5.89	1.14	3.328				

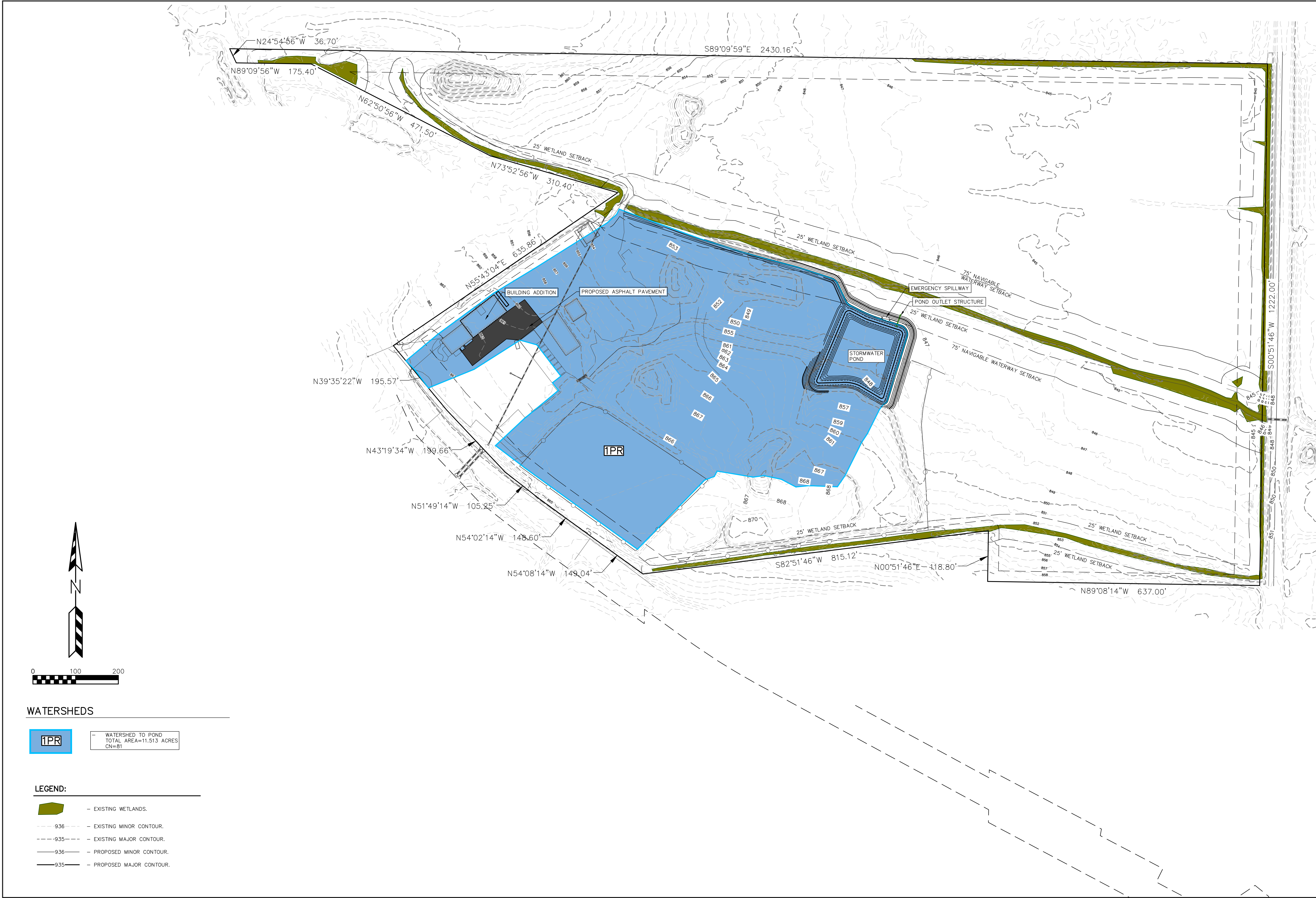
Appendix D

Calculations: Water Quantity Proposed Site Conditions



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com



REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**PROPOSED
DRAINAGE
PLAN**

DRAWN BY:
EPN

DESIGNED BY:
EPN

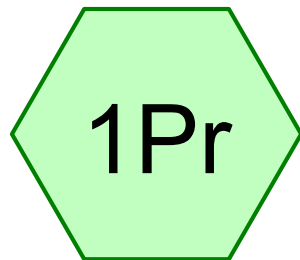
CHECKED BY:
EPN

PLAN DATE:
1/27/2025

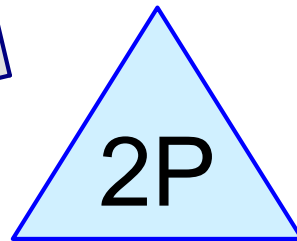
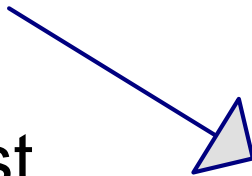
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BID SET

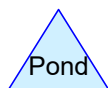
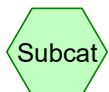
SHEET NO:
PR-1



2024 West



Main area pond



Routing Diagram for Site Pond

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Site Pond

Prepared by {enter your company name here}

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TL-05 Site Pond
MSE 24-hr 3 2 Year Rainfall=2.68"
Printed 1/27/2025

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Pr: 2024 West

Runoff Area=501,508 sf 21.57% Impervious Runoff Depth>1.07"
Tc=6.0 min CN=81 Runoff=22.16 cfs 1.029 af

Pond 2P: Main area pond

Peak Elev=851.34' Storage=24,289 cf Inflow=22.16 cfs 1.029 af
Outflow=1.71 cfs 0.854 af

Total Runoff Area = 11.513 ac Runoff Volume = 1.029 af Average Runoff Depth = 1.07"
78.43% Pervious = 9.030 ac 21.57% Impervious = 2.483 ac

Site Pond

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TL-05 Site Pond

MSE 24-hr 3 2 Year Rainfall=2.68"

Printed 1/27/2025

Summary for Subcatchment 1Pr: 2024 West

Runoff = 22.16 cfs @ 12.14 hrs, Volume= 1.029 af, Depth> 1.07"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2 Year Rainfall=2.68"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	7,241	98	2023 Bldgs
*	15,977	98	2023 asphalt/concrete
*	70,966	87	Dirt Roads, HSG C 2023 Aerial
*	5,000	98	2024 Proposed Bldg
*	10,000	98	Future bldg
*	11,000	98	2024 Proposed Pavement
*	30,000	98	Future pavement
*	15,000	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
	230,267	74	Pasture/grassland/range, Good, HSG C
	26,223	98	Water Surface, HSG C
	501,508	81	Weighted Average
	393,333		78.43% Pervious Area
	108,175		21.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, min Tc

Site Pond

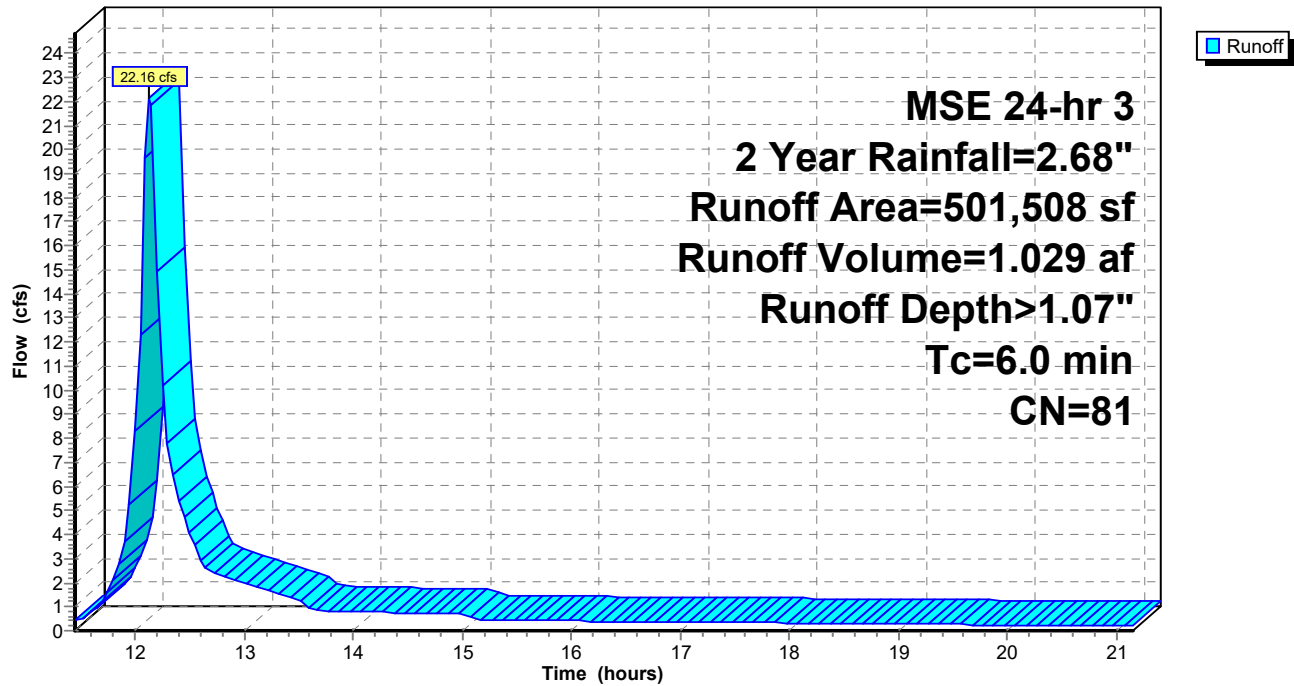
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TL-05 Site Pond
MSE 24-hr 3 2 Year Rainfall=2.68"
Printed 1/27/2025

Subcatchment 1Pr: 2024 West

Hydrograph



Site Pond

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TL-05 Site Pond
MSE 24-hr 3 2 Year Rainfall=2.68"
Printed 1/27/2025

Summary for Pond 2P: Main area pond

Inflow Area = 11.513 ac, 21.57% Impervious, Inflow Depth > 1.07" for 2 Year event
Inflow = 22.16 cfs @ 12.14 hrs, Volume= 1.029 af
Outflow = 1.71 cfs @ 13.22 hrs, Volume= 0.854 af, Atten= 92%, Lag= 64.7 min
Primary = 1.71 cfs @ 13.22 hrs, Volume= 0.854 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 851.34' @ 13.22 hrs Surf.Area= 29,834 sf Storage= 24,289 cf
Flood Elev= 844.50' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 217.6 min calculated for 0.853 af (83% of inflow)
Center-of-Mass det. time= 155.9 min (974.4 - 818.4)

Volume	Invert	Avail.Storage	Storage Description
#1	850.50'	76,760 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.50	28,025	0	0
851.00	29,125	14,288	14,288
852.00	31,215	30,170	44,458
853.00	33,390	32,303	76,760

Device	Routing	Invert	Outlet Devices
#1	Primary	849.00'	24.0" Round Culvert L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.00' / 848.50' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	850.50'	10.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	852.20'	24.0" x 36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	852.50'	20.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.71 cfs @ 13.22 hrs HW=851.34' (Free Discharge)

1=Culvert (Passes 1.71 cfs of 17.51 cfs potential flow)
2=Orifice/Grate (Orifice Controls 1.71 cfs @ 3.13 fps)
3=Orifice/Grate (Controls 0.00 cfs)
4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

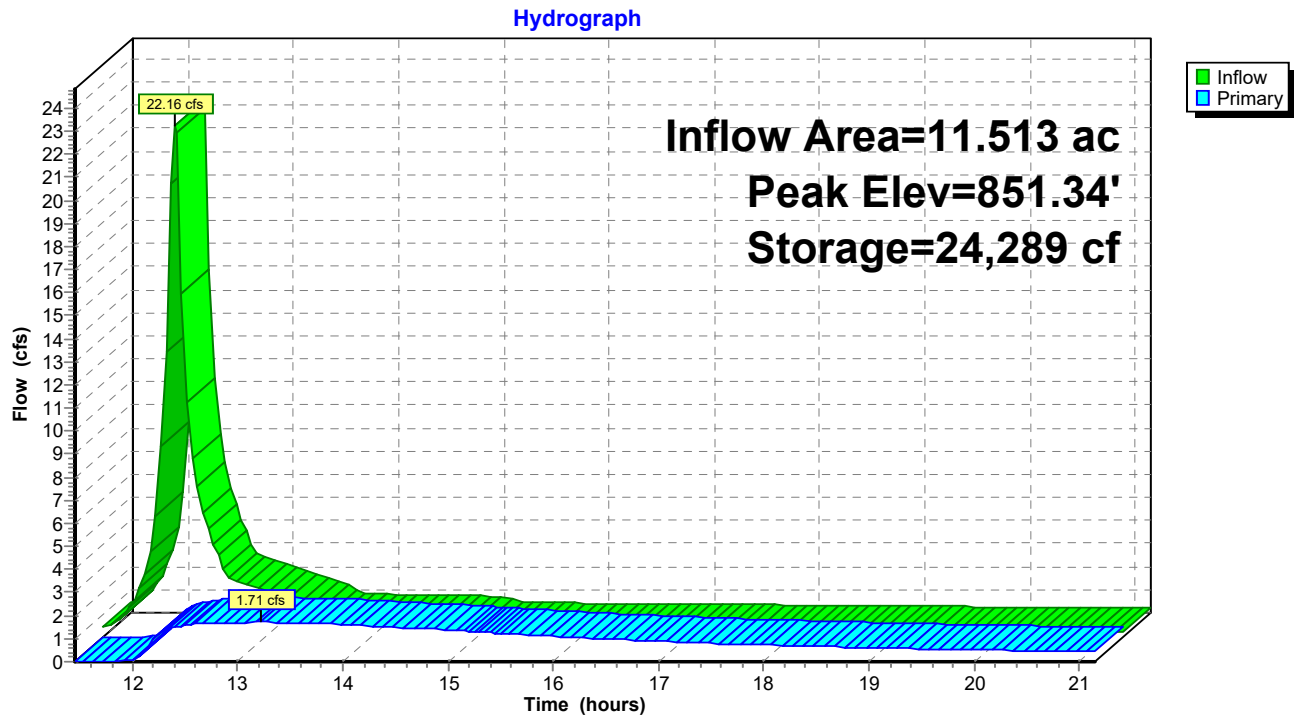
Site Pond

Prepared by {enter your company name here}

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TL-05 Site Pond
MSE 24-hr 3 2 Year Rainfall=2.68"
Printed 1/27/2025

Pond 2P: Main area pond



Site Pond*MSE 24-hr 3 2 Year Rainfall=2.68"*

Prepared by {enter your company name here}

Printed 1/27/2025

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Hydrograph for Pond 2P: Main area pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
11.45	0.43	372	850.51	0.00	0.000
11.55	0.58	550	850.52	0.00	0.000
11.65	0.98	828	850.53	0.00	0.000
11.75	1.61	1,288	850.55	0.01	0.000
11.85	2.76	2,062	850.57	0.02	0.000
11.95	5.24	3,440	850.62	0.06	0.001
12.05	12.34	6,470	850.73	0.20	0.002
12.15	21.86	12,934	850.95	0.70	0.006
12.25	10.19	18,150	851.13	1.20	0.015
12.35	6.51	20,573	851.21	1.43	0.027
12.45	4.73	22,022	851.26	1.56	0.040
12.55	3.56	22,925	851.29	1.62	0.053
12.65	2.61	23,419	851.31	1.66	0.067
12.75	2.38	23,710	851.32	1.67	0.080
12.85	2.24	23,932	851.33	1.69	0.094
12.95	2.10	24,101	851.33	1.70	0.108
13.05	1.96	24,216	851.34	1.71	0.122
13.15	1.81	24,278	851.34	1.71	0.136
13.25	1.66	24,286	851.34	1.71	0.151
13.35	1.51	24,242	851.34	1.71	0.165
13.45	1.36	24,144	851.33	1.70	0.179
13.55	1.17	23,990	851.33	1.69	0.193
13.65	0.86	23,741	851.32	1.68	0.207
13.75	0.81	23,441	851.31	1.66	0.220
13.85	0.80	23,138	851.30	1.64	0.234
13.95	0.80	22,839	851.29	1.62	0.247
14.05	0.79	22,545	851.28	1.60	0.261
14.15	0.78	22,256	851.27	1.57	0.274
14.25	0.77	21,972	851.26	1.55	0.287
14.35	0.76	21,693	851.25	1.53	0.299
14.45	0.75	21,420	851.24	1.51	0.312
14.55	0.75	21,152	851.23	1.48	0.324
14.65	0.74	20,889	851.22	1.46	0.336
14.75	0.73	20,631	851.22	1.44	0.348
14.85	0.72	20,379	851.21	1.41	0.360
14.95	0.71	20,132	851.20	1.39	0.371
15.05	0.66	19,886	851.19	1.37	0.383
15.15	0.47	19,597	851.18	1.34	0.394
15.25	0.44	19,281	851.17	1.31	0.405
15.35	0.43	18,971	851.16	1.28	0.415
15.45	0.43	18,671	851.15	1.25	0.426
15.55	0.42	18,378	851.14	1.22	0.436
15.65	0.42	18,095	851.13	1.20	0.446
15.75	0.42	17,821	851.12	1.17	0.456
15.85	0.41	17,554	851.11	1.14	0.465
15.95	0.41	17,295	851.10	1.12	0.474
16.05	0.41	17,044	851.09	1.09	0.483
16.15	0.40	16,801	851.09	1.07	0.492
16.25	0.40	16,564	851.08	1.04	0.501
16.35	0.39	16,334	851.07	1.02	0.510
16.45	0.39	16,111	851.06	1.00	0.518
16.55	0.39	15,894	851.06	0.98	0.526

Site Pond

MSE 24-hr 3 2 Year Rainfall=2.68"

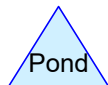
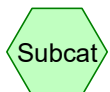
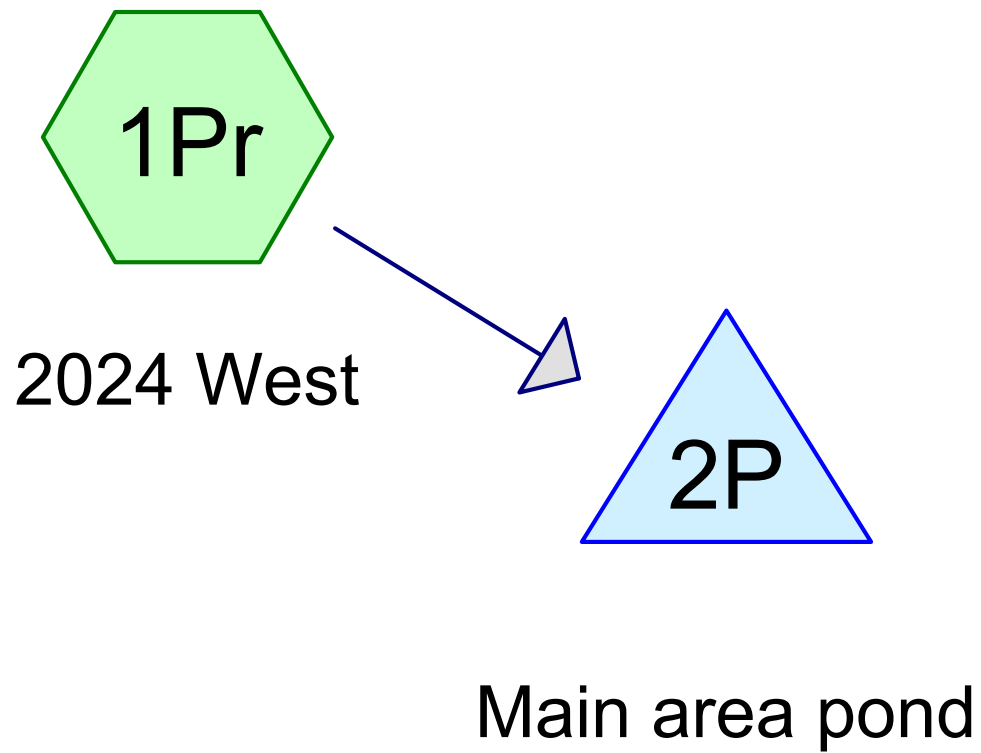
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Hydrograph for Pond 2P: Main area pond (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
16.65	0.38	15,684	851.05	0.96	0.534
16.75	0.38	15,479	851.04	0.94	0.542
16.85	0.37	15,280	851.03	0.92	0.549
16.95	0.37	15,086	851.03	0.90	0.557
17.05	0.36	14,898	851.02	0.88	0.564
17.15	0.36	14,714	851.01	0.86	0.571
17.25	0.36	14,536	851.01	0.85	0.578
17.35	0.35	14,362	851.00	0.83	0.585
17.45	0.35	14,192	851.00	0.81	0.592
17.55	0.34	14,027	850.99	0.80	0.599
17.65	0.34	13,866	850.99	0.78	0.605
17.75	0.34	13,709	850.98	0.77	0.612
17.85	0.33	13,555	850.97	0.75	0.618
17.95	0.33	13,406	850.97	0.74	0.624
18.05	0.32	13,259	850.96	0.73	0.630
18.15	0.32	13,116	850.96	0.71	0.636
18.25	0.32	12,976	850.95	0.70	0.642
18.35	0.31	12,839	850.95	0.69	0.647
18.45	0.31	12,705	850.95	0.67	0.653
18.55	0.30	12,575	850.94	0.66	0.658
18.65	0.30	12,447	850.94	0.65	0.664
18.75	0.29	12,321	850.93	0.64	0.669
18.85	0.29	12,197	850.93	0.63	0.674
18.95	0.29	12,077	850.92	0.62	0.680
19.05	0.28	11,959	850.92	0.61	0.685
19.15	0.28	11,842	850.92	0.60	0.690
19.25	0.27	11,728	850.91	0.59	0.694
19.35	0.27	11,616	850.91	0.58	0.699
19.45	0.27	11,506	850.90	0.57	0.704
19.55	0.26	11,397	850.90	0.56	0.709
19.65	0.26	11,291	850.90	0.55	0.713
19.75	0.25	11,186	850.89	0.54	0.718
19.85	0.25	11,083	850.89	0.53	0.722
19.95	0.24	10,981	850.89	0.52	0.726
20.05	0.24	10,881	850.88	0.51	0.731
20.15	0.23	10,782	850.88	0.51	0.735
20.25	0.23	10,685	850.88	0.50	0.739
20.35	0.23	10,589	850.87	0.49	0.743
20.45	0.22	10,494	850.87	0.48	0.747
20.55	0.22	10,401	850.87	0.47	0.751
20.65	0.21	10,308	850.86	0.47	0.755
20.75	0.21	10,217	850.86	0.46	0.759
20.85	0.20	10,126	850.86	0.45	0.762
20.95	0.20	10,037	850.85	0.45	0.766
21.05	0.20	9,949	850.85	0.44	0.770
21.15	0.19	9,862	850.85	0.43	0.773



Routing Diagram for Site Pond

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Site Pond

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TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment1Pr: 2024 West

Runoff Area=501,508 sf 21.57% Impervious Runoff Depth>4.21"

Tc=6.0 min CN=81 Runoff=84.51 cfs 4.041 af

Pond 2P: Main area pond

Peak Elev=852.94' Storage=74,914 cf Inflow=84.51 cfs 4.041 af

Outflow=40.12 cfs 3.723 af

Total Runoff Area = 11.513 ac Runoff Volume = 4.041 af Average Runoff Depth = 4.21"

78.43% Pervious = 9.030 ac 21.57% Impervious = 2.483 ac

Site Pond

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TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

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Summary for Subcatchment 1Pr: 2024 West

Runoff = 84.51 cfs @ 12.13 hrs, Volume= 4.041 af, Depth> 4.21"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100 Year Rainfall=6.36"

	Area (sf)	CN	Description
*	2,734	98	Main Bldg
*	7,241	98	2023 Bldgs
*	15,977	98	2023 asphalt/concrete
*	70,966	87	Dirt Roads, HSG C 2023 Aerial
*	5,000	98	2024 Proposed Bldg
*	10,000	98	Future bldg
*	11,000	98	2024 Proposed Pavement
*	30,000	98	Future pavement
*	15,000	74	>75% Grass cover, Good, HSG C 2017 Aerial
*	77,100	77	cultivated w/o conservation treatment
	230,267	74	Pasture/grassland/range, Good, HSG C
	26,223	98	Water Surface, HSG C
	501,508	81	Weighted Average
	393,333		78.43% Pervious Area
	108,175		21.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, min Tc

Site Pond

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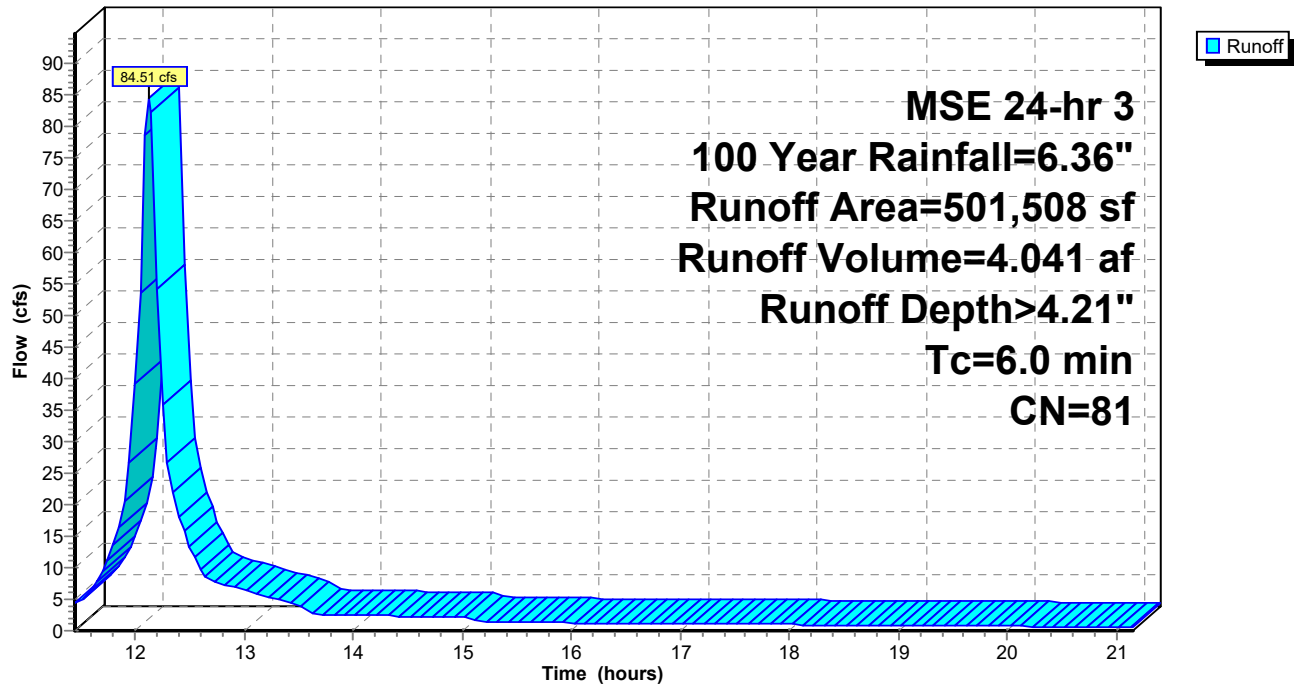
TL-05 Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

Subcatchment 1Pr: 2024 West

Hydrograph



Site Pond

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TL-05 Site Pond
MSE 24-hr 3 100 Year Rainfall=6.36"

Printed 1/27/2025

Summary for Pond 2P: Main area pond

Inflow Area = 11.513 ac, 21.57% Impervious, Inflow Depth > 4.21" for 100 Year event
Inflow = 84.51 cfs @ 12.13 hrs, Volume= 4.041 af
Outflow = 40.12 cfs @ 12.25 hrs, Volume= 3.723 af, Atten= 53%, Lag= 7.1 min
Primary = 40.12 cfs @ 12.25 hrs, Volume= 3.723 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 852.94' @ 12.25 hrs Surf.Area= 33,270 sf Storage= 74,914 cf
Flood Elev= 844.50' Surf.Area= 0 sf Storage= 0 cf

Plug-Flow detention time= 148.6 min calculated for 3.723 af (92% of inflow)
Center-of-Mass det. time= 113.1 min (903.7 - 790.6)

Volume	Invert	Avail.Storage	Storage Description
#1	850.50'	76,760 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
850.50	28,025	0	0
851.00	29,125	14,288	14,288
852.00	31,215	30,170	44,458
853.00	33,390	32,303	76,760

Device	Routing	Invert	Outlet Devices
#1	Primary	849.00'	24.0" Round Culvert L= 28.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 849.00' / 848.50' S= 0.0179 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 3.14 sf
#2	Device 1	850.50'	10.0" Vert. Orifice/Grate C= 0.600
#3	Device 1	852.20'	24.0" x 36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Primary	852.50'	20.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=40.06 cfs @ 12.25 hrs HW=852.94' (Free Discharge)

1=Culvert (Passes 24.73 cfs of 25.95 cfs potential flow)
2=Orifice/Grate (Orifice Controls 3.74 cfs @ 6.86 fps)
3=Orifice/Grate (Weir Controls 20.99 cfs @ 2.82 fps)
4=Broad-Crested Rectangular Weir (Weir Controls 15.33 cfs @ 1.73 fps)

Site Pond

Prepared by {enter your company name here}

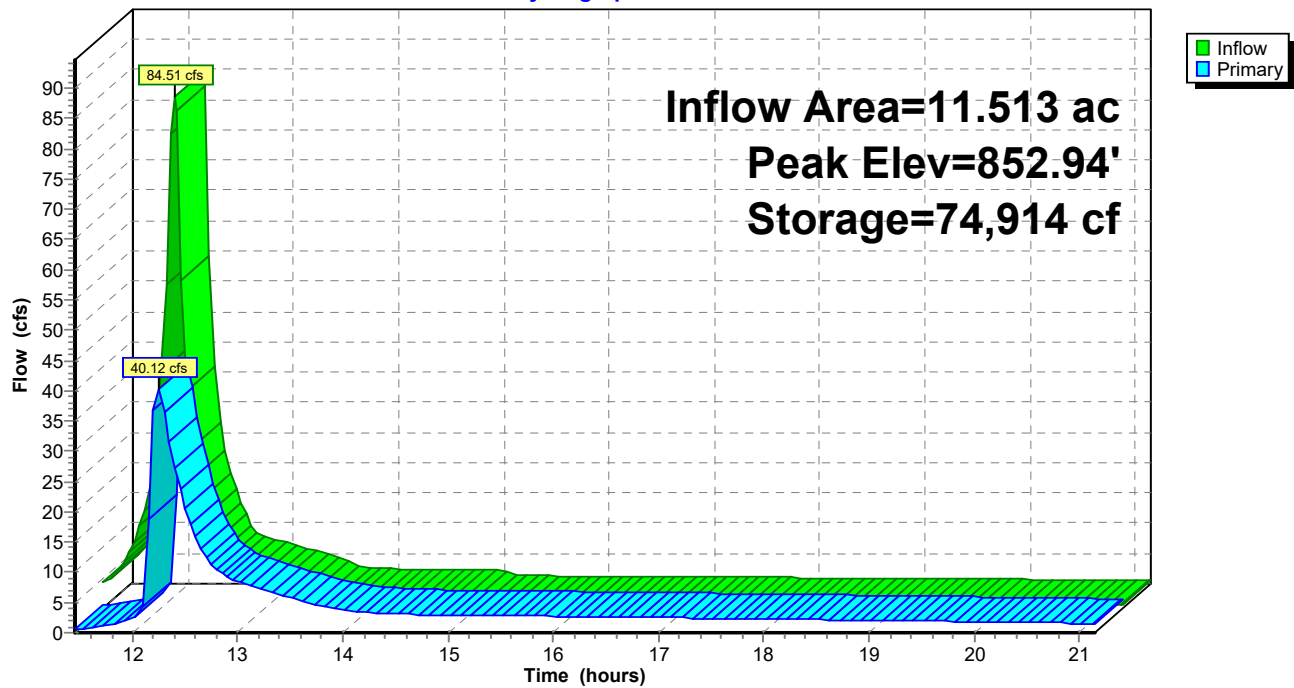
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TL-05 Site Pond
MSE 24-hr 3 100 Year Rainfall=6.36"

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Pond 2P: Main area pond

Hydrograph



Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

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Hydrograph for Pond 2P: Main area pond

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
11.45	4.44	11,522	850.90	0.57	0.022
11.55	5.25	13,013	850.96	0.70	0.027
11.65	7.67	15,059	851.03	0.90	0.034
11.75	10.99	18,040	851.13	1.19	0.044
11.85	16.31	22,445	851.28	1.59	0.056
11.95	26.77	29,380	851.51	2.02	0.072
12.05	53.57	42,806	851.95	2.67	0.092
12.15	82.17	66,462	852.69	18.74	0.187
12.25	35.88	74,914	852.94	40.12	0.504
12.35	22.06	71,913	852.85	31.68	0.786
12.45	15.72	68,680	852.76	23.63	0.996
12.55	11.67	66,105	852.68	18.00	1.156
12.65	8.50	63,938	852.61	13.89	1.278
12.75	7.68	62,334	852.56	11.26	1.376
12.85	7.19	61,245	852.53	9.72	1.459
12.95	6.71	60,419	852.50	8.77	1.534
13.05	6.23	59,702	852.48	8.14	1.602
13.15	5.74	59,022	852.46	7.58	1.666
13.25	5.26	58,364	852.44	7.06	1.725
13.35	4.77	57,713	852.42	6.56	1.781
13.45	4.28	57,060	852.40	6.08	1.832
13.55	3.66	56,387	852.38	5.61	1.879
13.65	2.70	55,579	852.35	5.08	1.922
13.75	2.54	54,774	852.33	4.60	1.961
13.85	2.51	54,096	852.31	4.22	1.997
13.95	2.48	53,528	852.29	3.93	2.030
14.05	2.45	53,042	852.27	3.70	2.061
14.15	2.42	52,618	852.26	3.52	2.090
14.25	2.39	52,244	852.25	3.37	2.119
14.35	2.36	51,906	852.24	3.26	2.146
14.45	2.33	51,597	852.23	3.15	2.172
14.55	2.31	51,308	852.22	3.09	2.198
14.65	2.27	51,030	852.21	3.03	2.223
14.75	2.24	50,760	852.20	2.98	2.248
14.85	2.22	50,494	852.19	2.97	2.272
14.95	2.19	50,220	852.18	2.96	2.296
15.05	2.03	49,928	852.17	2.94	2.321
15.15	1.43	49,479	852.16	2.93	2.345
15.25	1.34	48,924	852.14	2.91	2.369
15.35	1.33	48,361	852.12	2.89	2.393
15.45	1.31	47,801	852.11	2.86	2.417
15.55	1.30	47,243	852.09	2.84	2.440
15.65	1.29	46,689	852.07	2.82	2.464
15.75	1.27	46,137	852.05	2.80	2.487
15.85	1.26	45,589	852.04	2.78	2.510
15.95	1.25	45,044	852.02	2.76	2.533
16.05	1.24	44,503	852.00	2.74	2.555
16.15	1.22	43,964	851.98	2.71	2.578
16.25	1.21	43,429	851.97	2.69	2.600
16.35	1.19	42,897	851.95	2.67	2.622
16.45	1.19	42,368	851.93	2.65	2.644
16.55	1.17	41,843	851.92	2.63	2.666

Site Pond

MSE 24-hr 3 100 Year Rainfall=6.36"

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Hydrograph for Pond 2P: Main area pond (continued)

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Primary (cfs)	Outflow-Volume (acre-feet)
16.65	1.16	41,321	851.90	2.60	2.687
16.75	1.15	40,802	851.88	2.58	2.709
16.85	1.13	40,287	851.87	2.56	2.730
16.95	1.12	39,776	851.85	2.54	2.751
17.05	1.10	39,267	851.83	2.51	2.772
17.15	1.09	38,761	851.82	2.49	2.792
17.25	1.08	38,260	851.80	2.47	2.813
17.35	1.07	37,762	851.78	2.45	2.833
17.45	1.06	37,268	851.77	2.42	2.853
17.55	1.04	36,777	851.75	2.40	2.873
17.65	1.03	36,290	851.74	2.38	2.893
17.75	1.02	35,806	851.72	2.35	2.912
17.85	1.00	35,326	851.70	2.33	2.932
17.95	0.99	34,849	851.69	2.31	2.951
18.05	0.98	34,376	851.67	2.28	2.970
18.15	0.96	33,907	851.66	2.26	2.988
18.25	0.95	33,441	851.64	2.24	3.007
18.35	0.94	32,979	851.63	2.21	3.025
18.45	0.92	32,520	851.61	2.19	3.043
18.55	0.91	32,067	851.60	2.17	3.061
18.65	0.90	31,617	851.58	2.14	3.079
18.75	0.88	31,170	851.57	2.12	3.097
18.85	0.87	30,726	851.55	2.10	3.114
18.95	0.86	30,288	851.54	2.07	3.131
19.05	0.84	29,853	851.52	2.05	3.148
19.15	0.83	29,422	851.51	2.02	3.165
19.25	0.82	28,995	851.50	2.00	3.182
19.35	0.80	28,572	851.48	1.97	3.198
19.45	0.79	28,153	851.47	1.95	3.214
19.55	0.78	27,738	851.45	1.93	3.230
19.65	0.77	27,328	851.44	1.90	3.246
19.75	0.75	26,921	851.43	1.88	3.261
19.85	0.74	26,518	851.41	1.85	3.277
19.95	0.72	26,120	851.40	1.83	3.292
20.05	0.72	25,726	851.39	1.80	3.307
20.15	0.70	25,337	851.37	1.78	3.322
20.25	0.68	24,951	851.36	1.75	3.336
20.35	0.67	24,569	851.35	1.73	3.350
20.45	0.66	24,193	851.34	1.70	3.365
20.55	0.65	23,819	851.32	1.68	3.379
20.65	0.63	23,448	851.31	1.66	3.392
20.75	0.62	23,080	851.30	1.64	3.406
20.85	0.61	22,717	851.29	1.61	3.419
20.95	0.59	22,359	851.27	1.58	3.432
21.05	0.58	22,006	851.26	1.55	3.445
21.15	0.57	21,658	851.25	1.53	3.458

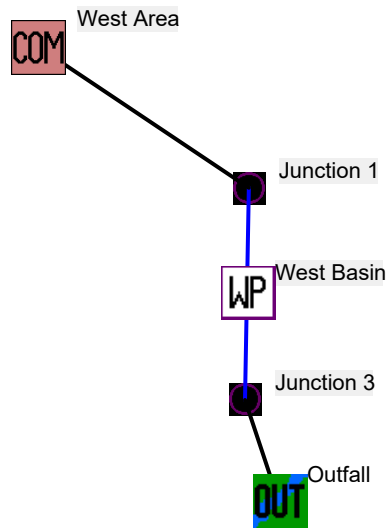
Appendix E

Calculations: Water Quality TSS Reduction



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Data file name: W:\Projects\TL-05-21\SWMP\TLAcrs.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Date: 01-27-2025 Time: 16:26:34
Site information:

LU# 1 - Commercial: West Area Total area (ac): 11.513
1 - Roofs: 0.063 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
2 - Roofs 2: 0.166 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
3 - Roofs 3: 0.115 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
4 - Roofs 4: 0.230 ac. Pitched Connected PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.367 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
14 - Paved Parking 2: 0.252 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
15 - Paved Parking 3: 0.689 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Driveways 1: 1.629 ac. Connected PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.344 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
57 - Undeveloped Areas 1: 5.286 ac. Normal Silty PSD File: C:\WinSLAMM Files\NURP.cpz
58 - Undeveloped Areas 2: 1.770 ac. Normal Clayey Low Density PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.602 ac. PSD File:

Control Practice 1: Wet Detention Pond CP# 1 (DS) - West Basin

Particle Size Distribution file name: Not needed - calculated by program

Initial stage elevation (ft): 0

Peak to Average Flow Ratio: 3.8

Maximum flow allowed into pond (cfs): No maximum value entered

Outlet Characteristics:

Outlet type: Orifice 1

1. Orifice diameter (ft): 0.83
2. Number of orifices: 1
3. Invert elevation above datum (ft): 4.5

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 20
2. Weir crest width (ft): 10
3. Height from datum to bottom of weir opening: 6.5

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 6.2

Pond stage and surface area

Entry Number	Stage (ft)	Pond Area (acres)	Natural Seepage (in/hr)	Other Outflow (cfs)
0	0.00	0.0000	0.00	0.00
1	0.01	0.3551	0.00	0.00
2	1.00	0.3923	0.00	0.00
3	2.00	0.4314	0.00	0.00
4	3.00	0.4723	0.00	0.00
5	3.50	0.4935	0.00	0.00
6	4.00	0.5665	0.00	0.00
7	4.50	0.6434	0.00	0.00
8	5.00	0.6686	0.00	0.00
9	6.00	0.7166	0.00	0.00
10	7.00	0.7665	0.00	0.00

Data file name: W:\Projects\TL-05-21\SWMP\TLAcres.mdb
WinSLAMM Version 10.4.1
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/05/69 Study period ending date: 12/31/69
Start of Winter Season: 12/06 End of Winter Season: 03/28
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 01-27-2025 Time of run: 16:24:35
Total Area Modeled (acres): 11.513
Years in Model Run: 0.99

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	388292	-	91.21	2211	-
Outfall Total with Controls:	299680	22.82%	17.09	319.7	85.54%
Annualized Total After Outfall Controls:	303842			324.1	

Appendix F

Civil Design Plans

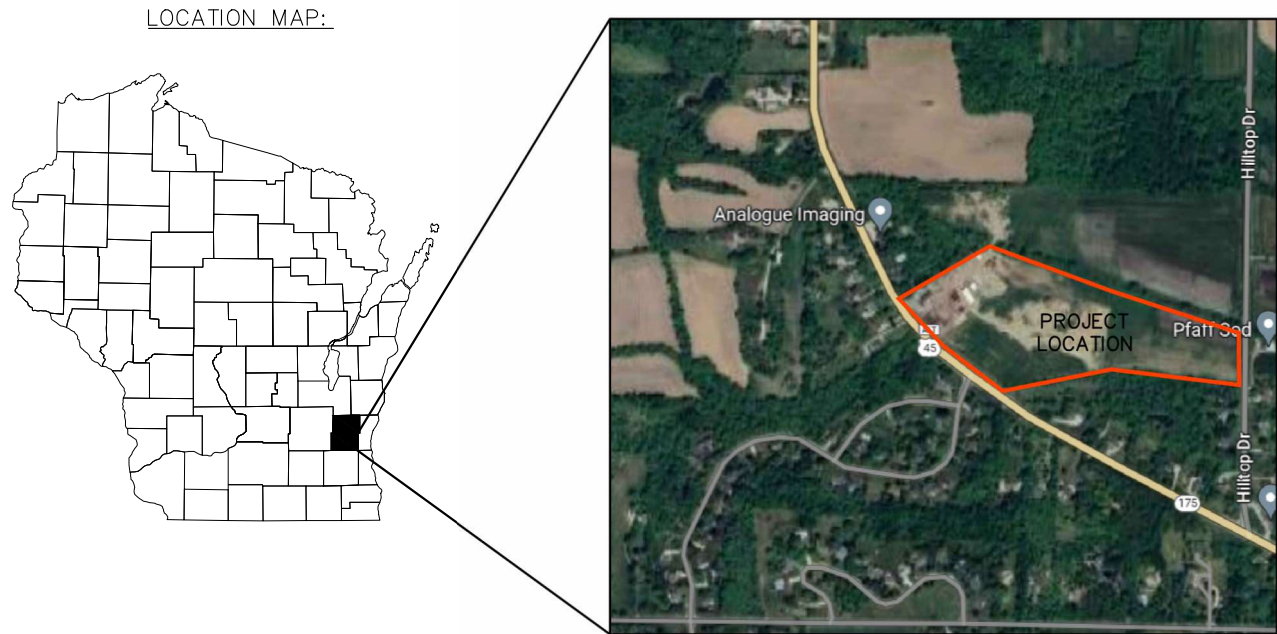


PARISH SURVEY & ENGINEERING

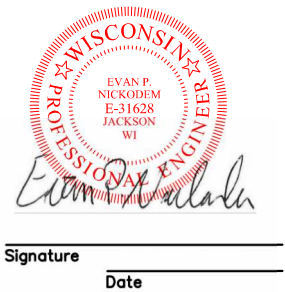
122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

TLC ACRES

W210 N10738 APPLETON AVENUE



Professional Engineer's Seal



PROJECT CONTACTS:

OWNER:
TLC ACRES
ATTN: MATT SEBAN
W210 N10738 APPLETON AVE
GERMANTOWN, WI 53022

CIVIL:
PSE, LLC
ATTN: EVAN NICKODEM
122 WISCONSIN STREET
WEST BEND, WI 53095

DIGGERSHOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

BENCHMARK:

SITE BENCHMARK:
TOP OF WELL CASING
EAST SIDE OF EXISTING BUILDING
ELEV=862.67

SECTION CORNER:
EX: NE 1/4 OF SEC 30, T9N, R20E.
BRASS DISC IN CONCRETE
ELEV=849.11

CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.00	TITLE
C1.01	EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS WEST
C1.03	SITE PLAN WEST
C1.04	OVERALL EROSION CONTROL PLAN
C1.05	GRADING PLAN WEST
C1.06	POND GRADING PLAN
C2.01	EROSION CONTROL DETAILS
C2.02	STORMWATER MANAGEMENT DETAILS

REVISIONS:		
NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
TITLE SHEET

DRAWN BY:
WWS

DESIGNED BY:
EPN

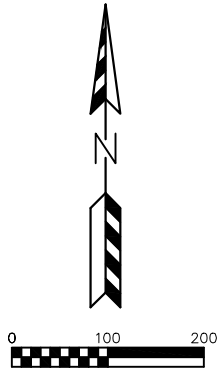
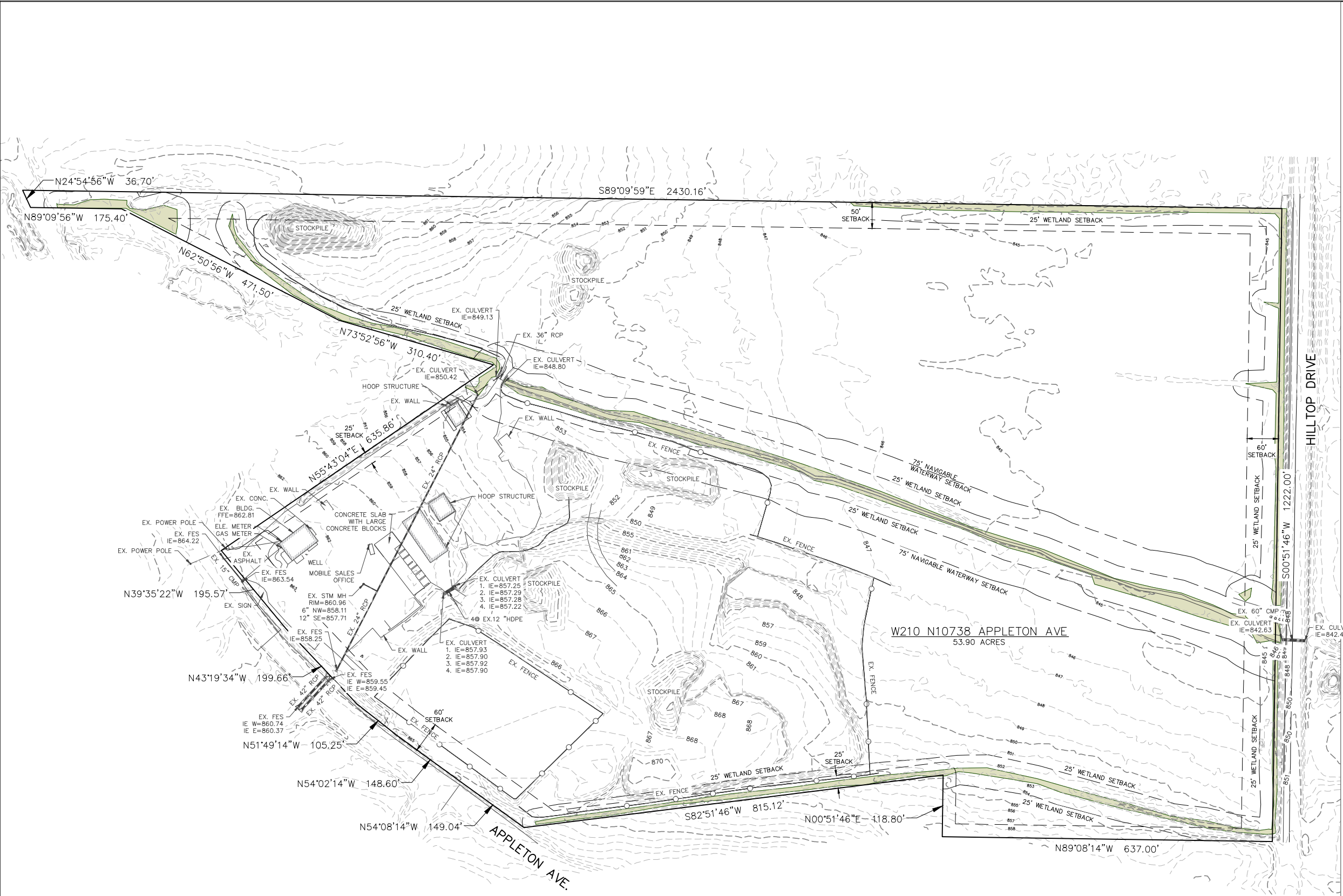
CHECKED BY:
KJP

PLAN DATE:
1/28/2025

PROJECT NO:
\TL-05-21

BID SET

SHEET NO:
C1.00



LEGEND:

- EXISTING WETLANDS.
- EXISTING MINOR CONTOUR.
- EXISTING MAJOR CONTOUR.
- OVERHEAD ELECTRIC LINE.
- BURIED ELECTRIC LINE.
- BURIED TELEPHONE LINE.
- FIBER OPTIC LINE.
- GAS LINE.
- FENCE
- STORM SEWER LINE.
- ELECTRIC METER.
- GAS METER.
- GAS VALVE.
- POWER POLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

REVISIONS:	
NO.	DESCRIPTION

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

DRAWN BY:
WWS
DESIGNED BY:
EPN
CHECKED BY:
KJP

PLAN DATE:
1/28/2025

PROJECT NO:
(TL-05-21)

BID SET

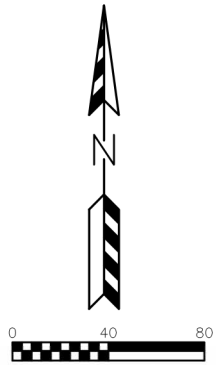
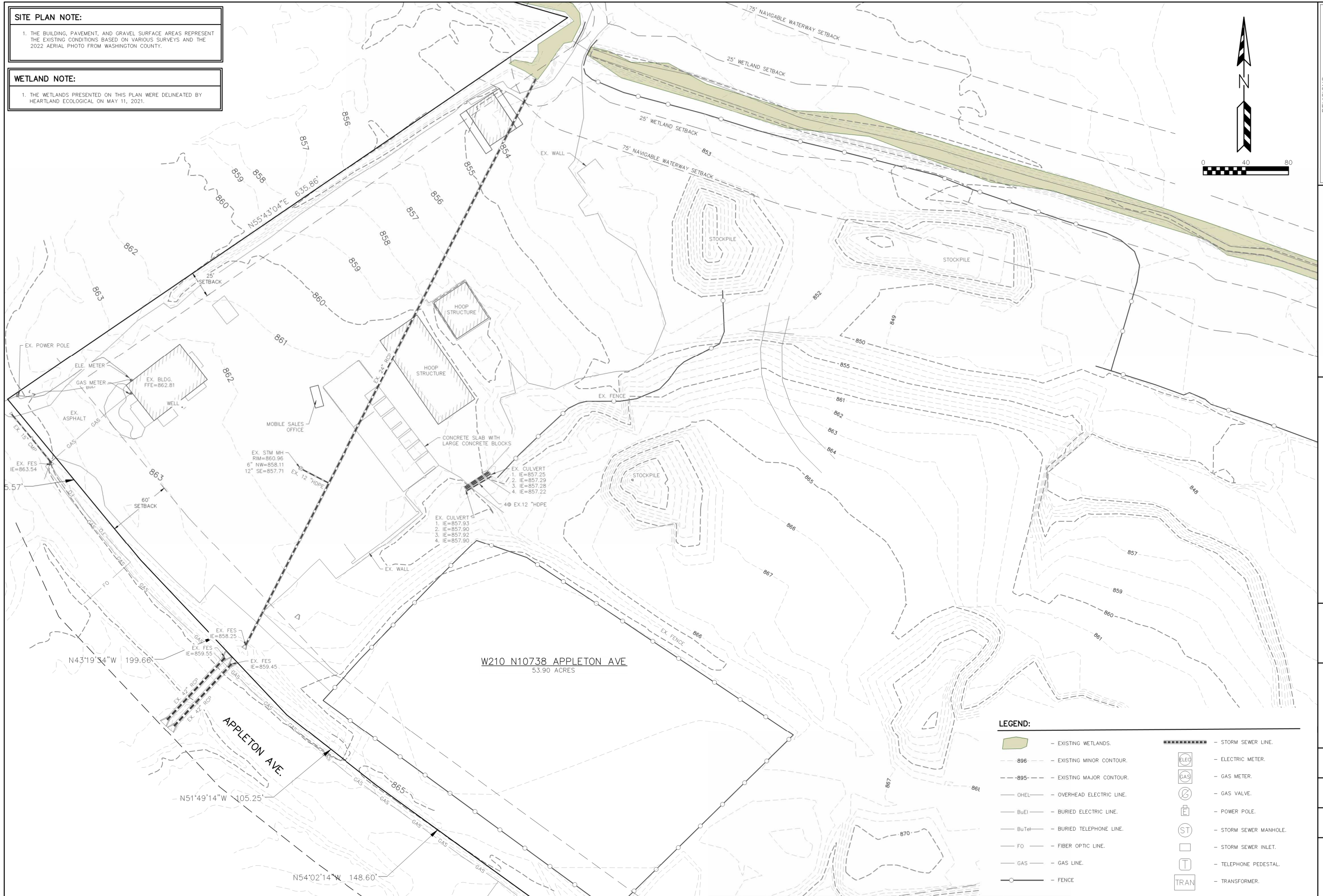
SHEET NO:
C1.01

SITE PLAN NOTE:
1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:
1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

WETLAND NOTE:
1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.

Age Group	Percentage (Start)	Percentage (End)
18-29	85%	75%
30-49	75%	65%
50-69	65%	55%
70+	55%	45%

[illegible]

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PROJECT TITLE: **TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**EXISTING
CONDITIONS
WEST**

DRAWN BY:
WWS

DESIGNED BY:
EPN

CHECKED BY:
KJP

PLAN DATE:
1/28/2025

PROJECT NO:
\TL-05-21

BID SET

SHEET NO:

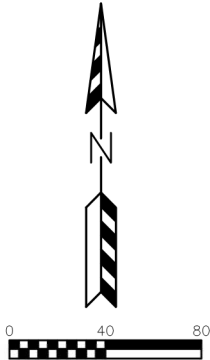
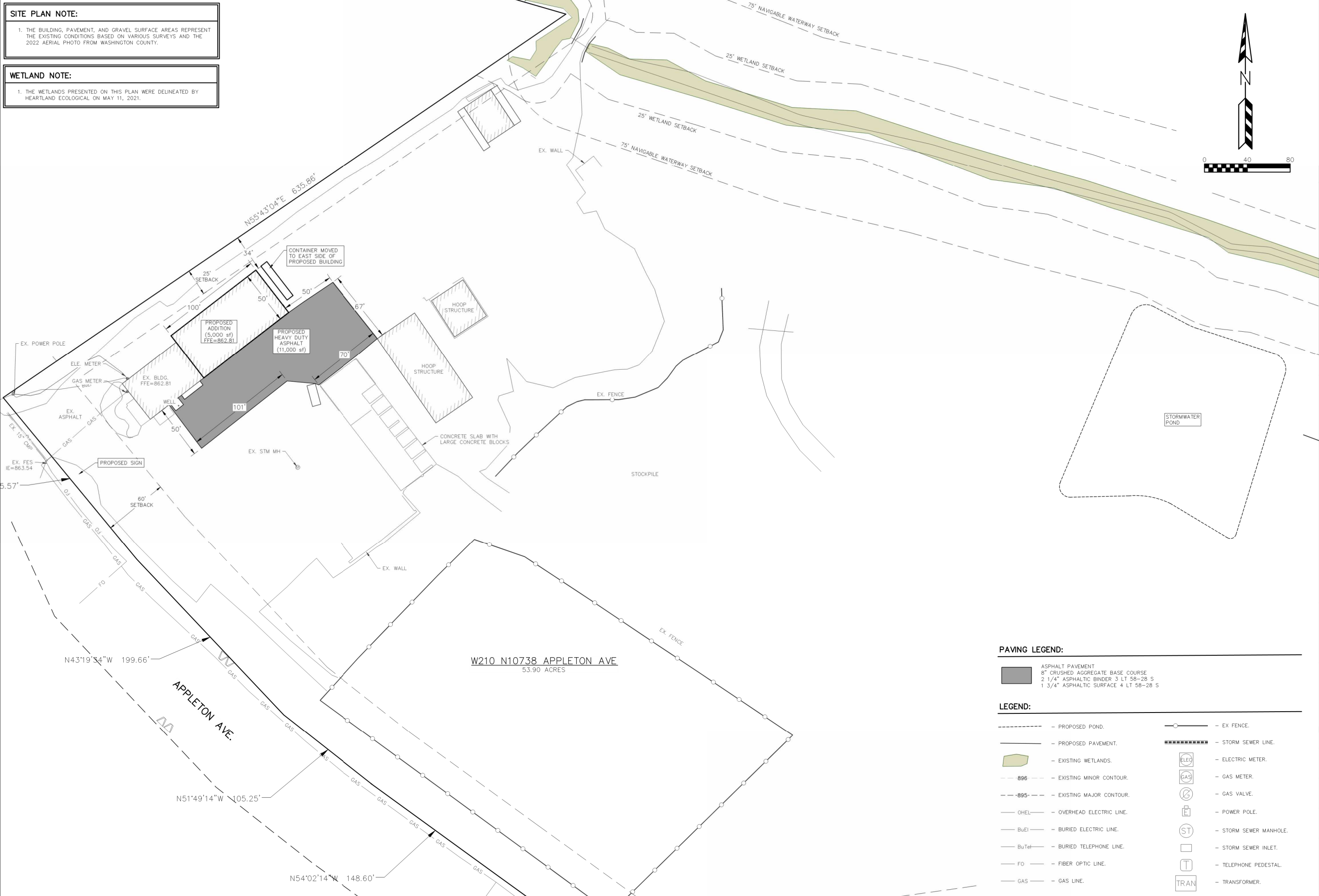
C1.02

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



- PAVING LEGEND:

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
- LEGEND:

PROPOSED POND.

PROPOSED PAVEMENT.

EXISTING WETLANDS.

896

EXISTING MINOR CONTOUR.

895

EXISTING MAJOR CONTOUR.

OHEL

OVERHEAD ELECTRIC LINE.

BuEl

BURIED ELECTRIC LINE.

BuTel

BURIED TELEPHONE LINE.

FO

FIBER OPTIC LINE.

GAS

GAS LINE.

EX FENCE.

STORM SEWER LINE.

ELEC

ELECTRIC METER.

GAS

GAS METER.

GAS VALVE.

POWER POLE.

ST

STORM SEWER MANHOLE.

STORM SEWER INLET.

T

TELEPHONE PEDESTAL.

TRAN

TRANSFORMER.

REVISIONS:	
NO.	DESCRIPTION

PSE

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262.346.7800

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PROJECT TITLE:

TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:

SITE PLAN
WEST

DRAWN BY:

WWS

DESIGNED BY:

EPN

CHECKED BY:

KJP

PLAN DATE:

1/28/2025

PROJECT NO:

(TL-05-21)

BID SET

SHEET NO:

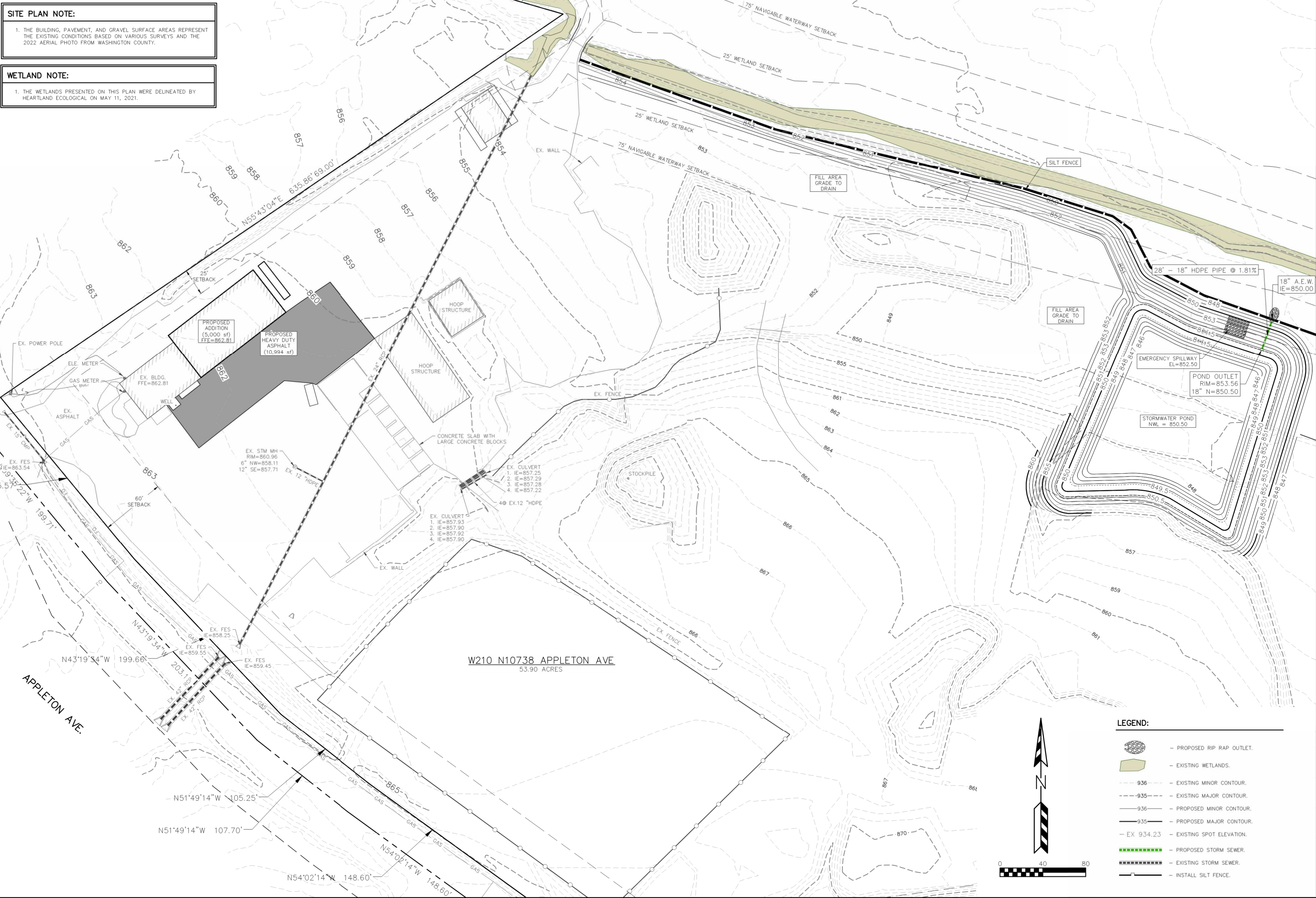
C1.03

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**GRADING
PLAN WEST**

DRAWN BY:
WWS

DESIGNED BY:
EPN

CHECKED BY:
KJP

PLAN DATE:
1/28/2025

PROJECT NO:
(TL-05-21)

BID SET

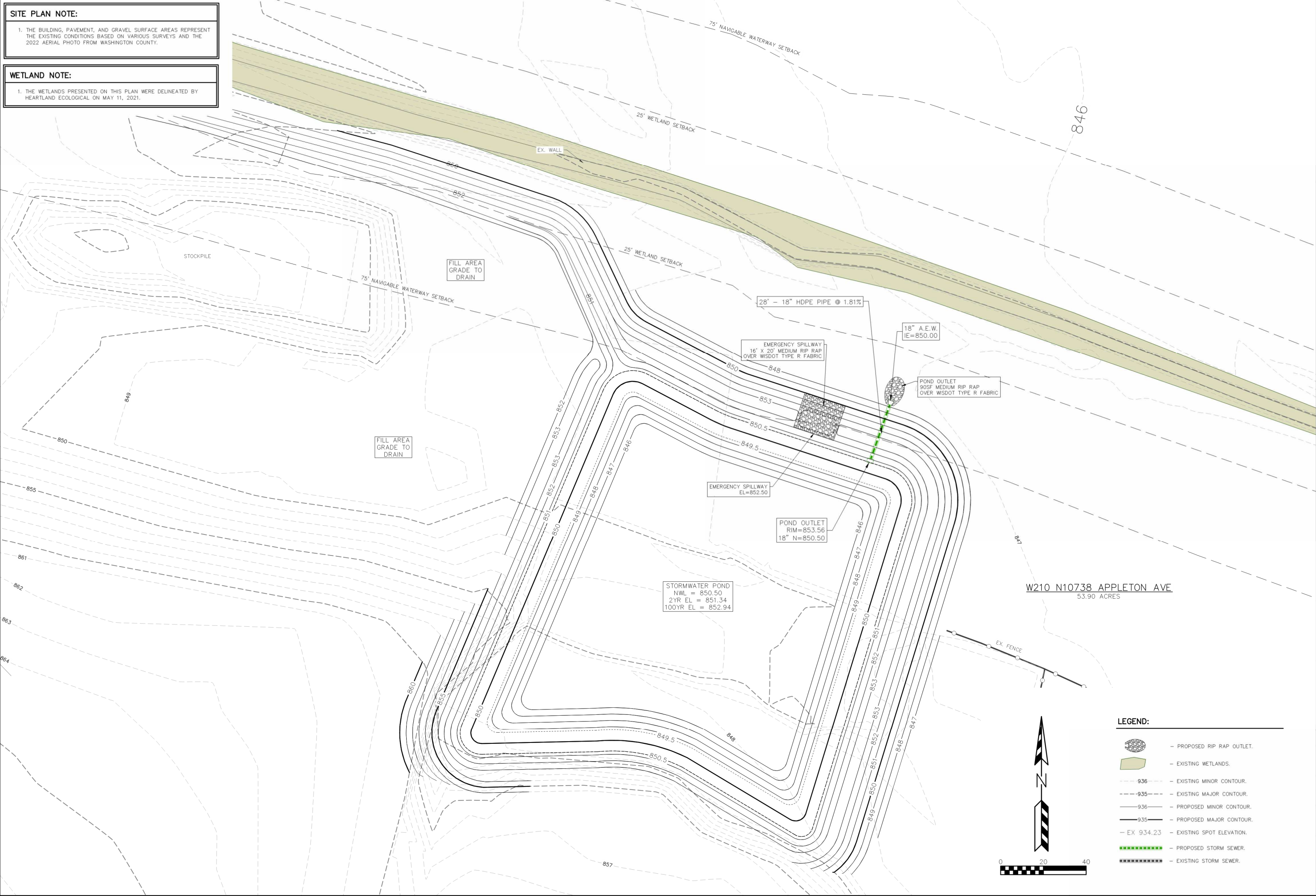
SHEET NO:
C1.05

SITE PLAN NOTE:

1. THE BUILDING, PAVEMENT, AND GRAVEL SURFACE AREAS REPRESENT THE EXISTING CONDITIONS BASED ON VARIOUS SURVEYS AND THE 2022 AERIAL PHOTO FROM WASHINGTON COUNTY.

WETLAND NOTE:

1. THE WETLANDS PRESENTED ON THIS PLAN WERE DELINEATED BY HEARTLAND ECOLOGICAL ON MAY 11, 2021.



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT TITLE:

TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:

POND
GRADING
PLAN

DRAWN BY:

WWS

DESIGNED BY:

EPN

CHECKED BY:

KJP

PLAN DATE:

1/28/2025

PROJECT NO:

(TL-05-21)

BID SET

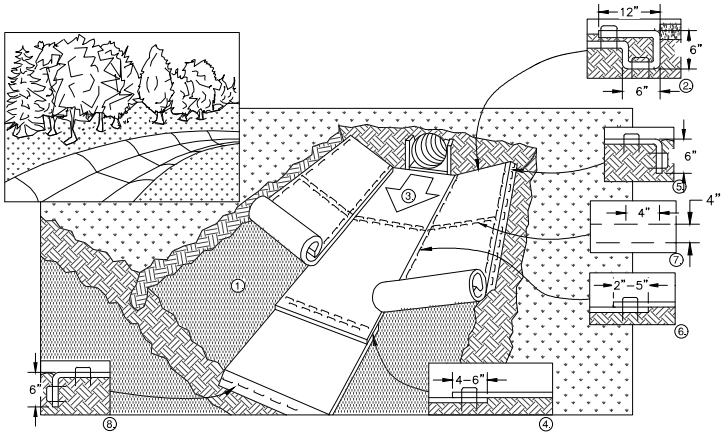
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C1.06

PSE

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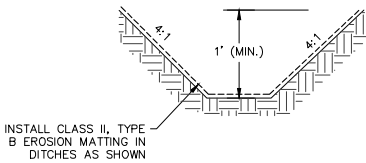
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



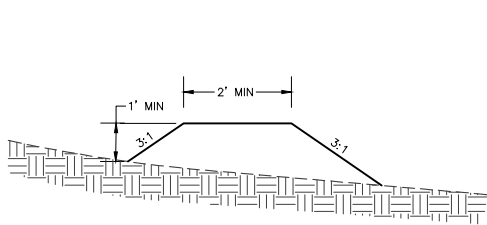
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

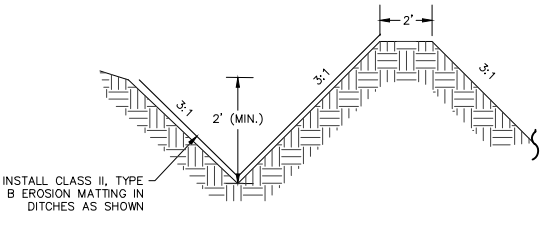
EROSION CONTROL MAT – CHANNEL INSTALLATION



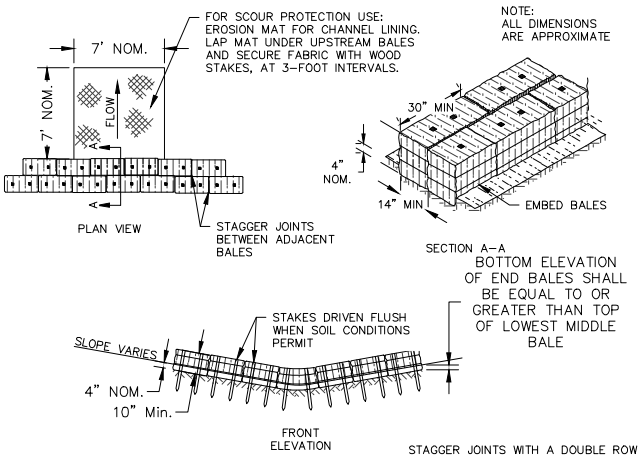
SWALE CROSS SECTION



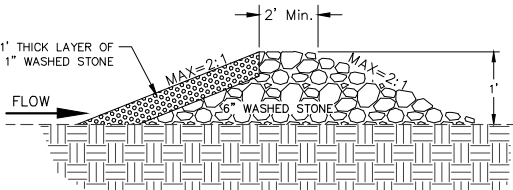
EARTH DIVERSION BERM



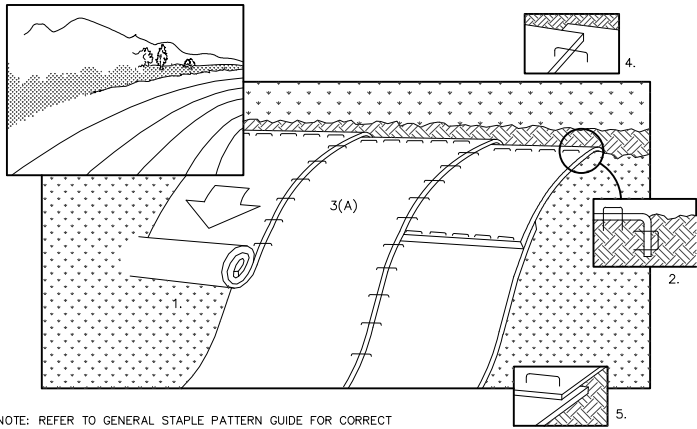
BERM/SWALE DETAIL



DITCH CHECK DETAIL



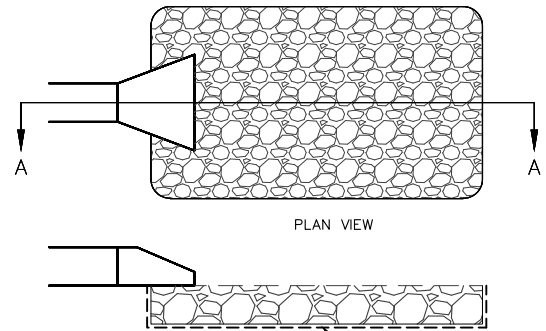
STONE DITCH CHECK DETAIL



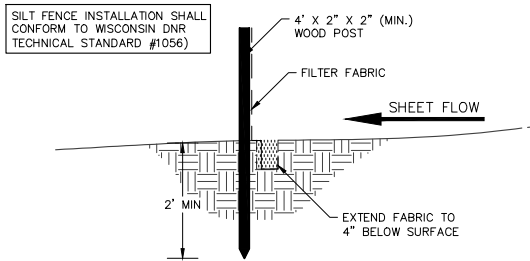
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

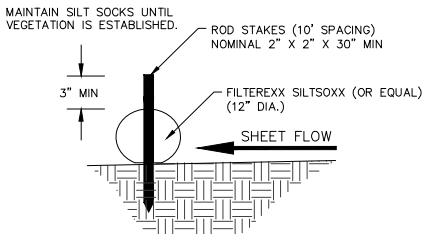
EROSION CONTROL MAT – SLOPE INSTALLATION



RIPRAP OUTLET DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



SILT SOCK DETAIL

REVISIONS:	
NO.	DATE DESCRIPTION



PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**EROSION
CONTROL
DETAILS**

DRAWN BY:
EPN

DESIGNED BY:
EPN

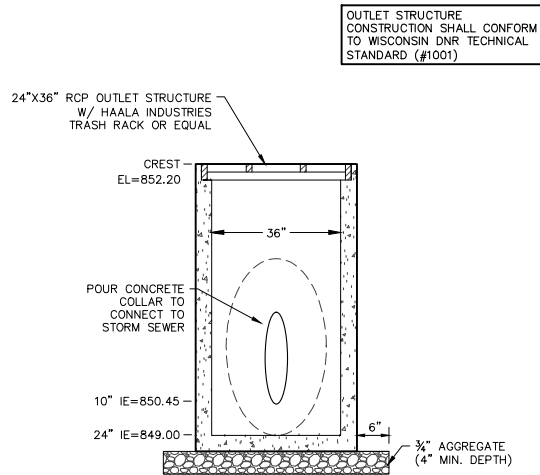
CHECKED BY:
EPN

PLAN DATE:
1/28/2025

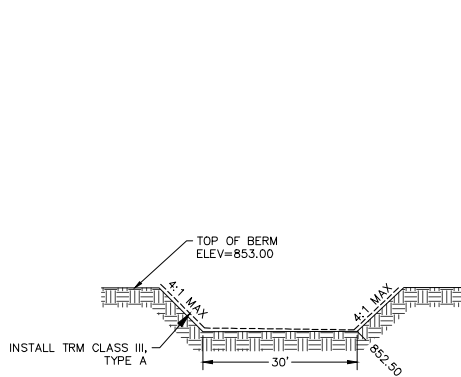
PROJECT NO:
(TL-05-21)

BID SET

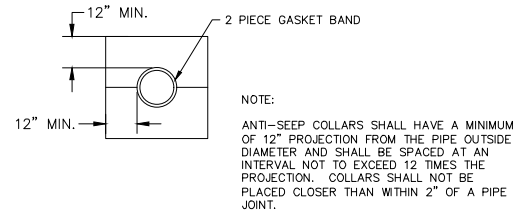
SHEET NO:
C2.01



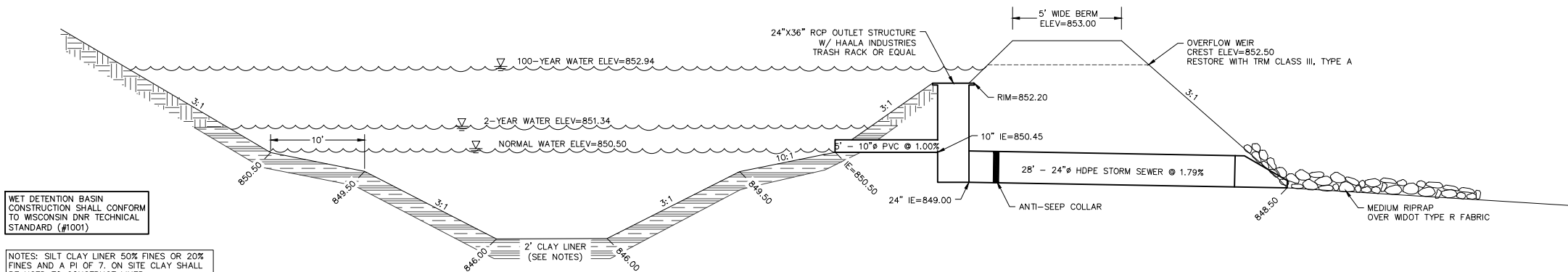
POND OUTLET – OUTLET STRUCTURE #1 DETAIL



OVERFLOW WEIR CROSS SECTION

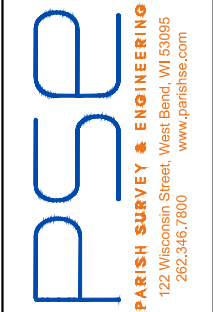


ANTI-SEEP COLLAR DETAIL



RETENTION BASIN CROSS SECTION

REVISIONS:	
NO.	DESCRIPTION



PROJECT TITLE:
**TLC ACRES
W210 N10738 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**STORMWATER
MANAGEMENT
DETAILS**

DRAWN BY:
EPN

DESIGNED BY:
EPN

CHECKED BY:
EPN

PLAN DATE:
1/28/2025

PROJECT NO:
\TL-05-21

BID SET

SHEET NO:
C2.02

Appendix G

Stormwater Maintenance Agreement



PARISH SURVEY & ENGINEERING

122 Wisconsin Street | West Bend, WI 53095
www.parishse.com

STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2024, by and between TLC Acres hereinafter called the “Owner,” and the Village of Germantown, a municipal corporation located in Washington County, Wisconsin, hereinafter called the “Village.”

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the Village of Germantown, Washington County, State of Wisconsin:

Being a part of the Southeast ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

hereinafter called the “Property.”

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan known as Appleton Avenue Storage, hereinafter called the “Plan,” which is expressly made a part hereof, as approved or to be approved by the Village, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the Village and the Owner agree that the health, safety and welfare of the residents of the Village of Germantown, require that on-site storm water management practices be constructed and maintained on the Property; and

WHEREAS, the Village requires that on-site storm water management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management facilities shall be constructed by the Owner in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.
2. The Owner shall regularly inspect the storm water management facilities and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The Operations and Maintenance Manual attached to this agreement as Exhibit A and each by this reference made a part hereof, shall be followed for the regular inspections of the storm water management facilities. The Owner shall keep the operation and maintenance reports from past inspections as well as a log of maintenance activities indicating the date and type of maintenance completed. The reports and maintenance log shall be submitted to the Department of Public Works Director and retained by the Village for a period of 10 years. The purpose of the inspections is to assure safe and proper functioning

Return to:
Village of Germantown
N210 W10738 Appleton Ave
Germantown, WI 53022

Parcel No.: GTNV_193.975

of the facilities. The inspections shall cover all facilities including, but not limited to, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the operation and maintenance reports.

3. The Owner shall adequately maintain the storm water management facilities including, but not limited to, all pipes and channels built to convey storm water to the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, in accordance with Exhibit A, is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are maintained in accordance with the Plan.
4. The Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the storm water management facilities whenever the Village deems necessary. The purpose of the Village's inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The Village shall provide the Owner with copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable timeframe as established by the Department of Public Works Director.
5. If the Owner fails to maintain the storm water management facilities in good working condition, consistent with the terms of the Plan and does not perform the required corrective actions and inspections in the specified time, the Village may perform the corrective actions identified in the inspection report and charge the Owner for the cost of such work. If the Owner fails pay to such costs to the Village within 30 days as required by Section 7, below, the cost of such work may be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. The Owner hereby acknowledges that the Property benefits from the corrective actions taken by the Village and hereby waives any right to notice or hearing of said special assessment pursuant to Section 66.0703(7)(b), Stats.
6. The Owner shall perform the work necessary to keep the storm water management facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed. The minimal amount of maintenance on the storm water management facilities shall be in accordance with Exhibit A.
7. In the event the Village, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Village within 30 days of receipt of an invoice for all actual costs incurred by the Village hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the Village, its officers, agents and employees, and the Owner agrees to indemnify and hold the Village harmless as and against any and all claims, actions, causes of action, demands, including attorney fees and court costs which the Village may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the Village to enforce the terms of this Agreement including, but not limited to, the performance of maintenance activities.
9. This Agreement shall be recorded at the Washington County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests or future owners of the Property, including any homeowners or condominium association.

10. Notwithstanding anything in this Agreement to the contrary, in the event the Owner, or the Owner's successors and assigns, sell or otherwise transfer ownership in the Property, the Owner or the successor or assigns making said transfer, is hereby released from any and all liabilities and obligations under the terms of this Agreement. The liabilities and obligations under this Agreement shall transfer with the ownership of the Property to the new owner of the Property.

VILLAGE OF GERMANTOWN

By: _____ Dated: _____
Steven Kreklow, Village Administrator

By: _____ Dated: _____
Deanna Braunschweig, Village Clerk

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 20____ the above named Steven Kreklow, to me known to be the Administrator of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 20____ the above named Deanna Braunschweig, to me known to be the Clerk of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

BUZDUM TRUST

By: _____ Dated: _____
Name, Title

This Document Drafted By *Evan P. Nickodem*
 Parish Survey & Engineering, LLC
June 7, 2024



Assured Wetland Delineation Report

STH 175 Parcel

Village of Germantown, Washington County, Wisconsin

January 10, 2021

Project Number: 20210495

STH 175 Parcel

Village of Germantown, Washington County, Wisconsin

January 10, 2021

Prepared for:

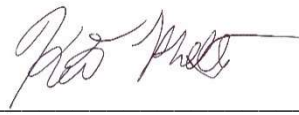
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1.0 Introduction

Heartland Ecological Group, Inc. ("Heartland") completed an assured wetland determination and delineation on the STH 175 Parcel site on May 11, 2021, at the request of Quam Engineering, LLC. Fieldwork was completed by Eric Parker, an assured delineator qualified via the Wisconsin Department of Natural Resources' (WDNR's) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 50.67-acre site (the "Study Area") is northwest of the intersection of State Trunk Highway (STH) 175 and County Trunk Highway (CTH) Y, in the southeast ¼ of Section 30, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area.

Two (2) wetland areas totaling approximately 1.82 acres were delineated and mapped within the Study Area (Figure 6, Appendix A). Three (3) waterways were mapped in the field within the central portion, and along the southern and eastern edges, of the Study Area. Wetlands discussed in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.



2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetlands Delineation Manual, T.R. Y-87-1 ("1987 Corps Manual") and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey's (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the Natural Resource Conservation Service's (NRCS) Soil Survey Geographic Database (SSURGO), U.S. Department of Agriculture's (USDA) *Web Soil Survey* (Figure 3, Appendix A), the WDNR's *Surface Water Data Viewer's* wetland indicator data layer (Figure 4, Appendix A), the WDNR's *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), and aerial imagery available through the USDA Farm Service Agency's (FSA's) National Agriculture Imagery Program (NAIP), and Washington County's interactive mapping. The USGS *National Hydrography Dataset* is included on Figures 2 and 5, Appendix A.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Atypical conditions were encountered within the Study Area due to the presence of agricultural fields including row-cropping and hay fields in areas with soils that may be hydric based on the *Web Soil Survey* and the WDNR *Surface Water Data Viewer's* wetland indicator data layer. Therefore, procedures for managed plant communities in the *Problematic hydrophytic vegetation* section described in Chapter 5 of the Regional Supplement were used. NAIP imagery were reviewed for evidence of crop stress, saturation, or inundation signatures. Sample point placements for the wetland delineation were partially determined based on such signatures.



Wetland signatures often vary based on the type and seasonal date of the aerial imagery. For example, there are seven (7) standardized signature types in actively farmed settings described in the July 2016 Guidance. To assist in interpretations of wetland signatures, a WETS analysis was used to compare antecedent precipitation in the three (3) months leading up to each aerial image to the long-term (30-year) precipitation averages and standard deviation to determine if antecedent conditions for each image was normal, wet, or dry. Areas within agricultural fields are typically determined to be wetland if hydric soils are present and aerial images taken in the five (5) (or more) most recent normal precipitation images show at least one (1) of the wetland signatures per the July 2016 Guidance. Although the off-site analysis concentrates on wetland signatures in normal precipitation images, the images determined to be wet and dry were also analyzed and considered. Determinations and delineation of wetlands in agricultural areas are typically based on an outline of the largest wetland signature on an image taken under "normal" antecedent conditions and based on the consistency of the signatures (USDA, NRCS 1998).

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of the antecedent precipitation in the three (3) months leading up to the field investigation was completed. Using a WETS analysis developed by the USACE, the amounts of precipitation in these three (3) months were compared to averages and standard deviation thresholds over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the week prior to the investigation were considered while interpreting wetland hydrology indicators. In some cases, the Palmer Drought Index was checked for long-term drought or moist conditions (NOAA, 2018).

The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Positioning System (GPS) capable of sub-meter accuracy. In some cases, wetland flagging was not utilized to mark the boundary and the location was only recorded with a GPS unit, particularly in active agricultural areas. The GPS data was then used to map the wetlands using ESRI ArcMap™ 10.6 software.



3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the WETS analysis using the previous three (3) months of precipitation data, conditions encountered at the time of the fieldwork were expected to be dry for the time of year (Appendix B). The Palmer Drought Index was checked online and the long-term conditions at the time of the fieldwork were in the mid wetness range. Fieldwork was completed outside the dry season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance web site.

General Topography and Land Use

The topography within the Study Area was generally level with a broad and gentle south facing slope in the northwest corner of the Study Area. Ditched agricultural waterways were present in the center of the Study area in addition to its southern and eastern edges. These ditches, which are tributary to Willow Creek and the Menomonee River, were historically excavated for the use of the adjacent fields as a sod farm. Associated drain tiles were assumed to be present in the fields. A topographic high of approximately 866 feet above mean sea level (msl) occurred in the northwest corner, and a topographic low of approximately 844 feet above msl along the central-east edge (Figures 2 and 6, Appendix A). Land uses within the Study Area and surrounding areas are primarily sod fields, tree nursery use, and row cropping, with residential and woodland areas also present. General drainage is to the northeast and east toward the waterways.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric or partially hydric soils including wetland indicator soils (Figures 3 and 4, Appendix A).



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Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil Symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
FaA: Fabius loam, 1-3% slopes	Fabius	90	Flats	No
	Sebewa	10	Depressions	Yes
HmB2: Hochheim loam, 2-6% slopes, eroded	Hochheim-Eroded	80-91	Drumlins	No
	Theresa-Eroded	6-12	Till plains	No
	Lamartine	3-8	Drumlins	No
HmC2: Hochheim loam, 6-12% slopes, eroded	Hochheim-Eroded	85-92	Drumlins	No
	Hochheim	4-7	Drumlins	No
	Theresa	4-8	Drumlins	No
Hu: Houghton mucky peat, 0-2% slopes	Houghton-Mucky peat	85-95	Depressions	Yes
	Houghton-Ponded	3-7	Depressions	Yes
	Adrian	1-5	Lakebeds (relict)	Yes
	Palms-Mucky peat	1-3	Interdrumlins	Yes
MgA: Martinton silt loam, 1-3% slopes	Martinton	90	Drainageways	No
	Pella	10	Depressions	Yes
MmA: Matherton silt loam, 1-3% slopes	Matherton	90	Drainageways	No
	Pella	5	Depressions	Yes
	Colwood	5	Depressions	Yes
Mzb: Montgomery silty clay loam	Montgomery	95	Depressions	Yes
	Martinton	5	Drainageways	No
ShA: Saylesville silt loam, 0-2% slopes	Saylesville	100	Lakebeds (relict)	No

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) wetland areas within the Study Area. One (1) forested/ emergent wet meadow wetland in the central portion of the Study Area, within a ditch-way.



Previous Wetland Delineations

A previous wetland delineation on adjacent properties to the Study Area was completed by The Southeastern Wisconsin Regional Planning Commission (SEWRPC) in 2015 (Appendix G). This wetland delineation, which focused on and near the STH 175 right-of-way, indicated the presence of wetlands and secondary environmental corridor (SEC) along the tributary to Willow Creek traversing the central portion of the Study Area. Only a small portion of wetlands in the northwest corner of the Study Area were field delineated by SEWRPC. A wet ditch was also mapped along the southwestern edge of the Study Area. This wet ditch was no longer present during Heartland's 2021 fieldwork, assumed to be due to improvements to STH 175 prior to Heartland's fieldwork and after SEWRPC's delineation.

Aerial Photography / Off-Site Analysis

Agricultural fields within the Study Area have significant mapped hydric or potentially hydric soils and were the focus of the off-site aerial imagery analysis (Appendix F). The fields were used for sod production. From the aerial imagery, no primary wetland hydrology indicators were observed. However, in two (2) areas, the secondary wetland hydrology indicator "Saturation Visible on Aerial Imagery" (C9) was in evidence. In one (1) of these areas, "Stunted or Stressed Plants" (D1) was also noted.

A total of 29 images from 1990-2020 were selected and reviewed based on availability and quality of the imagery. Of these images, eighteen (18) were within the normal precipitation range. Signatures were noted in two (2) areas within the Study Area within landscape positions described by the NRCS to support hydric soil components and were the focus of the off-site analysis. At least one (1) of the seven (7) described wetland signatures per the July 2016 Guidance were noted in these areas. In the wet precipitation years, such wetland signatures were noted in three (3) of the six (6) years. In the four (4) dry precipitation years, wetland signatures were not noted.

Based on the off-site analysis, the two (2) areas assessed were unlikely to be wetland prior to the fieldwork. One (1) of these areas appeared to be located at the toe of a gentle slope in the southeastern portion of the Study Area. While there were no drain tile signatures noted in the off-site analysis, fieldwork confirmed the presence of drain tile systems in both areas.



3.2 Field Review

Two (2) wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at 12 sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 6 (Appendix A) and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Wet Meadow/ Shrub Carr	Contiguous to a tributary to Willow Creek	Less susceptible, 10-30 feet	1.73
W-2	Wet Meadow/ Shrub Carr	Likely Contiguous to a tributary to Willow Creek	Less susceptible, 10-30 feet	0.10
*Classification based on Heartland's professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.				1.82

Wetland 1 (W-1)

Wetland 1 (W-1) is a 1.73-acre complex of wet meadow and shrub carr located in historically excavated waterways in the central, northern, eastern, and southern portions of the Study Area. The central portion of W-1 is also part of SEC identified by SEWRPC.

Dominant vegetation observed in W-1 was mostly reed canary grass (*Phalaris arundinacea*, FACW). Other dominants noted at sample points included spotted jewelweed (*Impatiens capensis*, FACW), common elderberry (*Sambucus nigra*, FACW), wild black currant (*Ribes americanum*, FACW), silver maple (*Acer saccharinum*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), nannyberry (*Viburnum lentago*, FAC), riverbank grape (*Vitis riparia*, FAC), and boxelder (*Acer negundo*, FAC). Dominant vegetation was mostly hydrophytic and met the wetland vegetation parameter.



Depleted Below Dark Surface (A11), Thick Dark Surface (A12), Loamy Mucky Mineral (F1), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were noted in W-1, which is consistent with depressions of the mapped Fabius loam, Montgomery silty clay loam, Martinton silt loam, and Houghton mucky peat soil types.

The primary wetland hydrology indicators of Surface Water (A1), High Water Table (A2), Saturation (A3), Drift Deposits (B3), and Water-Stained Leaves (B9) were noted within W-1, while the secondary indicators noted were Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met in W-1.

Wetland W-1 is contiguous with WW-1, WW-2, and WW-3 (Figure 6, Appendix A), which are tributaries of Willow Creek and the Menomonee River. These waterways are connected by culverts. The boundary of W-1 generally followed the toe of slope of an excavated waterway.

Wetland 2 (W-2)

Wetland W-2 is a 0.10-acre shrub carr/ wet meadow wetland that is positioned in a swale in the northwestern corner of the Study Area. W-2 and the surrounding wooded area are part of SEC identified by SEWRPC. The boundary of W-2 generally followed a moderately defined topographic break following historic fill materials. W-2 continued outside the Study Area to the south and appeared to be connected to a system of contiguous ponds on the adjacent property. These ponds are thought to have outlets into W-1 and WW-1.

Dominant vegetation observed in W-2 included reed canary grass, spotted jewelweed, meadow willow (*Salix petiolaris*, FACW), common buckthorn, riverbank grape, and boxelder. Therefore, the wetland vegetation parameter was met.

The Redox Dark Surface (F6) hydric soil indicator was noted in W-2 which is consistent with hydric soil depressions in the NRCS-mapped Martinton silt loam soil type. Therefore, the hydric soil parameter was met.

Primary wetland hydrology indicators noted in W-2 included High Water Table (A2) and Saturation (A3), while secondary indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted. Therefore, the wetland hydrology parameter was met.



3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g. navigable waterways, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel. An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.

Wis. Adm. Code NR 151 ("NR 151") requires that a "protective area" (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width for "less susceptible" wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. "Moderately susceptible" wetlands, lakes, and perennial and intermittent streams identified on recent mapping require a protective area width of 50 feet; while "highly susceptible wetlands" are associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland's professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.



4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the STH 175 Parcel on May 11, 2021, at the request of Quam Engineering, LLC. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 30, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A).

Two (2) wetland areas were delineated and mapped within the 50.67-acre Study Area (Figure 6, Appendix A). The wetlands, which may be classified as shrub carr and wet meadow, total approximately 1.82 acres within the Study Area. Waterways within the Study Area are historically excavated for agricultural purposes, are connected to each other via culverts, and are tributary to Willow Creek and the Menomonee River.

Wetlands and waterways discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE and WDNR for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of any applicable zoning and setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the findings may include but not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.



Quam Engineering, LLC.
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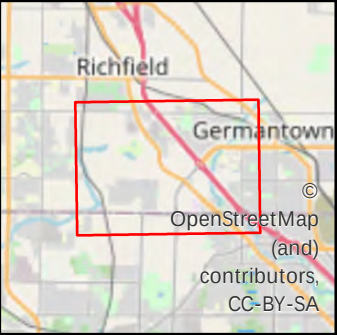
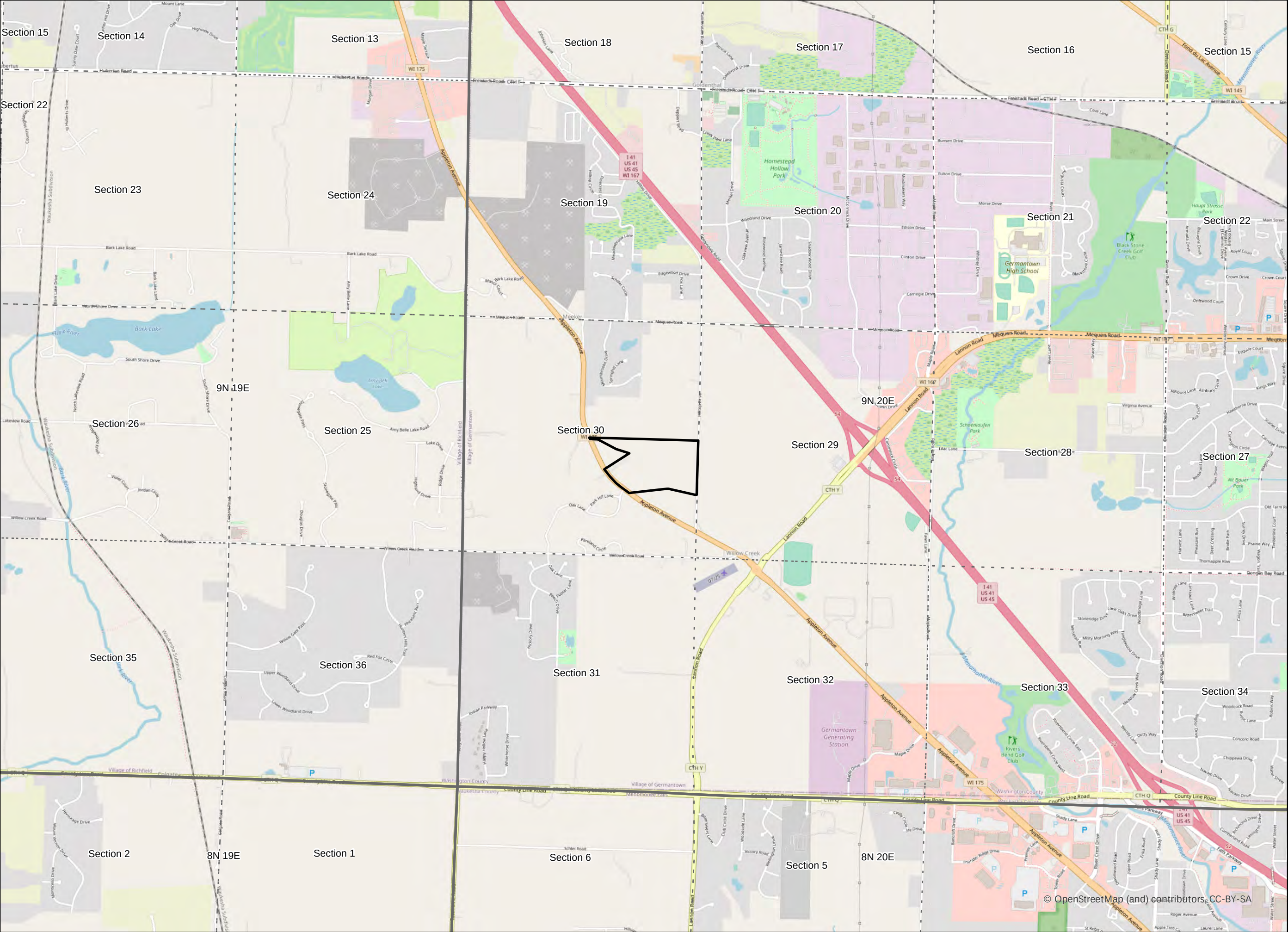
<https://www.arcgis.com/home/item.html?id=16119ac2100c4286ab8219bf03377ebf>.

Woodward, D.E. ed. (1997). *Hydrology Tools for Wetland Determination*, WETS Analysis, Chapter 19. Engineering Field Handbook. USDA, NRCS, Fort Worth, TX.



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STH 175 Parcel
Project #: 20210495
January 10, 2022

Appendix A | Figures

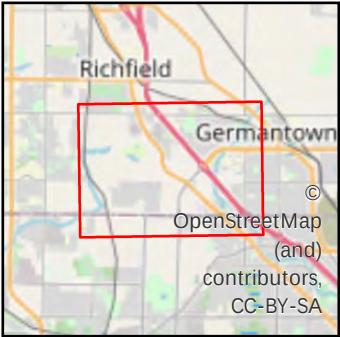
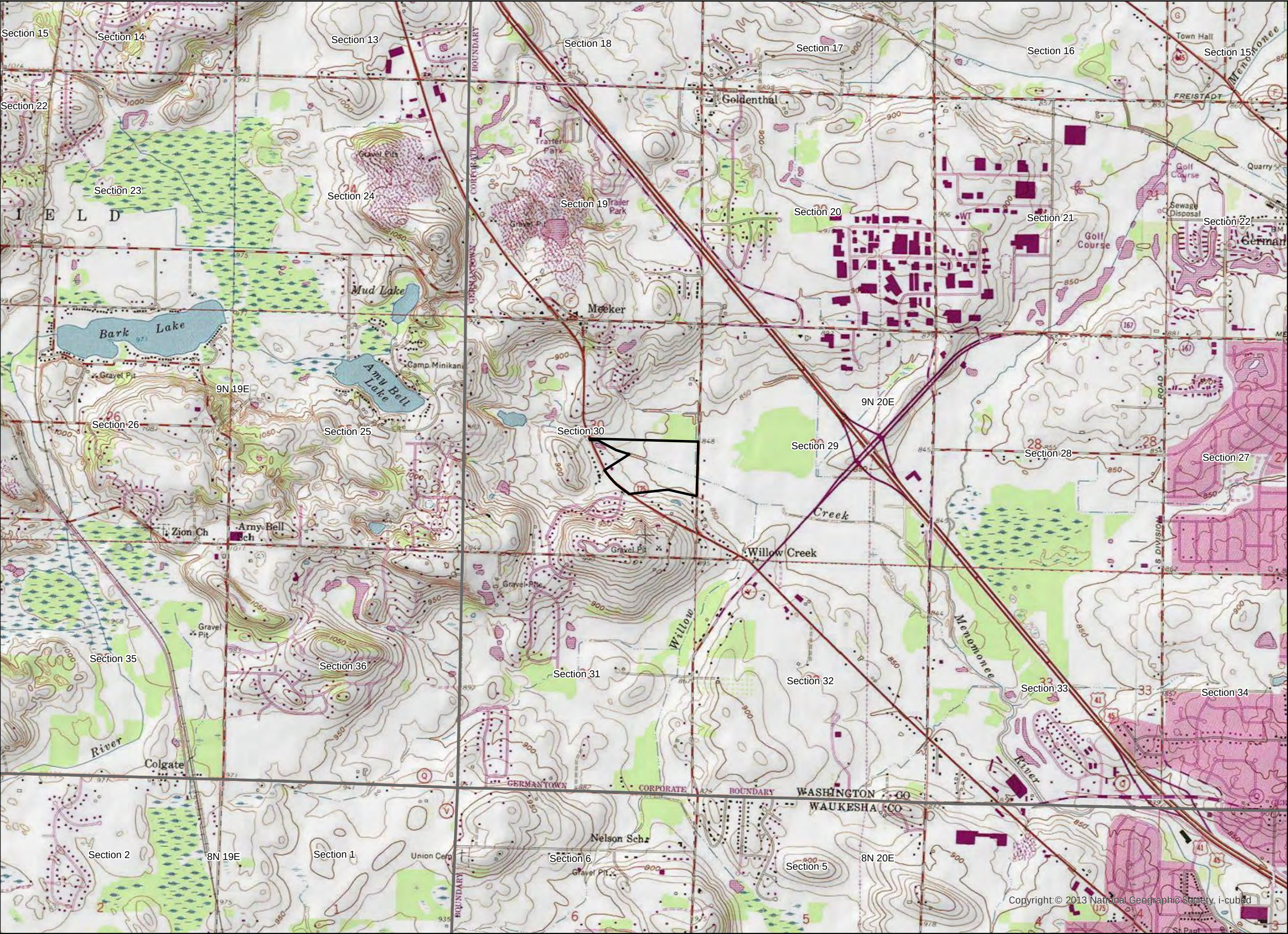


-  Study Area (50.67 ac)
-  Township
-  Section

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Figure 1. Project Location
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

OpenStreetMap
ESRI



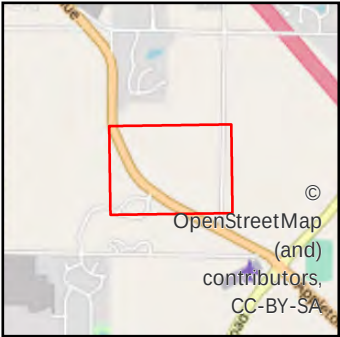
- Study Area (50.67 ac)
- Township
- Section

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Figure 2. USGS
Topography
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

USGSTopo
USGS

Copyright:© 2013 National Geographic Society, i-cubed



Study Area (50.67 ac)

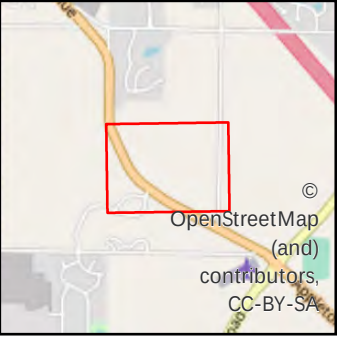
NRCS Soil Survey Data

- Predominantly Hydric (85-100%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)

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Figure 3. NRCS
Hydric Soils
STH 175 Parcel
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T9N, R20E, S30
V Germantown, Washington Co

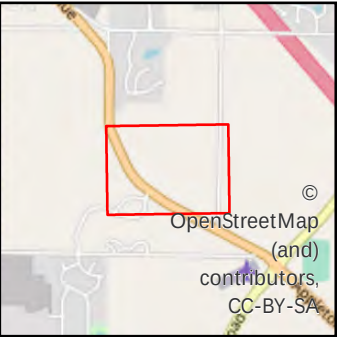
2020 NAIP
NRCS



Study Area (50.67 ac)
Maximum Extent Wetland Indicators

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Figure 4. SWDV
Wetland Indicators
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co
2020 NAIP
WDNR

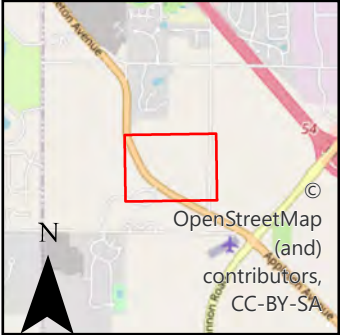
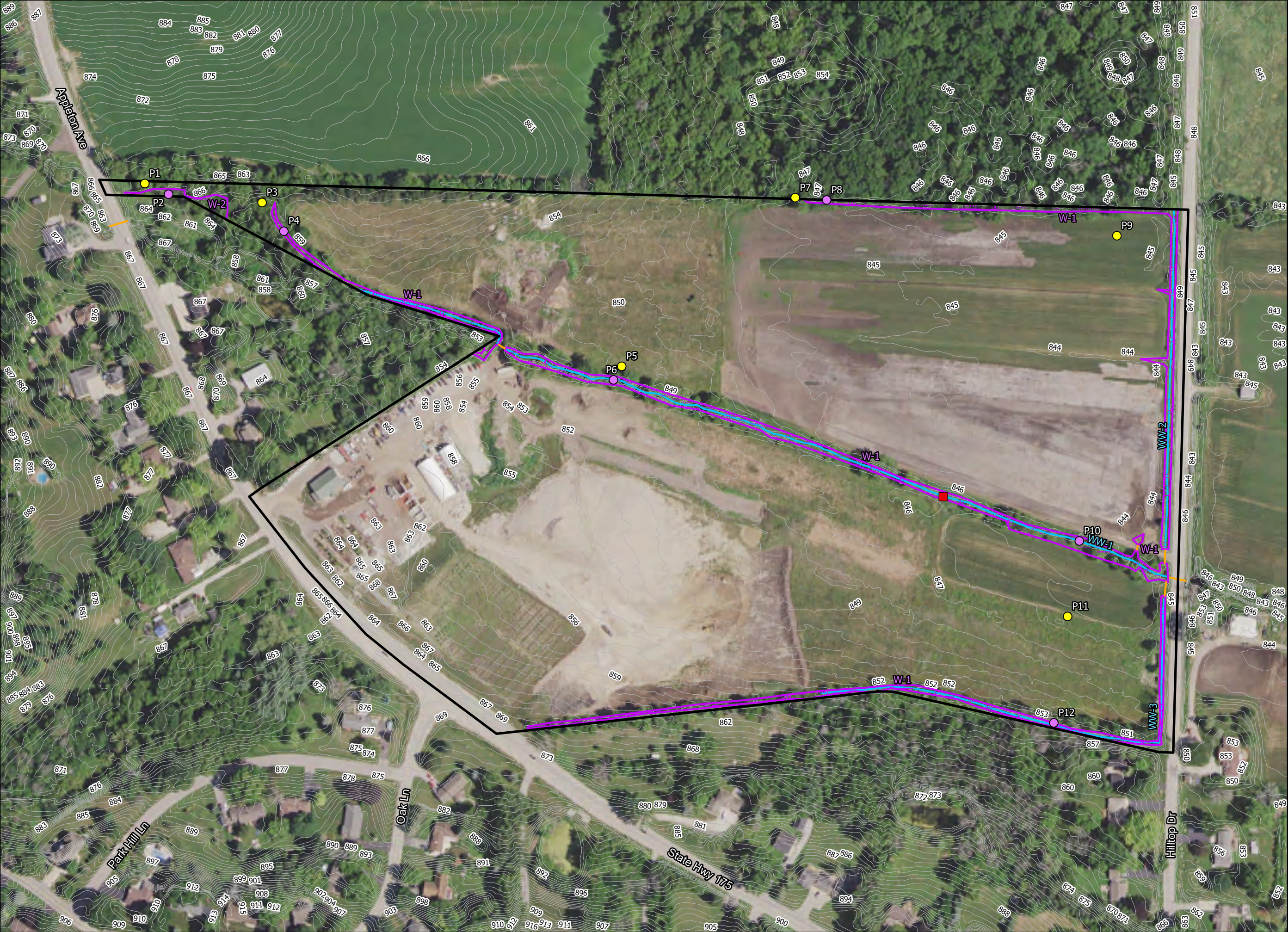


- Study Area (50.67 ac)
- WWI Wetlands
- NHD Waterway
- NHD Waterbody

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Figure 5. Wisconsin
Wetland Inventory
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co

2020 NAIP
WDNR, USGS



- Study Area (50.67 ac)
 - Field Delineated Wetland (1.82 ac)
 - Culvert
 - Washington Co 1' Contours
 - Waterway
 - Tile Outlet Found
- Sample Points**
- Upland
 - Wetland

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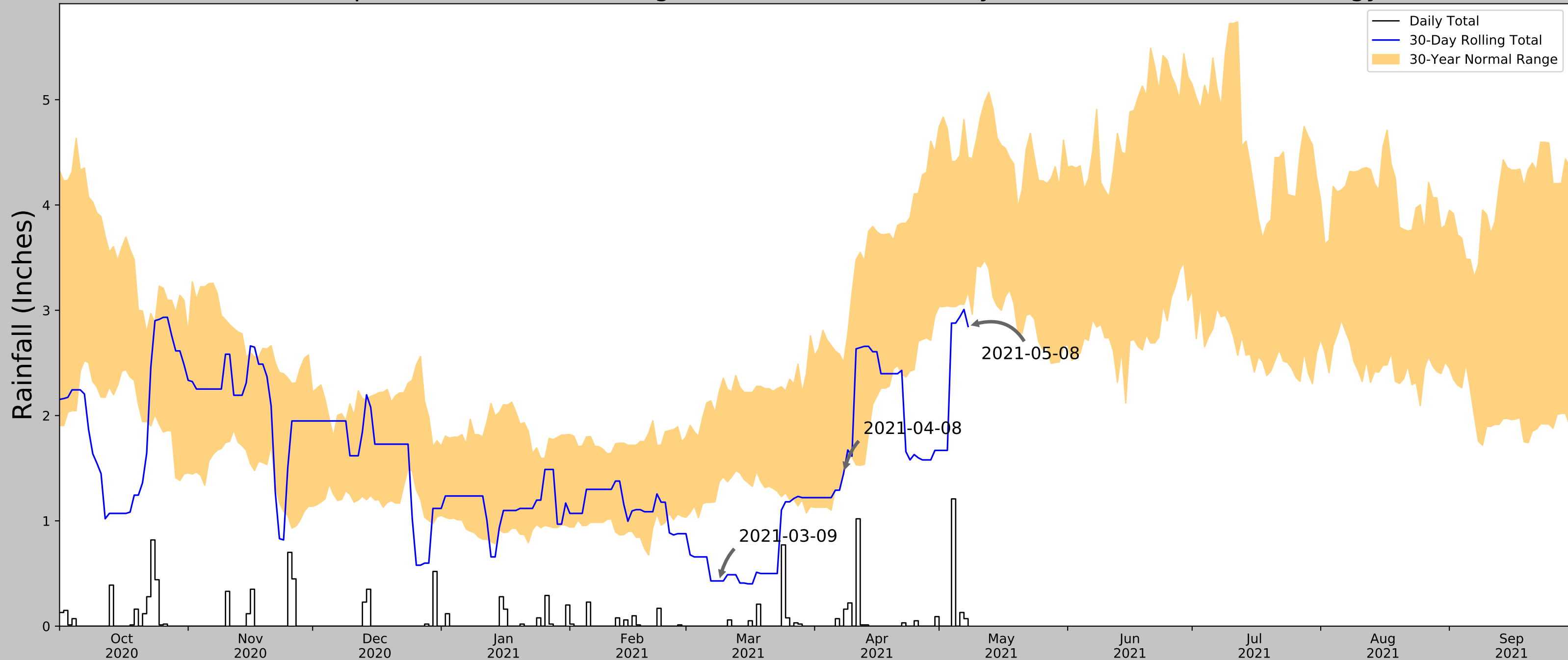
Figure 6. Field Delineated Wetlands
STH 175 Parcel
Project #20210495
T9N, R20E, S30
V Germantown, Washington Co
2020 NAIP
Washington Co, HEG



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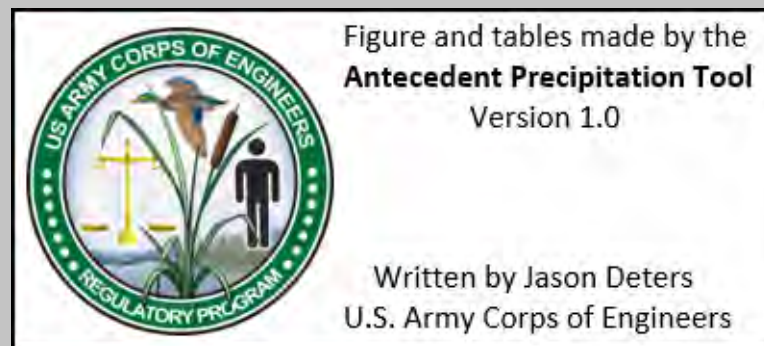
Appendix B | WETS Analysis

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



Coordinates	43.212709, -88.165060
Observation Date	2021-05-08
Elevation (ft)	847.42
Drought Index (PDSI)	Incipient wetness (2021-04)
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-05-08	3.178347	4.451969	2.846457	Dry	1	3	3
2021-04-08	1.454331	2.505512	1.452756	Dry	1	2	2
2021-03-09	1.37126	2.227559	0.429134	Dry	1	1	1
Result							Drier than Normal - 6



Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
GERMANTOWN	43.2389, -88.1222	850.066	2.816	2.646	1.275	11307	83
GERMANTOWN 0.6 S	43.2268, -88.1214	855.971	0.837	5.905	0.382	0	7
GERMANTOWN 1.3 NE	43.2313, -88.1023	887.139	1.131	37.073	0.551	2	0
MENOMONEE FALLS 3.2 NNW	43.1882, -88.1555	881.89	3.884	31.824	1.871	2	0
CEDARBURG 3.7 WSW	43.2788, -88.0566	878.937	4.301	28.871	2.06	2	0
JACKSON 0.5 SSE	43.3144, -88.1617	895.997	5.582	45.931	2.768	3	0
RICHFIELD 3 SSW	43.2111, -88.2092	983.924	4.783	133.858	2.793	4	0
WEST BEND	43.3681, -88.0858	939.961	9.113	89.895	4.92	27	0
W BEND FIRE STN #2	43.4319, -88.1603	895.013	13.472	44.947	6.668	4	0
MT MARY COLLEGE	43.0722, -88.0294	714.895	12.431	135.171	7.274	2	0



Quam Engineering, LLC.
STH 175 Parcel
Project #: 20210495
January 10, 2022

Appendix C | Wetland Determination Data Sheets

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P1
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2142029 Long: -88.1711933 Datum: WGS 84
 Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
<u>Primary Indicators (minimum of one is required; check all that apply)</u>		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	_____ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
_____ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
_____ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	_____ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		_____ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes _____ No ☒
Water Table Present? Yes _____ No ☒ Depth (inches): _____	
Saturation Present? (includes capillary fringe) Yes _____ No ☒ Depth (inches): _____	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators observed, no saturation.

VEGETATION – Use scientific names of plants.

 Sampling Point: **P1**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer negundo</u>	<u>25</u>	☒	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>8</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>63</u> (A/B)														
2. <u>Rhamnus cathartica</u>	<u>15</u>	☒	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>40%</u>	= Total Cover	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>65</u></td> <td>x 3 = <u>195</u></td> </tr> <tr> <td>FACU species <u>75</u></td> <td>x 4 = <u>300</u></td> </tr> <tr> <td>UPL species <u>7</u></td> <td>x 5 = <u>35</u></td> </tr> <tr> <td>Column Totals: <u>152</u> (A)</td> <td><u>540</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.6</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>65</u>	x 3 = <u>195</u>	FACU species <u>75</u>	x 4 = <u>300</u>	UPL species <u>7</u>	x 5 = <u>35</u>	Column Totals: <u>152</u> (A)	<u>540</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>5</u>	x 2 = <u>10</u>																	
FAC species <u>65</u>	x 3 = <u>195</u>																	
FACU species <u>75</u>	x 4 = <u>300</u>																	
UPL species <u>7</u>	x 5 = <u>35</u>																	
Column Totals: <u>152</u> (A)	<u>540</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Acer negundo</u>	<u>10</u>	☒	<u>FAC</u>															
2. <u>Lonicera X bella</u>	<u>10</u>	☒	<u>FACU</u>															
3. <u>Rhamnus cathartica</u>	<u>10</u>	☒	<u>FAC</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>30%</u>	= Total Cover															
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Hesperis matronalis</u>	<u>25</u>	☒	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Alliaria petiolata</u>	<u>15</u>	☒	<u>FACU</u>															
3. <u>Arctium minus</u>	<u>10</u>	_____	<u>FACU</u>															
4. <u>Circaea canadensis</u>	<u>10</u>	_____	<u>FACU</u>															
5. <u>Bromus inermis</u>	<u>7</u>	_____	<u>UPL</u>															
6. <u>Galium aparine</u>	<u>5</u>	_____	<u>FACU</u>															
7. <u>Heracleum maximum</u>	<u>5</u>	_____	<u>FACW</u>															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>77%</u>	= Total Cover															
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. <u>Vitis riparia</u>	<u>5</u>	☒	<u>FAC</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>5%</u>	= Total Cover															
Hydrophytic Vegetation Present? Yes ☒ No _____																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: P1

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

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)

- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**)
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**)
☐ Coast Prairie Redox (A16) (**LRR K, L, R**)
☐ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
☐ Dark Surface (S7) (**LRR K, L**)
☐ Polyvalue Below Surface (S8) (**LRR K, L**)
☐ Thin Dark Surface (S9) (**LRR K, L**)
☐ Iron-Manganese Masses (F12) (**LRR K, L, R**)
☐ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
☐ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: Gravel

Depth (inches): 17

Hydric Soil Present? Yes _____ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P2
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2141113 Long: -88.1709808 Datum: WGS 84
 Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)
☐ Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)
		☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
 Water Table Present? Yes ☒ No _____ Depth (inches): 12
 Saturation Present? Yes ☒ No _____ Depth (inches): 9
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sampling Point: P2

Tree Stratum (Plot size: <u>30 ft r</u>)			Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1.	<u>Acer negundo</u>	<u>10</u>	<u>✓</u>	<u>FAC</u>	Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A)		
2.					Total Number of Dominant Species Across All Strata: <u>6</u> (B)		
3.					Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)		
4.							
5.							
6.							
7.							
		<u>10%</u>	= Total Cover				
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)						Prevalence Index worksheet:	
1.	<u>Salix petiolaris</u>	<u>20</u>	<u>✓</u>	<u>FACW</u>	Total % Cover of: <u>10</u> Multiply by: <u>10</u>		
2.	<u>Rhamnus cathartica</u>	<u>5</u>	<u>✓</u>	<u>FAC</u>	OBL species <u>10</u> x 1 = <u>10</u>		
3.					FACW species <u>73</u> x 2 = <u>146</u>		
4.					FAC species <u>22</u> x 3 = <u>66</u>		
5.					FACU species <u>3</u> x 4 = <u>12</u>		
6.					UPL species <u>0</u> x 5 = <u>0</u>		
7.					Column Totals: <u>108</u> (A) <u>234</u> (B)		
		<u>25%</u>	= Total Cover		Prevalence Index = B/A = <u>2.2</u>		
Herb Stratum (Plot size: <u>5 ft r</u>)						Hydrophytic Vegetation Indicators:	
1.	<u>Phalaris arundinacea</u>	<u>30</u>	<u>✓</u>	<u>FACW</u>	☐ 1 - Rapid Test for Hydrophytic Vegetation		
2.	<u>Impatiens capensis</u>	<u>15</u>	<u>✓</u>	<u>FACW</u>	☒ 2 - Dominance Test is >50%		
3.	<u>Caltha palustris</u>	<u>10</u>		<u>OBL</u>	☒ 3 - Prevalence Index is ≤3.0 ¹		
4.	<u>Hesperis matronalis</u>	<u>3</u>		<u>FACU</u>	☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)		
5.	<u>Ribes americanum</u>	<u>3</u>		<u>FACW</u>	☐ Problematic Hydrophytic Vegetation ¹ (Explain)		
6.	<u>Solidago gigantea</u>	<u>3</u>		<u>FACW</u>	¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.		
7.	<u>Equisetum arvense</u>	<u>2</u>		<u>FAC</u>	Definitions of Vegetation Strata:		
8.	<u>Heracleum maximum</u>	<u>2</u>		<u>FACW</u>	Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.		
9.					Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.		
10.					Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.		
11.					Woody vines – All woody vines greater than 3.28 ft in height.		
12.							
		<u>68%</u>	= Total Cover				
Woody Vine Stratum (Plot size: <u>30 ft r</u>)						Hydrophytic Vegetation Present?	
1.	<u>Vitis riparia</u>	<u>5</u>	<u>✓</u>	<u>FAC</u>	Yes <u>✓</u> No <u> </u>		
2.							
3.							
4.							
		<u>5%</u>	= Total Cover				
Remarks: (Include photo numbers here or on a separate sheet.)							

SOIL

Sampling Point: P2**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 5	10YR 3/1	98	10YR 3/3	2	C	M	Silt Loam	
5 - 13	10YR 3/1	90	10YR 4/3	10	C	M	Silt Loam	
13 - 24	10YR 4/2	85	10YR 4/6	15	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: GravelDepth (inches): 17Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P3
Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 2-3
Subregion (LRR or MLRA): _____ Lat: 43.2140808 Long: -88.1701797 Datum: WGS 84
Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

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

Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____

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

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

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		____ Surface Soil Cracks (B6)
____ Surface Water (A1)	____ Water-Stained Leaves (B9)	____ Drainage Patterns (B10)
____ High Water Table (A2)	____ Aquatic Fauna (B13)	____ Moss Trim Lines (B16)
____ Saturation (A3)	____ Marl Deposits (B15)	____ Dry-Season Water Table (C2)
____ Water Marks (B1)	____ Hydrogen Sulfide Odor (C1)	____ Crayfish Burrows (C8)
____ Sediment Deposits (B2)	____ Oxidized Rhizospheres on Living Roots (C3)	____ Saturation Visible on Aerial Imagery (C9)
____ Drift Deposits (B3)	____ Presence of Reduced Iron (C4)	____ Stunted or Stressed Plants (D1)
____ Algal Mat or Crust (B4)	____ Recent Iron Reduction in Tilled Soils (C6)	____ Geomorphic Position (D2)
____ Iron Deposits (B5)	____ Thin Muck Surface (C7)	____ Shallow Aquitard (D3)
____ Inundation Visible on Aerial Imagery (B7)	____ Other (Explain in Remarks)	____ Microtopographic Relief (D4)
____ Sparsely Vegetated Concave Surface (B8)		____ FAC-Neutral Test (D5)

Field Observations:

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

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators observed, no saturation.

VEGETATION – Use scientific names of plants.

 Sampling Point: **P3**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer negundo</u>	<u>50</u>	<u>✓</u>	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>50%</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>102</u></td> <td>x 3 = <u>306</u></td> </tr> <tr> <td>FACU species <u>86</u></td> <td>x 4 = <u>344</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>193</u> (A)</td> <td><u>660</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.4</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>102</u>	x 3 = <u>306</u>	FACU species <u>86</u>	x 4 = <u>344</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>193</u> (A)	<u>660</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>5</u>	x 2 = <u>10</u>																	
FAC species <u>102</u>	x 3 = <u>306</u>																	
FACU species <u>86</u>	x 4 = <u>344</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>193</u> (A)	<u>660</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Rhamnus cathartica</u>	<u>50</u>	<u>✓</u>	<u>FAC</u>															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>50%</u> = Total Cover																
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Alliaria petiolata</u>	<u>50</u>	<u>✓</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Glechoma hederacea</u>	<u>20</u>	<u>✓</u>	<u>FACU</u>															
3. <u>Circaea canadensis</u>	<u>5</u>	_____	<u>FACU</u>															
4. <u>Heracleum maximum</u>	<u>5</u>	_____	<u>FACW</u>															
5. <u>Hesperis matronalis</u>	<u>5</u>	_____	<u>FACU</u>															
6. <u>Arctium minus</u>	<u>3</u>	_____	<u>FACU</u>															
7. <u>Galium aparine</u>	<u>3</u>	_____	<u>FACU</u>															
8. <u>Geum canadense</u>	<u>2</u>	_____	<u>FAC</u>															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>93%</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		_____ = Total Cover																
Hydrophytic Vegetation Present? Yes _____ No <u>✓</u>																		
Remarks: (Include photo numbers here or on a separate sheet.) 																		

SOIL

Sampling Point: P3**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 13	7.5YR 3/2	100					Silt Loam	
13 - 24	10YR 4/2	93	10YR 4/4	7	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P4
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2139282 Long: -88.1700337 Datum: WGS 84
 Soil Map Unit Name: Martinton SiL (MgA) NWI classification: T3/E1K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
☒ Surface Water (A1)	☒ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
☒ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
☒ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☒ No _____ Depth (inches): 1
 Water Table Present? Yes ☒ No _____ Depth (inches): 0
 Saturation Present? Yes ☒ No _____ Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Historically excavated swale approx 6ft in width

VEGETATION – Use scientific names of plants.

 Sampling Point: **P4**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
_____ = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>27</u></td> <td>x 2 = <u>54</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>5</u></td> <td>x 4 = <u>20</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>52</u> (A)</td> <td><u>134</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.6</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>27</u>	x 2 = <u>54</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>5</u>	x 4 = <u>20</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>52</u> (A)	<u>134</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>27</u>	x 2 = <u>54</u>																	
FAC species <u>20</u>	x 3 = <u>60</u>																	
FACU species <u>5</u>	x 4 = <u>20</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>52</u> (A)	<u>134</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Rhamnus cathartica</u>	<u>10</u>	☒	<u>FAC</u>															
2. <u>Acer negundo</u>	<u>5</u>	☒	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>15%</u> = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Impatiens capensis</u>	<u>15</u>	☒	<u>FACW</u>															
2. <u>Ribes americanum</u>	<u>7</u>	☒	<u>FACW</u>															
3. <u>Viburnum opulus</u>	<u>5</u>	_____	<u>FACW</u>															
4. <u>Galium aparine</u>	<u>3</u>	_____	<u>FACU</u>															
5. <u>Alliaria petiolata</u>	<u>2</u>	_____	<u>FACU</u>															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>32%</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. <u>Vitis riparia</u>	<u>5</u>	☒	<u>FAC</u>															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>5%</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

Hydrophytic Vegetation Indicators:
 ___ 1 - Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☒ 3 - Prevalence Index is ≤3.0¹
 ___ 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 ___ Problematic Hydrophytic Vegetation¹ (Explain)

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

Definitions of Vegetation Strata:

Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall.

Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines – All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☒ No _____

SOIL

Sampling Point: **P4****Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 9	10YR 2/1	100					Silt Loam	
9 - 18	10YR 4/2	95	10YR 4/4	5	C	M	Silt Loam	
18 - 24	10YR 4/1	90	10YR 4/4	10	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|--|---|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: GravelDepth (inches): 17Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P5
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2131042 Long: -88.1671285 Datum: WGS 84
 Soil Map Unit Name: Fabius L (FaA) NWI classification: None depicted

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks: (Explain alternative procedures here or in a separate report.)	
WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) ☐ High Water Table (A2) ☐ Aquatic Fauna (B13) ☐ Saturation (A3) ☐ Marl Deposits (B15) ☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1) ☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4) ☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Iron Deposits (B5) ☐ Thin Muck Surface (C7) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks) ☐ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry-Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ Microtopographic Relief (D4) ☐ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No ☒ Depth (inches): _____ Water Table Present? Yes _____ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes _____ No ☒ Depth (inches): _____		Wetland Hydrology Present? Yes _____ No ☒
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		
No wetland hydrology indicators observed, no saturation.		

VEGETATION – Use scientific names of plants.

 Sampling Point: **P5**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer platanoides</u>	<u>15</u>	☒	<u>UPL</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25</u> (A/B)														
2. <u>Acer negundo</u>	<u>7</u>	☒	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>22%</u>	= Total Cover															
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>9</u></td> <td>x 3 = <u>27</u></td> </tr> <tr> <td>FACU species <u>110</u></td> <td>x 4 = <u>440</u></td> </tr> <tr> <td>UPL species <u>22</u></td> <td>x 5 = <u>110</u></td> </tr> <tr> <td>Column Totals: <u>141</u> (A)</td> <td><u>577</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>4.1</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>9</u>	x 3 = <u>27</u>	FACU species <u>110</u>	x 4 = <u>440</u>	UPL species <u>22</u>	x 5 = <u>110</u>	Column Totals: <u>141</u> (A)	<u>577</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>9</u>	x 3 = <u>27</u>																	
FACU species <u>110</u>	x 4 = <u>440</u>																	
UPL species <u>22</u>	x 5 = <u>110</u>																	
Column Totals: <u>141</u> (A)	<u>577</u> (B)																	
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		_____	= Total Cover															
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Poa pratensis</u>	<u>60</u>	☒	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Glechoma hederacea</u>	<u>30</u>	☒	<u>FACU</u>															
3. <u>Taraxacum officinale</u>	<u>10</u>	_____	<u>FACU</u>															
4. <u>Daucus carota</u>	<u>7</u>	_____	<u>UPL</u>															
5. <u>Trifolium pratense</u>	<u>5</u>	_____	<u>FACU</u>															
6. <u>Cirsium arvense</u>	<u>3</u>	_____	<u>FACU</u>															
7. <u>Geum canadense</u>	<u>2</u>	_____	<u>FAC</u>															
8. <u>Solidago canadensis</u>	<u>2</u>	_____	<u>FACU</u>															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>119%</u>	= Total Cover															
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		_____	= Total Cover															
Remarks: (Include photo numbers here or on a separate sheet.) 																		

SOIL

Sampling Point: P5**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 9	10YR 3/2	100					Silt Loam	
9 - 12	10YR 3/2	97	10YR 3/4	3	C	M	Silt Loam	
12 - 24	10YR 3/2	40	10YR 4/4	7			Silty Clay Loam	Mixed matrix
12 - 24	10YR 4/6	30					Silty Clay Loam	Mixed matrix
12 - 24	2.5Y 4/2	20	10YR 4/4	3	C	M	Silty Clay Loam	Mixed matrix
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P6
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2130127 Long: -88.1672002 Datum: WGS 84
 Soil Map Unit Name: Fabius L (FaA) NWI classification: T3/E1K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
☒ Surface Water (A1)	_____ Water-Stained Leaves (B9)	☒ Drainage Patterns (B10)
☒ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
☒ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
☒ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☒ No _____ Depth (inches): 4
 Water Table Present? Yes ☒ No _____ Depth (inches): 0
 Saturation Present? Yes ☒ No _____ Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Historically excavated swale approx 12-15ft in width. 85% of width is waterway channel, 15% fringe is wetland.

VEGETATION – Use scientific names of plants.

 Sampling Point: **P6**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer negundo</u>	<u>20</u>	☒	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>20%</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Rhamnus cathartica</u>	<u>5</u>	☒	<u>FAC</u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>13</u></td> <td>x 2 = <u>26</u></td> </tr> <tr> <td>FAC species <u>41</u></td> <td>x 3 = <u>123</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>54</u> (A)</td> <td><u>149</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.8</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>13</u>	x 2 = <u>26</u>	FAC species <u>41</u>	x 3 = <u>123</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>54</u> (A)	<u>149</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>13</u>	x 2 = <u>26</u>																	
FAC species <u>41</u>	x 3 = <u>123</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>54</u> (A)	<u>149</u> (B)																	
2. <u>Acer negundo</u>	<u>3</u>	☒	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>8%</u> = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Impatiens capensis</u>	<u>10</u>	☒	<u>FACW</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Hydrophyllum virginianum</u>	<u>3</u>	_____	<u>FAC</u>															
3. <u>Rhamnus cathartica</u>	<u>3</u>	_____	<u>FAC</u>															
4. <u>Ribes americanum</u>	<u>3</u>	_____	<u>FACW</u>															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>19%</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. <u>Vitis riparia</u>	<u>7</u>	☒	<u>FAC</u>	Hydrophytic Vegetation Present? Yes ☒ No _____														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>7%</u> = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: P6**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 5	10YR 2/1	100					Silt Loam	
5 - 12	10YR 4/2	95	10YR 4/4	5	C	M	Silt Loam	
12 - 24	10YR 4/1	93	10YR 4/3	7	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☒ Depleted Matrix (F3) |
| ☒ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: GravelDepth (inches): 17Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P7
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2141724 Long: -88.1657037 Datum: WGS 84
 Soil Map Unit Name: Montgomery SiCL (MzB) NWI classification: T3K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes _____ No ☒	
Remarks: (Explain alternative procedures here or in a separate report.)	
WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range. Drain tiles present in adjacent sod field. Artificially lowered water table.	

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ☒ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes _____ No ☒ Depth (inches): _____ Water Table Present? Yes ☒ No _____ Depth (inches): <u>19</u> Saturation Present? Yes ☒ No _____ Depth (inches): <u>15</u> (includes capillary fringe)		Wetland Hydrology Present? Yes _____ No ☒
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks:		
No wetland hydrology indicators observed.		

VEGETATION – Use scientific names of plants.

 Sampling Point: P7

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer saccharinum</u>	<u>40</u>	☒	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80</u> (A/B)														
2. <u>Ulmus americana</u>	<u>10</u>		<u>FACW</u>															
3. <u>Acer negundo</u>	<u>7</u>		<u>FAC</u>															
4. _____	_____																	
5. _____	_____																	
6. _____	_____																	
7. _____	_____																	
<u>57%</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>55</u></td> <td>x 2 = <u>110</u></td> </tr> <tr> <td>FAC species <u>77</u></td> <td>x 3 = <u>231</u></td> </tr> <tr> <td>FACU species <u>12</u></td> <td>x 4 = <u>48</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>144</u> (A)</td> <td><u>389</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.7</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>55</u>	x 2 = <u>110</u>	FAC species <u>77</u>	x 3 = <u>231</u>	FACU species <u>12</u>	x 4 = <u>48</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>144</u> (A)	<u>389</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>55</u>	x 2 = <u>110</u>																	
FAC species <u>77</u>	x 3 = <u>231</u>																	
FACU species <u>12</u>	x 4 = <u>48</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>144</u> (A)	<u>389</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Rhamnus cathartica</u>	<u>60</u>	☒	<u>FAC</u>															
2. _____	_____																	
3. _____	_____																	
4. _____	_____																	
5. _____	_____																	
6. _____	_____																	
7. _____	_____																	
<u>60%</u> = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Circaea canadensis</u>	<u>10</u>	☒	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Impatiens capensis</u>	<u>5</u>	☒	<u>FACW</u>															
3. <u>Arisaema triphyllum</u>	<u>3</u>		<u>FAC</u>															
4. <u>Geum canadense</u>	<u>2</u>		<u>FAC</u>															
5. <u>Hesperis matronalis</u>	<u>2</u>		<u>FACU</u>															
6. _____	_____																	
7. _____	_____																	
8. _____	_____																	
9. _____	_____																	
10. _____	_____																	
11. _____	_____																	
12. _____	_____																	
<u>22%</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. <u>Vitis riparia</u>	<u>5</u>	☒	<u>FAC</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
2. _____	_____																	
3. _____	_____																	
4. _____	_____																	
<u>5%</u> = Total Cover																		
Hydrophytic Vegetation Present? Yes ☒ No _____																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: P7**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 10	10YR 2/1	100					Silt Loam	
10 - 14	10YR 3/1	95	10YR 3/3	5	C	M	Mucky Loam/Clay	
14 - 24	10YR 3/1	90	10YR 3/3	10	C	M	Mucky Peat	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☒ Histosol (A1) ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2) ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P8
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2141418 Long: -88.1654257 Datum: WGS 84
 Soil Map Unit Name: Montgomery SiCL (Mzb) NWI classification: T3K adjacent

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☐ Surface Water (A1)	☒ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)
☐ Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)
		☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
 Water Table Present? Yes ☒ No _____ Depth (inches): 0
 Saturation Present? Yes ☒ No _____ Depth (inches): 0
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Historically excavated swale approx 10ft in width. 100% of width is wetland.

VEGETATION – Use scientific names of plants.

Sampling Point: P8

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer saccharinum</u>	<u>20</u>	☒	<u>FACW</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. <u>Acer negundo</u>	<u>7</u>	☒	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>27%</u> = Total Cover		Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>5</u></td> <td>x 1 = <u>5</u></td> </tr> <tr> <td>FACW species <u>38</u></td> <td>x 2 = <u>76</u></td> </tr> <tr> <td>FAC species <u>48</u></td> <td>x 3 = <u>144</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>91</u> (A)</td> <td><u>225</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.5</u>	Total % Cover of:	Multiply by:	OBL species <u>5</u>	x 1 = <u>5</u>	FACW species <u>38</u>	x 2 = <u>76</u>	FAC species <u>48</u>	x 3 = <u>144</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>91</u> (A)	<u>225</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>5</u>	x 1 = <u>5</u>																	
FACW species <u>38</u>	x 2 = <u>76</u>																	
FAC species <u>48</u>	x 3 = <u>144</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>91</u> (A)	<u>225</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Rhamnus cathartica</u>	<u>30</u>	☒	<u>FAC</u>															
2. <u>Acer negundo</u>	<u>3</u>	_____	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
		<u>33%</u> = Total Cover																
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Impatiens capensis</u>	<u>15</u>	☒	<u>FACW</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Rhamnus cathartica</u>	<u>5</u>	_____	<u>FAC</u>															
3. <u>Symplocarpus foetidus</u>	<u>5</u>	_____	<u>OBL</u>															
4. <u>Solidago gigantea</u>	<u>3</u>	_____	<u>FACW</u>															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
		<u>28%</u> = Total Cover																
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. <u>Vitis riparia</u>	<u>3</u>	_____	<u>FAC</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
		<u>3%</u> = Total Cover																
Hydrophytic Vegetation Present? Yes ☒ No _____																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: P8**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 4	10YR 2/1	100					Mucky Loam/Clay	
4 - 13	10YR 2/1	95	10YR 3/3	5	C	M	Mucky Loam/Clay	
13 - 24	10YR 5/2	80	10YR 5/6	20	C	M	Loamy Sand	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☒ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☒ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: GravelDepth (inches): 17Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P9
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 0-1
 Subregion (LRR or MLRA): A Lat: 43.2140198 Long: -88.1626951 Datum: WGS 84
 Soil Map Unit Name: Houghton Mucky peat (Hu) NWI classification: None depicted

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation ☒, Soil _____, or Hydrology ☒ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No ☒
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range. Sod field, no weeds present. Water table drained down by tiles-ditches. Not NC.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Saturation Visible on Aerial Imagery (C9)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☒ Stunted or Stressed Plants (D1)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Microtopographic Relief (D4)
☐ Sparsely Vegetated Concave Surface (B8)		☐ FAC-Neutral Test (D5)

Field Observations:

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

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

OSA Completed, C9 and D1 are derived only from the OSA

Remarks:

No field wetland hydrology indicators observed, no saturation. Drain tile system present, therefore D2 not present.

VEGETATION – Use scientific names of plants.

 Sampling Point: **P9**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>0</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>NaN</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>0</u> (A)</td> <td><u>0</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>NaN</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>0</u> (A)	<u>0</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>0</u>	x 3 = <u>0</u>																	
FACU species <u>0</u>	x 4 = <u>0</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>0</u> (A)	<u>0</u> (B)																	
				Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
				Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
				Hydrophytic Vegetation Present? Yes _____ No ☒														
Remarks: (Include photo numbers here or on a separate sheet.) No weeds present. This is a sod field where sod has been removed, not NC.																		

SOIL

Sampling Point: P9**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 13	10YR 2/1	100					Muck	
13 - 24	10YR 2/1	70					Mucky Peat	Mixed matrix mucky peaty materials
13 - 24	5YR 3/3	30					Mucky Peat	Mixed matrix mucky peaty materials
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- ☒ Histosol (A1) ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2) ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Stratified Layers (A5) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Dark Surface (S7) (LRR R, MLRA 149B)

Indicators for Problematic Hydric Soils³:

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P10
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2116089 Long: -88.1633305 Datum: WGS 84
 Soil Map Unit Name: Houghton mucky peat (Hu) NWI classification: T3/E1K

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		_____ Surface Soil Cracks (B6)
_____ Surface Water (A1)	☒ Water-Stained Leaves (B9)	_____ Drainage Patterns (B10)
☒ High Water Table (A2)	_____ Aquatic Fauna (B13)	_____ Moss Trim Lines (B16)
☒ Saturation (A3)	_____ Marl Deposits (B15)	_____ Dry-Season Water Table (C2)
_____ Water Marks (B1)	_____ Hydrogen Sulfide Odor (C1)	_____ Crayfish Burrows (C8)
_____ Sediment Deposits (B2)	_____ Oxidized Rhizospheres on Living Roots (C3)	_____ Saturation Visible on Aerial Imagery (C9)
_____ Drift Deposits (B3)	_____ Presence of Reduced Iron (C4)	_____ Stunted or Stressed Plants (D1)
_____ Algal Mat or Crust (B4)	_____ Recent Iron Reduction in Tilled Soils (C6)	☒ Geomorphic Position (D2)
_____ Iron Deposits (B5)	_____ Thin Muck Surface (C7)	_____ Shallow Aquitard (D3)
_____ Inundation Visible on Aerial Imagery (B7)	_____ Other (Explain in Remarks)	_____ Microtopographic Relief (D4)
_____ Sparsely Vegetated Concave Surface (B8)		☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____
 Water Table Present? Yes ☒ No _____ Depth (inches): 12
 Saturation Present? Yes ☒ No _____ Depth (inches): 9
 (includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No _____

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Historically excavated swale approx 20ft in width. 60% of width is wetland, the rest is the waterway channel.

VEGETATION – Use scientific names of plants.

 Sampling Point: **P10**

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer negundo</u>	<u>7</u>	☒	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. <u>Rhamnus cathartica</u>	<u>5</u>	☒	<u>FAC</u>															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>12%</u> = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>107</u></td> <td>x 2 = <u>214</u></td> </tr> <tr> <td>FAC species <u>17</u></td> <td>x 3 = <u>51</u></td> </tr> <tr> <td>FACU species <u>10</u></td> <td>x 4 = <u>40</u></td> </tr> <tr> <td>UPL species <u>3</u></td> <td>x 5 = <u>15</u></td> </tr> <tr> <td>Column Totals: <u>137</u> (A)</td> <td><u>320</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.3</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>107</u>	x 2 = <u>214</u>	FAC species <u>17</u>	x 3 = <u>51</u>	FACU species <u>10</u>	x 4 = <u>40</u>	UPL species <u>3</u>	x 5 = <u>15</u>	Column Totals: <u>137</u> (A)	<u>320</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>107</u>	x 2 = <u>214</u>																	
FAC species <u>17</u>	x 3 = <u>51</u>																	
FACU species <u>10</u>	x 4 = <u>40</u>																	
UPL species <u>3</u>	x 5 = <u>15</u>																	
Column Totals: <u>137</u> (A)	<u>320</u> (B)																	
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Ribes americanum</u>	<u>10</u>	☒	<u>FACW</u>															
2. <u>Sambucus nigra</u>	<u>7</u>	☒	<u>FACW</u>															
3. <u>Lonicera X bella</u>	<u>5</u>	_____	<u>FACU</u>															
4. <u>Rubus idaeus</u>	<u>5</u>	_____	<u>FACU</u>															
5. <u>Cornus alba</u>	<u>3</u>	_____	<u>FACW</u>															
6. <u>Rhamnus cathartica</u>	<u>3</u>	_____	<u>FAC</u>															
7. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
<u>33%</u> = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Phalaris arundinacea</u>	<u>70</u>	☒	<u>FACW</u>															
2. <u>Ribes americanum</u>	<u>10</u>	_____	<u>FACW</u>															
3. <u>Thalictrum dasycarpum</u>	<u>5</u>	_____	<u>FACW</u>															
4. <u>Pastinaca sativa</u>	<u>3</u>	_____	<u>UPL</u>															
5. <u>Impatiens capensis</u>	<u>2</u>	_____	<u>FACW</u>															
6. <u>Urtica dioica</u>	<u>2</u>	_____	<u>FAC</u>															
7. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
<u>92%</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
_____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)				Hydrophytic Vegetation Present? Yes ☒ No _____														

SOIL

Sampling Point: P10**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 7	10YR 4/2	100					Silt Loam	
7 - 17	10YR 4/2	95	10YR 3/4	5	C	M	Silt Loam	
17 - 24	10YR 4/2	90	10YR 4/4	10	C	M	Silty Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|---|--|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☒ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☒ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|--|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: GravelDepth (inches): 17Hydric Soil Present? Yes ☒ No ☐

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P11
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): Linear Slope (%): 1-2
 Subregion (LRR or MLRA): A Lat: 43.2116089 Long: -88.1633306 Datum: WGS 84
 Soil Map Unit Name: Matherton SiL (MmA) NWI classification: None depicted

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes _____ No ☒	Is the Sampled Area within a Wetland? Yes _____ No ☒ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes _____ No ☒	
Wetland Hydrology Present? Yes _____ No ☒	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range. Immediately adjacent to sod field at same elevation, old field weeds present.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☐ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☐ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Saturation Visible on Aerial Imagery (C9)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Stunted or Stressed Plants (D1)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Geomorphic Position (D2)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☐ Shallow Aquitard (D3)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Microtopographic Relief (D4)
☐ Sparsely Vegetated Concave Surface (B8)		☐ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes _____ No ☒ Depth (inches): _____	Wetland Hydrology Present? Yes _____ No ☒	
Water Table Present? Yes _____ No ☒ Depth (inches): _____		
Saturation Present? Yes _____ No ☒ Depth (inches): _____ (includes capillary fringe)		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

OSA completed for this part of sod field. Signatures inconsistent.

Remarks:

No field wetland hydrology indicators observed, no saturation. C9 derived from the OSA. Tiles present, so D2 is not present.

VEGETATION – Use scientific names of plants.

Sampling Point: P11

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. _____	_____	_____	_____	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
_____ = Total Cover				Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>3</u></td> <td>x 3 = <u>9</u></td> </tr> <tr> <td>FACU species <u>90</u></td> <td>x 4 = <u>360</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>93</u> (A)</td> <td><u>369</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>3.97</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>3</u>	x 3 = <u>9</u>	FACU species <u>90</u>	x 4 = <u>360</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>93</u> (A)	<u>369</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>0</u>	x 2 = <u>0</u>																	
FAC species <u>3</u>	x 3 = <u>9</u>																	
FACU species <u>90</u>	x 4 = <u>360</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>93</u> (A)	<u>369</u> (B)																	
_____ = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
_____ = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Poa pratensis</u>	<u>60</u>	<u>✓</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☐ 2 - Dominance Test is >50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Solidago canadensis</u>	<u>20</u>	<u>✓</u>	<u>FACU</u>															
3. <u>Glechoma hederacea</u>	<u>5</u>		<u>FACU</u>															
4. <u>Taraxacum officinale</u>	<u>5</u>		<u>FACU</u>															
5. <u>Geum aleppicum</u>	<u>3</u>		<u>FAC</u>															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>93%</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. _____	_____	_____	_____															
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
_____ = Total Cover																		
Remarks: (Include photo numbers here or on a separate sheet.)																		

SOIL

Sampling Point: **P11****Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 14	10YR 3/1	100					Silt Loam	
14 - 24	10YR 2/1	100					Silt Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|--|---|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: TLC Property City/County: V Germantown / Washington Co Sampling Date: 2021-05-11
 Applicant/Owner: Quam Engineering State: Wisconsin Sampling Point: P12
 Investigator(s): Eric C Parker, SPWS Section, Township, Range: Section 30, T9N, R20E
 Landform (hillslope, terrace, etc.): Swale Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR or MLRA): _____ Lat: 43.2109375 Long: -88.1634388 Datum: WGS 84
 Soil Map Unit Name: Hochheim L (HmC2) NWI classification: None depicted

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No ☒ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

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

Hydrophytic Vegetation Present? Yes ☒ No _____	Is the Sampled Area within a Wetland? Yes ☒ No _____ If yes, optional Wetland Site ID: _____
Hydric Soil Present? Yes ☒ No _____	
Wetland Hydrology Present? Yes ☒ No _____	

Remarks: (Explain alternative procedures here or in a separate report.)

WETS Analysis indicates antecedent precipitation conditions are in the drier than normal range.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
☒ Surface Water (A1)	☐ Water-Stained Leaves (B9)	☐ Surface Soil Cracks (B6)
☒ High Water Table (A2)	☐ Aquatic Fauna (B13)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Marl Deposits (B15)	☐ Moss Trim Lines (B16)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Dry-Season Water Table (C2)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Crayfish Burrows (C8)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ Stunted or Stressed Plants (D1)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Shallow Aquitard (D3)
☐ Sparsely Vegetated Concave Surface (B8)		☐ Microtopographic Relief (D4)
		☒ FAC-Neutral Test (D5)
Field Observations:		
Surface Water Present? Yes ☒ No _____ Depth (inches): <u>2</u>	Wetland Hydrology Present? Yes ☒ No _____	
Water Table Present? Yes ☒ No _____ Depth (inches): <u>0</u>		
Saturation Present? Yes ☒ No _____ Depth (inches): <u>0</u> (includes capillary fringe)		

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Historically excavated swale approx 6ft in width. 50% of width is waterway channel, 50% fringe is wetland.

VEGETATION – Use scientific names of plants.

 Sampling Point: P12

Tree Stratum (Plot size: <u>30 ft r</u>)	Absolute % Cover	Dominant Species?	Indicator Status															
1. <u>Acer negundo</u>	<u>20</u>	☒	<u>FAC</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>20%</u> = Total Cover																		
Sapling/Shrub Stratum (Plot size: <u>15 ft r</u>)																		
1. <u>Rhamnus cathartica</u>	<u>15</u>	☒	<u>FAC</u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>25</u></td> <td>x 2 = <u>50</u></td> </tr> <tr> <td>FAC species <u>61</u></td> <td>x 3 = <u>183</u></td> </tr> <tr> <td>FACU species <u>2</u></td> <td>x 4 = <u>8</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>88</u> (A)</td> <td><u>241</u> (B)</td> </tr> </table> Prevalence Index = B/A = <u>2.7</u>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>25</u>	x 2 = <u>50</u>	FAC species <u>61</u>	x 3 = <u>183</u>	FACU species <u>2</u>	x 4 = <u>8</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>88</u> (A)	<u>241</u> (B)
Total % Cover of:	Multiply by:																	
OBL species <u>0</u>	x 1 = <u>0</u>																	
FACW species <u>25</u>	x 2 = <u>50</u>																	
FAC species <u>61</u>	x 3 = <u>183</u>																	
FACU species <u>2</u>	x 4 = <u>8</u>																	
UPL species <u>0</u>	x 5 = <u>0</u>																	
Column Totals: <u>88</u> (A)	<u>241</u> (B)																	
2. <u>Viburnum lentago</u>	<u>7</u>	☒	<u>FAC</u>															
3. <u>Acer negundo</u>	<u>5</u>	_____	<u>FAC</u>															
4. _____	_____	_____	_____															
5. _____	_____	_____	_____															
6. _____	_____	_____	_____															
7. _____	_____	_____	_____															
<u>27%</u> = Total Cover																		
Herb Stratum (Plot size: <u>5 ft r</u>)																		
1. <u>Impatiens capensis</u>	<u>10</u>	☒	<u>FACW</u>	Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrophytic Vegetation ☒ 2 - Dominance Test is >50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.														
2. <u>Ribes americanum</u>	<u>10</u>	☒	<u>FACW</u>															
3. <u>Geum canadense</u>	<u>3</u>	_____	<u>FAC</u>															
4. <u>Solidago gigantea</u>	<u>3</u>	_____	<u>FACW</u>															
5. <u>Rosa multiflora</u>	<u>2</u>	_____	<u>FACU</u>															
6. <u>Symphotrichum lanceolatum</u>	<u>2</u>	_____	<u>FACW</u>															
7. <u>Rhamnus cathartica</u>	<u>1</u>	_____	<u>FAC</u>															
8. _____	_____	_____	_____															
9. _____	_____	_____	_____															
10. _____	_____	_____	_____															
11. _____	_____	_____	_____															
12. _____	_____	_____	_____															
<u>31%</u> = Total Cover																		
Woody Vine Stratum (Plot size: <u>30 ft r</u>)																		
1. <u>Vitis riparia</u>	<u>10</u>	☒	<u>FAC</u>	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.														
2. _____	_____	_____	_____															
3. _____	_____	_____	_____															
4. _____	_____	_____	_____															
<u>10%</u> = Total Cover																		
Hydrophytic Vegetation Present? Yes ☒ No _____																		
Remarks: (Include photo numbers here or on a separate sheet.) 																		

SOIL

Sampling Point: **P12****Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0 - 4	2.5Y 3/1	100					Silt Loam	
4 - 9	2.5Y 4/1	95	10YR 4/4	5	C	M	Silt Loam	
9 - 19	5Y 4/1	93	5Y 4/3	7	C	M	Sandy Clay Loam	
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								
-								

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators:**

- | | |
|--|---|
| ☐ Histosol (A1) | ☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B) |
| ☐ Histic Epipedon (A2) | ☐ Thin Dark Surface (S9) (LRR R, MLRA 149B) |
| ☐ Black Histic (A3) | ☐ Loamy Mucky Mineral (F1) (LRR K, L) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ Stratified Layers (A5) | ☒ Depleted Matrix (F3) |
| ☒ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ Sandy Gleyed Matrix (S4) | |
| ☐ Sandy Redox (S5) | |
| ☐ Stripped Matrix (S6) | |
| ☐ Dark Surface (S7) (LRR R, MLRA 149B) | |

Indicators for Problematic Hydric Soils³:

- | |
|---|
| ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B) |
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Polyvalue Below Surface (S8) (LRR K, L) |
| ☐ Thin Dark Surface (S9) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Piedmont Floodplain Soils (F19) (MLRA 149B) |
| ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B) |
| ☐ Red Parent Material (F21) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (Explain in Remarks) |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: GravelDepth (inches): 19Hydric Soil Present? Yes ☒ No ☐

Remarks:



Quam Engineering, LLC.
STH 175 Parcel
Project #: 20210495
January 10, 2022

Appendix D | Site Photographs

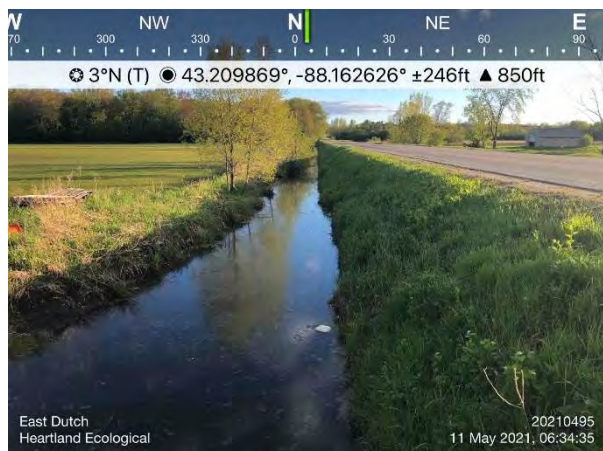


Photo #1 Photo of east ditch (WW-2)



Photo #2 Photo of central ditch (W-1 / WW-1)



Photo #3 Photo of W-1 along north edge of Study Area



Photo #4 Photo of W-1 along north edge of Study Area



Photo #5 Photo of southeast ditch (WW-3)



Photo #6 Photo of southeast ditch (WW-3)



Photo #7 Photo of south ditch (WW-3)



Photo #8 Photo of central ditch (WW-1)



Photo #9 Photo of central ditch (WW-1)



Photo #10 Photo of drain tile outlet located in the central ditch (WW-1)



Photo #11 Photo of western portion of central ditch (WW-1) from culvert crossing



Photo #12 Photo of western portion of central ditch (WW-1) from culvert crossing



Photo #13 Sample point P1



Photo #14 Sample point P1



Photo #15 Sample point P1



Photo #16 Sample point P1



Photo #17 Sample point P2



Photo #18 Sample point P2



Photo #19 Sample point P2



Photo #20 Sample point P2



Photo #21 Sample point P3



Photo #22 Sample point P3



Photo #23 Sample point P3



Photo #24 Sample point P3



Photo #25 Sample point P4



Photo #26 Sample point P4



Photo #27 Sample point P4



Photo #28 Sample point P4



Photo #29 Sample point P5



Photo #30 Sample point P5



Photo #31 Sample point P5



Photo #32 Sample point P5



Photo #33 Sample point P6



Photo #34 Sample point P6



Photo #35 Sample point P6



Photo #36 Sample point P6



Photo #37 Sample point P7



Photo #38 Sample point P7



Photo #39 Sample point P7



Photo #40 Sample point P7



Photo #41 Sample point P8



Photo #42 Sample point P8



Photo #43 Sample point P8



Photo #44 Sample point P8



Photo #45 Sample point P9



Photo #46 Sample point P9



Photo #47 Sample point P9



Photo #48 Sample point P9



Photo #49 Sample point P10



Photo #50 Sample point P10



Photo #51 Sample point P10



Photo #52 Sample point P10



Photo #53 Sample point P11



Photo #54 Sample point P11



Photo #55 Sample point P11



Photo #56 Sample point P11



Photo #57 Sample point P12



Photo #58 Sample point P12



Photo #59 Sample point P12



Photo #60 Sample point P12



Quam Engineering, LLC.
STH 175 Parcel
Project #: 20210495
January 10, 2022

Appendix E | Delineator Qualifications



March 22, 2021

Eric Parker
Heartland Ecological Group, Inc.
4821 Elm Island Circle
Waterford, WI 53185

Subject: 2021 Assured Wetland Delineator Confirmation

Mr. Parker,

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2021 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: <http://dnr.wi.gov/topic/wetlands/assurance.html>.

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

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

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management



Eric C. Parker, SPWS

Principal Scientist
506 Springdale Street
Mount Horeb, WI 53572
eric@heartlandecological.com
(414) 380-0269



Mr. Parker is a Senior Professional Wetland Scientist and Professionally Assured Wetland Delineator in Wisconsin with 33 years of experience assisting public and private clientele. He has completed wetland projects in other states including IL, IN, OH, MI, ND, MO, PA, TX, MD, VA, and NC. His work has supported thousands of institutional, commercial, utility, residential, industrial & transportation projects. Mr. Parker's natural resource specialties include botanical surveys, wetland science, restoration and mitigation, and environmental corridor mapping. He has a widespread understanding of the scientific, technical, and regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of plant species.

Mr. Parker's experience includes the following: Botanical / Biological Surveys and Natural Resource Inventories; Rare Species Surveys, Conservation Plans and Monitoring; Wetland Determination, Delineation and Functional Assessment; Wetland Exemptions; Environmental Corridor Determinations/Mapping; Wetland Restoration, Mitigation, Banking and Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Environmental Assessments; Local, state, federal permit applications; Expert Witness testimony; and Regulatory permit compliance.

Education

BS, Watershed Management, Soils Minor
University of WI - Stevens Point, 1983

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School Washington DC, 1988

Field Oriented Wetland Delineation Course (1987 Corps Manual) Wetlands Training Institute (WTI) St. Paul, MN, 1994

Basic Wetland Delineation Training Wisconsin Dept. of Administration Waukesha, WI, 1997

Vegetation Description, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Advanced Wetland Delineation, U. of WI - La Crosse, Bayfield County, WI, 2001

Critical Methods in Wetland Delineation, University of WI - La Crosse Continuing Education and Extension, Madison, WI, 2006, 2008, 2010, 2014, 2016-2020

Mosses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Sedges ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 2002, 2006, 2010

Grasses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Registrations

Senior Professional Wetland Scientist #838, (SPWS), Society of Wetland Scientists Professional Certification Program, 1995-current

Certified Wetland Scientist #C-058, (CWS), Stormwater Management Commission Lake County, IL, 2002-current

Qualified Wetland Review Specialist #W-057, (QWRS), Kane County, IL, 2006-current



Project Experience

Wetland Delineation & Regulatory Support

2020 Wetland Delineations, Exemption Submittals, and Permitting (90 sites)

Courtney Street Storage Buildings, Racine Co., WI (Feb); 86th Ave & STH 165 Parcel, Kenosha Co., WI (Feb-Apr); Harris Gravel Pit, Dane Co., WI (Mar-Apr); Alliant Birnamwood Substation, Shawano Co., WI (Apr); Rolling Meadows Drive Parcel, Fond du Lac Co., WI (Apr); Lieds Nursery Site, Waukesha Co., WI (Apr); Plas-Tech Engineering Site, Walworth Co., WI (Apr); Fink Parcel, Racine Co., WI (Apr); Lot 1 Proposed CSM 3258, Racine Co., WI (Apr); Harris Gravel Pit, Dane Co., WI (May); Schumacher Rd Reconstruction, Dane Co., WI (Apr); Whitetail Ridge Ph2, Kenosha Co., WI (Apr), Kelly Pit Addition, Dane Co., WI (Apr); Myrtle Way Road Improvements, Rock Co., WI (Apr); Pewaukee Industrial Park South, Waukesha Co., WI (May); Mueller Property, Fond du Lac Co., WI (Apr); 3901 Kipp Street Site, Dane Co., WI (Apr); Witte Parcels, Dane Co., WI (Apr); Sandalwood Lots 7-8, Oconto Co., WI (Apr); Yellowstone Outdoor Resort, Lafayette Co., WI (Apr); S&L Underground Expansion, Columbia Co., WI (May); 200 Baraboo Street, Sauk Co., WI (May); Jefferson Pit, Jefferson Co., WI (May); Rock Point Village, Waukesha Co., WI (May); Blanchardville Coop Oil & NGSD Parcels, Green Co., WI (May); Logtown Development, Sauk Co., WI (Jun); Maple Ave Property, Waukesha Co., WI (May); Wanasek Property, Racine Co., WI (May); Meier Farms, Dane Co., WI (Jun); 76th & Ryan Site, Sauk Co., WI (May); Milton Townline Road Site, Rock County, WI (May); Somers Multi-family Site, Kenosha Co., WI (May); Cazenovia WWTP Expansion, Waukesha Co., WI (Jun); Waukegan Property, Lake Co., IL (Jun); Ozaukee Christian School, Washington Co., WI (Jun); Kohler Distribution Center, Sheboygan Co., WI (Jun); Veterans Memorial Park West Site, Kenosha County, WI (Jun); Veterans Memorial Park East Site, Kenosha County, WI (Oct); Bristol Commons Site, Kenosha Co., WI (Jun); Barels Property, Racine Co., WI (Jun); Rogich Property, Milwaukee Co., WI (Jun); CTH MM Intersection Reconstruction, Dane Co., WI (Jul); Rose Property, Racine Co., WI (Jun); Baldev Court Property, Ozaukee Co., WI (Jul); Paul-Meghan Dominie Property, Dane Co., WI (Jul); Union Court Site, Kenosha Co., WI (Jul); Webcrafters Parcels, Dane Co., WI (Jul); Site Security Upgrades Site, Waukesha Co., WI (Jul); Scuppernong Creek Site, Waukesha Co., WI (Jul); W9030 Oak Ridge Road Property, Jackson Co., WI (Jul); Cherokee Golf Course, Dane Co., WI (Aug); W3948 South Shore Drive, Walworth Co., WI (Aug); Caledonia Multifamily Site, Racine Co., WI (Aug), Mittelstaedt Property, Sauk Co., WI (Aug); 1525 Bryce Drive Parcel, Winnebago Co., WI (Sep); Platten Property, Outagamie Co., WI (Sep); St. Mary's Springs Site, Fond du Lac Co., WI (Sep); Fairway Village Site, Ozaukee Co., WI (Sep); Quarry Park Site, Waukesha Co., WI (Sep); CTH F-Concord Site, Jefferson Co., WI (Sep); HJ Williams Farm, Adams Co., WI (Oct); STH 16-Lisbon Rd Parcel, Waukesha Co., WI (Sep); Golden Lake Road Property, Waukesha Co., WI (Sep); 4522 CTH P Parcel, Washington Co., WI (Sep); Darby Farms, Kenosha Co., WI (Sep); 227 Sussex Street, Waukesha Co., WI (Sep); Lexus of Brookfield Site, Milwaukee Co., WI (Sep); Wesner Greenfield Ave Parcels, Waukesha Co., WI (Sep); Oriole Lane Parcels, Ozaukee Co., WI (Oct); Wayside Parkview Estates, Brown Co., WI (Sep); Wind Point Parcel, Racine Co., WI (Oct); Geneva National Lot 18-23, Walworth Co., WI (Oct); Badger Farm, Racine Co., WI (Oct); Dorset Corners Substation, Monroe Co., WI (Sep); Covered Bridge Rd Site, Ozaukee Co., WI (Oct); Trek Distribution Center, Jefferson Co., WI (Oct); Craftsman Drive Parcel, Waukesha Co., WI (Oct); Village Green Subdivision, Ozaukee Co., WI (Oct); Ansay Farm, Ozaukee Co., WI (Oct); Zenner Farm Property, Racine Co., WI (Oct); West Snell Rd Site, Winnebago Co., WI (Oct); Kenosha County Bridges, Kenosha Co., WI (Oct); Confidential Site Janesville, Rock Co., WI (Oct); Janesville Airport Site, Rock Co., WI (Oct); 10920 West Liberty Drive, Milwaukee Co., WI (Oct); V of River Hills 53-Acre Site, Milwaukee Co., WI (Oct); Hwy 14 & Lacy Rd Site, Dane Co., WI (Oct); Wilderness Way Parcel, Waukesha County, WI (Oct); Hummingbird Lane Parcel, Sheboygan Co., WI (Oct); Plainview Rd Site, Waukesha Co., WI (Nov); Delimat Property, Kenosha Co., WI (Nov); 11900 N Port Washington Rd Parcel, Ozaukee Co., WI (Nov); Canopy Hills Artificial Wetland, Racine Co., WI (Dec); Strauss Brands Facility, Milwaukee County, WI (Dec).

2019 Wetland Delineations, Exemption Submittals, and Permitting (39 sites)

North Hills Subdivision, Waukesha Co., WI (Jan); Prairie Walk Subdivision, Waukesha Co., WI (Apr); Loomis Parcel Determination, WI (Mar-Apr); Lamminem Parcel, Kenosha Co., WI (Apr); Lot 103 Burlington, Racine Co., WI (Apr); 7220 Ryan Rd Parcel, Milwaukee Co., WI (Apr); 1-Acre Franklin Parcel, Milwaukee Co., WI (June); 256th Ave Site, Kenosha Co., WI (May); 915 Main St Mukwonago, Waukesha Co., WI (May); Muskego Lakes CC, Muskego, Waukesha Co., WI (June), Bonniwell Road Parcel, Ozaukee Co., WI (July); 333 Portland Rd Site, City of Waterloo, Jefferson Co., WI (May); Thompson Lane Parcel, Village of Chenequa, Waukesha Co., WI (May); Schmitz Redi-Mix Site, Village of Mt. Pleasant, Racine Co., WI (June); New Berlin Redi-Mix Site, City of New Berlin, Waukesha Co., WI (May); Elm Grove Road Basin, City of New Berlin, Waukesha Co., WI (May); Lathrop-Meacham Parcels Mitigation Site, Village of Mt. Pleasant, Racine Co., WI (May-July); Lot



18-31 Geneva National Site, Town of Geneva, Walworth Co., WI (July); Bohner's Lake Parcel, Town of Burlington, Racine Co., WI (Sept); 6970 South 6th St., City of Oak Creek, Milwaukee Co., WI (Aug); Weatherstone Meadows site, City of New Berlin, Waukesha Co., WI (Aug); Parkview Apartments site, Village of Somers, Kenosha Co., WI (Aug); Volkswagen Expansion site, Village of Pleasant Prairie, Kenosha Co., WI (Aug); Pewaukee-Brookfield Trail, Waukesha Co., WI (Aug-Sept); Parcel 1268-993, City of New Berlin, Waukesha Co., WI (Aug); Germantown Industrial Business Park, Washington Co., WI (Oct); Haasch- Finger site, City of Brookfield, Waukesha Co., WI (Oct); Kennedy Property, Village of Waunakee, Dane Co., WI (Oct); Jefferson County Interurban Trail, Towns of Watertown and Ixonia, Jefferson Co., WI (Oct); Mukwonago Residential Parcel, Village of Mukwonago, Waukesha Co., WI (Oct); Pine Ridge Estates, City of Oconomowoc, Waukesha Co., WI (Oct); Silver Lake Parcels, Village of Salem Lakes, Kenosha Co., WI (Oct); New Berlin Trail Phase II, City of Waukesha, Waukesha Co., WI (Oct); 1910 W Puetz Road site, City of Oak Creek, Milwaukee County, WI (Oct); Project Redline, Village of Menomonee Falls, WI (Oct); CSM 3232 Oulot 1, Village of Mt. Pleasant, Racine Co., WI (Oct); Plant Community Mapping and Assessment, City of Oak Creek, Milwaukee Co., WI (Nov); Faber Property, Village of Williams Bay, Walworth Co., WI (Nov); Campus Drive Property, Village of Hartland, Waukesha Co., WI (Dec).

Example 2018 Wetland Delineations in WI and IL (50 sites)

Homestead Acres, Racine Co., WI (Apr); Greenmeadows, Racine Co., WI (Apr), Wind Point School, Racine Co., WI (Apr); Vintage Parc East, Kenosha Co., WI (Apr); Nelson-Heckel, Kenosha Co., WI (Apr); Caledonia Storage, Racine Co., WI (Apr); New Berlin Storage, Waukesha Co., WI (Mar); Manke Gravel Pit, Columbia Co., WI (May); Drissel-Wallace, Kenosha Co., WI (May); LaBelle Golf Course, Waukesha Co., WI (May); Waterloo Aluminum, Jefferson Co., WI (May); Salem Business Park, Kenosha Co., WI (May); Audubon Arboretum, Racine Co., WI (May); Briarwood, Racine Co., WI (May); Basting-Brown Parcels, Waukesha Co., WI (May); 84-Acre Site, Racine Co., WI (May); Jolenta Lane, Waukesha Co., WI (Apr); Rock Road Storage, Walworth Co., WI (May); Wildwood Creek, Winnebago Co., WI (Jun); Green Bay Site, Brown Co., WI (Jun); Main Street Market, Kenosha Co., WI (Jul), Armstrong Eddy Park, Rock Co., WI (May), Hickory St Site, Ozaukee Co., WI (Jun), Parcel DW 800004, Walworth Co. (Jun); Lot 8 Parcel WCA-0003, Walworth Co., WI (Jun); RRR Grundy, Kane Co., IL (Jul); Coleman Norris Parcel, Waukesha Co., WI (Jul); Deaton Parcel, Kenosha Co., WI (Aug); Hintz Parcel, Washington Co., WI (Aug); Loomis-Ryan Rds Site, Milwaukee Co., WI (Aug); Grass Parcels, Waukesha Co., WI (Sep); Mallard Ridge Landfill Pipeline, Walworth Co., WI (Sep); Glacier Ridge Landfill Pipeline, Dodge Co., WI (Sep); Ravenwoods, Waukesha Co., WI (Aug); Canopy Hills, Racine Co., WI (Sep); Duck Pond, Kenosha Co., WI (Sep); Splinter Parcels, Racine Co., WI (Oct); Berget Parcel, Walworth Co., WI (Sep); Saylesville Rd Parcel, Waukesha Co., WI (Oct); Racine Ave-Lawnsdale Rd Parcel, Waukesha Co., WI (Oct); Braun Rd-90th St Parcel, Racine Co., WI (Oct); Grafton Parcels, Ozaukee Co., WI (Dec); Crawford Parcel, Racine Co., WI (Nov); Kotas Parcels, Racine Co., WI (Nov); Altamount Acres South, Racine Co., WI (Dec); Christina Estates, Racine Co., WI (Dec); Christina Estates NE, Racine Co., WI (Dec); Lathrop Parcel, Racine Co., WI (Dec); Hillside Ridge, Waukesha Co., WI (Dec); Stolz Property, Waukesha Co., WI (Dec).

Example 2017 Wetland Delineations in WI, MI, IN, and IL (31 Sites)

Back 40 Mine, Menominee Co., MI (Jan); Oakdale Rd Site, Waukesha Co., WI (Sep), Birds Eye Foods, Walworth Co., WI (Sep); Boss Property, Leelanau Co., MI (Jul); Brighton Estates, Waukesha Co., WI (Sep); Saltzman North, Waukesha Co., WI (Sep); Susnar Parcel, Waukesha Co., WI (Sep); Wrenwood Site, Washington Co., WI; Chorneyko Site, Walworth Co., WI (Apr); CN Railroad Bridges-6 Sites, Fond du Lac & Winnebago Co's, WI; CN Railroad Freeport Culvert, Kane Co., IL (May); Herrling Site, Dane Co., WI (Sep); MMSD Sewerage Project, Milwaukee Co., WI (May); Spring St Site, Racine Co., WI (Oct); Goshen Midway Cell Tower, Elkhart Co., IN (Apr); Two Creeks Utility Site, Manitowoc Co., WI (Nov); Suncast Site, Kane Co., IL (Dec); Lot 51 Lakeview Corp Park, Kenosha Co., WI (Oct); Lakefront Gun Range, Racine Co., WI (Oct); WI Club Golf Course, Milwaukee Co., WI (Apr); WisDOT Improvements, STH 32 Racine Co (Aug), STH 67 Walworth Co. (Sep), STH 20, Racine Co. (Oct), 27th St, Milwaukee Co. (Sep); Conference Point Boat Launch, Walworth Co., WI (Oct); Lake View RR Corridor, Portage Co., WI (Sep).

Example 2016 Wetland Delineations in WI, OH, MI and IL (Mostly Large Projects)

AEP Wavery-Adams-Seaman 138 kV Trans. Line Rebuild, Adams & Pike Co's, OH (Dec); Kansas West-Faraday Trans. Line Rebuild-Macon, Moultrie, & Coles Co's, IL (Jan), Riveredge Nature Center Preliminary, Ozaukee Co., WI (Feb); Lost Creek Mitigation Site, Portage Co., WI (Jun); I-41 Burleigh to Good Hope Corridor WisDOT, Milwaukee Co., WI (Jul); STH 60 Corridor, Ozaukee & Washington Co's, WI (Aug-Oct); Erin Hills Golf Course, Washington Co., WI (Sep); Back 40 Mine, Menominee Co., MI; Lake Zurich SW Cell Tower, Lake Co., IL (Oct); Acme Steel Coke Site, Cook Co., IL (Dec).



Example 2015 Wetland Delineations in WI, IL, and MO (Mostly Large Projects)

Bolser Street MO33211-M Cell Tower Site, Grundy Co., MO (Sep); Section 9 Site, Dane Co., WI (Apr); Franzel Rd Site, Bayfield Co., WI (Apr); Big Eau Pleine Mitigation Site, Marathon Co., WI (Aug); Taylor Road Siding Track, Jackson Co., WI (Nov); UPS-CACH Site, Cook Co., IL (Jun); Eggers Woods Forest Preserve, Cook Co., IL (Mar).

Example 2014 Wetland Delineations in WI, IL, and MI (Mostly Large Projects)

Emerald Park Western Expansion, Waukesha Co., WI (Oct); Arcadia Mining Site-Trempealeau Co., WI (Apr); Kalamazoo River Parcel, Kalamazoo and Calhoun Co's, MI (Jul); G2 Mitigation Site - Winnebago Co., WI (May); Line 6A MP 378.94, McHenry Co., IL (Sep); Geneva National Site, Walworth Co., WI (Nov); Nortrax Site -Lincoln Co., WI (Oct); Toberman Parcel- Crawford Co., WI (Oct).

Example 2013 Wetland Delineations in WI, IL, OH, and MI (Mostly Large Projects)

West Central Lateral - Eau Claire, Clark, Jackson & Monroe Co's, WI (Apr-May); Walker Cranberry 80- acre Parcel – Jackson Co., WI (Sept - Oct); Berne to Natrium Pipeline, Monroe Co., OH (Oct); CNX Noble Pipeline – Noble Co., OH (Oct); Deer Grove Forest Preserve, Cook Co., IL (Nov).

Example 2012 Wetland Delineations in WI, IL, IN, and TX (Mostly Large Projects)

West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Co's, WI (Sep-Nov); Morrison Creek Cranberry Parcel, Jackson Co., WI (Aug); London Mitigation Site, Jefferson Co., WI (July); Southern Access Pipeline, Sawyer & Washburn Co's, WI (Jun); I-80 Interchange, LaPorte Co., IN (Mar); Eagle-Ford Shale Plays, LaSalle & McMullen Co's, TX (Jan-Feb).

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

Primary Environmental Corridor Delineation Parkview Site, Village of Somers, WI (Lead Scientist)

Elm Road Generating Station, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation, Lake and Cook Counties, IL (Lead Scientist)

Guardian II Laterals, Fox Valley, Hartford and West Bend, WI (Project Manager and Lead Scientist)

ATC Paris to St. Martins (KK3025) 138KV Line Rebuild, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist)

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Ken Frank, Agent for Home Path Financial, LP, and Mohrhussen Family Farm, LLC, Property Owner. Rezoning Ordinance to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1: Agricultural District into the Sutton Farm PDD; a Resolution to create Conditions and Restrictions for the Sutton Farm PDD; and a Resolution to approve a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood. (ACTION)

SUBMITTED BY: Jordan Yanke, Associate Planner

SUMMARY EXPLANATION:

Ken Frank, Agent for Home Path Financial, LP, and Mohrhussen Family Farm, LLC, Property Owner. Rezoning application to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1: Agricultural District into the Sutton Farm PDD; and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood.

ATTACHMENT:

1. STAFF REPORT_SUTTON FARM PDD REZONE & PRELIMINARY PLAT_07.07.25
2. RESOLUTION NO. XX-2025_SUTTON FARM PDD
3. ORDINANCE NO. XX-2025_SUTTON FARM PDD REZONING
4. RESOLUTION NO. XX-2025_PRELIMINARY PLAT (SUTTON FARM)
5. PC Minutes 6-9-25-DRAFT FOR 7-7-25 VB MTG
6. Project Narrative
7. PDD Rezoning Application
8. Sub Plat Application
9. SUTTON FARM-General Development Plan
10. SUTTON FARM-Zoning Plan
11. PDD Rezoning-Rs-7 Rm-2 Compliance Table
12. SUTTON FARM-Landscape Plan
13. SUTTON FARM-Open Space Plan
14. Sutton Farm-Development Phasing Plan
15. Sutton Farm-Preliminary Plat
16. Sutton Farm-Engineering-Const Plans-5-30-25
17. Sutton Farm-Prelim Stormwater Report Summary

18. Sutton Farm-GeoTech Report Summary
19. Sutton Farm-TADI-Traffic Impact Report Summary
20. Sutton Farm-Wetland Exhibit
21. Sutton Farm-Sample HOA Document
22. Sutton Farm-SF Homes-RENDERINGS-ELEVATIONS
23. Attached SF Townhouse- ALT 1-REAR ELEVATION
24. Attached SF Townhouse-ALT 1-FRONT ELEVATION
25. Attached SF Townhouse-ALT 3-FRONT ELEVATION
26. Attached SF Townhouse-ALT 3-REAR ELEVATION
27. Attached SF Townhouse-ALT 2-FRONT ELEVATION
28. VILLAGE ENGINEER MEMO-5-16-25
29. VILLAGE ENGINEER MEMO-6-6-25
30. VILLAGE SURVEYOR MEMO-4-14-25
31. Petition-Rezoning County Line & Lannon 3-14-25
32. PUBLIC HEARING NOTICE

STAFF RECOMMENDATION:

APPROVE creating a Planned Development District (PDD) based on the underlying Rs-7: Single-Family Residential and Rm-2: Multi-Family Residential Zoning Districts to be known as the "Sutton Farm PDD" for the 88.3-acre Mohrhusen Family Farm, LLC property, and Rezoning said 88.3 acres from the A-1: Agricultural Zoning District into the "Sutton Farm PDD", subject to (3) conditions.

APPROVE the Preliminary Subdivision Plat for "Sutton Farm", subject to (10) conditions.

ACTION BY Committee:

Plan Commission recommended to **APPROVE** creating a Planned Development District (PDD) based on the underlying Rs-7: Single-Family Residential and Rm-2: Multi-Family Residential Zoning Districts to be known as the "Sutton Farm PDD" for the 88.3-acre Mohrhusen Family Farm, LLC property, and Rezoning said 88.3 acres from the A-1: Agricultural Zoning District into the "Sutton Farm PDD", subject to (3) conditions.

Plan Commission recommended to **APPROVE** the Preliminary Subdivision Plat for "Sutton Farm", subject to (10) conditions.

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING & PRELIMINARY SUBDIVISION PLAT

07/07/25 Village Board Meeting

Home Path Financial, LP / Mohrhusen Family Farm, LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood known as "Sutton Farm" comprised of 171 single-family units and 102 multi-family units located at the Lannon Road (CTH Y) @ County Line Road (CTH Q) intersection in the "Lannon Gateway Neighborhood".

Property Location: Lannon Road (CTH Y) @ County Line Road (CTH Q)

Applicant/Owner: Home Path Financial, LP Mohrhusen Family Farm, LLC
5116 N 126TH Street P.O. Box 99
Butler, WI 53007 Menomonee Falls, WI 53052

Current Zoning: A-1: Agricultural District
Proposed Zoning: Rs-7: Single-Family & Rm-2 Multi-Family with Planned Development District (PDD) Overlay

Adjacent Land Uses		Zoning
North	Agricultural/Residential	A-1/A-2
South	Residential (Men. Falls)	N/A
East	Institutional	I
West	Agricultural/Residential	A-1/A-2/Rs-2/Rs-4



Proposal

Ken Frank, Agent for Home Path Financial, LP, and Mohrhussen Family Farm, LLC, Property Owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood known as “Sutton Farm” comprised of 171 single-family units and 102 multi-family units located at the Lannon Road (CTH Y) @ County Line Road (CTH Q) intersection in the “Lannon Gateway Neighborhood”.

Land Uses & Development Density

As presented in the Project Narrative and shown on the General Development Plan (GDP), Sutton Farm is a proposed residential neighborhood comprised of four (4) areas with a mixture of residential dwelling types. The areas are interconnected with public and private streets, sidewalks, pedestrian pathways, and both interior and perimeter open space areas. Thirty-two (32) percent of the total property is set aside in open space including a central park and an existing 10-ac woodland area.

Table 1 presents a summary of the proposed Sutton Farm residential neighborhood characteristics:

TABLE 1.
Sutton Farm Summary

Total Property Area	88.3 ac
Environmental Corridor/Wetland Area	0.09 ac
Right-of-Way (proposed internal streets)	13.2 ac
Open Space (5 Outlots)	28.1 ac
Total # of DU's	273
Gross Density (DU/ac)	3.1
Net Density (DU/ac)	5.8
# Single-Family DU's (detached)	171
# Multi-Family DU's (attached condominium)	102
Lot Size (range) “Flagship” Homes	12-16,092 sqft
Lot Size (range) “Pathway Plus” Homes	10-11,682 sqft
Lot Size (range) “Pathway Ltd” Homes	6,825 -9,999 sqft
Lot Size (range) Paired Ranch Villas	11,888-15,723 sqft

To accomplish this mixture of residential housing types within one neighborhood, the Developer is proposing to create a Planned Development District (PDD) that combines the Village’s Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts under one General Development Plan and set of zoning regulations with minor adjustments to specific requirements in the two underlying district regulations.

As shown in the Zoning Plan, 80.7% (71.3 ac) of the site will effectively be developed under the Rs-7 regulations and 19.3% (17 ac) under the Rm-2 regulations.

As detailed in the GDP and depicted in the color elevations included in the application packet, the single-family housing types proposed for the Rs-7 area include the following:

1. Flagship Series. (44) single-family ranch and 2-story homes ranging from 1,800 sqft to 2,700+ sqft in area with 2 & 3-car garages and varying architecture from the Stepping Stone Homes portfolio. The Flagship homes will be constructed in the northwest area of the property on lots ranging in size from 12,000 to 16,100 sqft. The average sale price for a Flagship Series home and lot is expected to be from \$675K-\$800K;
2. Pathway Series. (99) single-family ranch and 2-story homes ranging from 1,450 sqft to 2,450 sqft in area with 2 & 3-car garages will be constructed in the central and east side of the property on lots ranging in size from 6,825 sqft to 11,700 sqft. The average sale price for a Pathway Series home and lot is expected to be from \$500K-\$550K;
3. Paired Ranch Villas. (28) ranch villas starting at 1,200 sqft in area with 2 & 3 bedrooms and 2-car garages will be constructed in the central portion of the site on lots ranging in size from 11,900 sqft to 15,725 sqft. The average sale price for a paired villa and lot is expected to be from \$475K to \$550K;

The multi-family housing type proposed for the Rm-2 area in the Sutton Farm neighborhood includes:

4. Attached Townhouse. (102) condominium-style 2-story homes with a basement level 2-car garage ranging from 1,650 sqft to 2,200 sqft will be constructed across the lower portion of the property closer to Lannon and County Line Road. These multi-family units are referred to as “attached single-family” given that they are a “for sale” product with separate attached garages and separate entrances. Also called “row homes” because there are twenty-five 4-unit structures that share common walls between units (two structures have 5 units). The average sale price for an attached townhouse is expected to be from \$450K to \$500K.

Access and Traffic Circulation

Access to the development will be provided by three (3) new public street intersections, one onto Lannon Road and two onto County Line Road, that will serve a series of public streets serving the single-family areas and a private driveway serving the two multi-family areas. Sidewalks will be constructed on both sides of all public streets. Additional pedestrian access through the neighborhood will be provided via woodchip pedestrian paths. All access intersection, street, and pedestrian path improvement costs are the responsibility of the Developer.

Water & Sanitary Sewer Utilities

Public water main (12" & 8") and sanitary sewer (15" & 8") facilities will be extended westerly along County Line Road to the southeast corner of the property and then into the property to serve the development. Sewer will be extended to the west side of the property near Lannon Road for possible extension along and/or across Lannon Road to serve future

development. A separate system of private lift station, force main, and sanitary sewer will be installed in and serve the multi-family area. A 1-ac site is being set aside in the wooded area along Lannon Road for a future public water supply well (well only; no tower). All water & sanitary sewer improvement costs are the responsibility of the Developer.

Storm Water Management

Public and private storm sewers will be installed to drain the development to a series of five storm water detention basins constructed through the development. The topography of the property includes a ridge that runs through the property from the northwest to the southeast. All storm sewer improvement costs are the responsibility of the Developer.

Open Space, Landscaping, and Buffering

The proposed Sutton Farm development is designed as a type of “conservation subdivision” with smaller lots and building footprints clustered in areas with common open space within and around the perimeter of the development. In this case, an existing 10-ac wooded area along Lannon Road will also be preserved. A total of 28 acres of common open spaces provides a perimeter buffer and internal active park areas owned and maintained in common by a neighborhood association of all the property owners.

Landscaping comprised of decorative fencing, berms, landscaped beds with perennial plantings, trees, and ornamental trees and shrubs will be installed at all the access intersections and perimeter edges. Street trees will be planted along all public streets consistent with the Village’s Tree Plan and street tree requirements.

Planned Development District (PDD) Creation & Rezoning

As discussed above, the Developer is proposing to create a new Planned Development District (the Sutton Farm PDD) and rezone the property into the PDD with appropriate residential zoning district regulations that are consistent with the “Lannon Gateway Neighborhood”.

As stated in the Applicant’s project narrative and shown in the Zoning exhibit, the Applicant is proposing the following zoning district changes for the 88.3-acre property:

- Rezone 71.34 acres of land in from the A-1: Agricultural District to the RS-7: Single-Family District.
- Rezone 16.97 acres from the A-1: Agricultural District to the Rm-2: Multi-Family District.
- Create a Planned Development District (PDD) for the entire 88.3-acre property with a General Development Plan and set of restrictions that specify a maximum of 171 single-family units at a density not to exceed 2.4 dwelling units/ac and a maximum of 102 multi-family units at a density not to exceed 5.9 dwelling units/ac

The proposed densities will be less than the maximum allowed in the underlying Rs-7 District (4.4 DU/acre) and Rm-2 District (8 DU/acre), respectively, and less than the maximum densities prescribed for the Lannon Gateway Neighborhood (up to 2.9 DU/ac for single-family and 10 DU/ac for multi-family).

Further, the PDD District will be created to take advantage of the “flexibility” available to provide a more creative layout that contains the many “conservation design” features designed into the development, e.g. large contiguous tracts of open space with smaller, clustered lots. To facilitate this conservation site design, the Developer is proposing to modify some of the underlying Rs-7 and Rm-2 Zoning District requirements that would ordinarily apply, e.g. lot width, lot size, etc.

As indicated in the Applicant’s Zoning Compliance Table attachment, the proposed modifications to the Rs-7 and Rm-2 District requirements are limited to the following:

- Rs-7: Single-Family Zoning District requirements:
 - Reduce maximum density from 4.4 DU/ac to 2.4 DU/ac;
 - Reduce minimum Lot Width from 80 feet to 56 feet;
 - Reduce minimum Lot Area from 10,000 sqft to 6,825 sqft;
 - Reduce minimum side yard setback from 10 feet to 8 feet;
 - Increase rear yard setback from 25 feet to 30 feet;
 - Increase minimum dwelling size from 1,200 sqft for 3 bedroom to 1,450 sqft;
 - Increase minimum dwelling size from 1,200 sqft for 4 bedroom to 1,690 sqft.
- Rm-2: Multi-Family Zoning District requirements:
 - Reduce the maximum density from 8 DU/ac to 5.9 DU/ac;
 - eliminate the minimum lot area requirement to allow the clustering of the attached townhouse units and develop as a condominium;
 - Reduce the minimum front yard setback from 35 feet to 25 feet;
 - Reduce the minimum side yard setback from 25 feet to a combined total of 25 feet;
 - Reduce the minimum rear yard setback from 35 feet to 25 feet;
 - Increase the maximum number of stories from 2.5 to 3.0 on the rear elevation;
 - Increase minimum dwelling size from 800 sqft for 2 bedroom to 1,650 sqft;
 - Increase minimum dwelling size from 1,000 sqft for 3 bedroom to 1,750 sqft;
 - Increase minimum dwelling size from 1,000 sqft for 4 bedroom to 2,200 sqft.

Other features and amenities of the proposed PDD development are described in the Applicant’s narrative, including:

- Preservation of 10 acres of woodland and .09 acres of wetland;
- 28 acres of open space or 31.7% of total 88.3 acres;
- Street access entrance & perimeter buffer landscaping;
- 1-Acre well site land reservation;
- Water & sanitary sewer extensions located & sized to accommodate future extension and service to other property.

[NOTE: A separate PDD Conditions & Restrictions resolution containing these development-specific allowances, references to the detailed general development plan, and any other conditions of approval deemed appropriate by the Village, will be prepared by Village staff at the time the PDD is considered by the Village Board].

Preliminary Subdivision Plat

In addition to the PDD Rezoning application, the Developer has submitted a preliminary subdivision plat for the entire 88.3 ac development site. The Sutton Farm Preliminary Plat contains the level of detail required under the Village's Subdivision & Platting Code and is a prerequisite for subsequent approvals including: final plat, construction plan, Development Agreement, land conveyance, and eventually building permits. The preliminary plat details the creation of 157 lots for the single-family area containing 171 total units (Lots #135-142 & 152-157 are for the paired villas with 2 units per lot) and 2 lots for the attached townhouse condominium units. Separate condominium plats are required by the Village for the condominium development proposed for Lots #158 & #159 and will be reviewed and processed like a Site Plan application when submitted.

The phasing plan indicates that development will start with Phase I (highlighted GREEN) in the southeast corner of the property with approximately (50) single-family homes, (8) paired ranch villas, the internal open space park, and both access street intersections to County Line Road. The Developer has indicated that (34) townhouse condo units in the southeast (Lot #159 highlighted BROWN) will also be developed beginning in Phase I. Phase II (highlighted PURPLE) in the west central area of the property will contain (40) single-family homes, (20) paired ranch villas, and the Lannon Road access intersection. Development of the remaining attached townhouse condo area (Lot #158 highlighted BROWN) will also be developed beginning in Phase II. Phase III (highlighted ORANGE) in the northeast part of the property will contain (28) single-family homes. Phase IV (highlighted BLUE) in the northwest part of the property will contain (26) single-family homes. No specific start date for each phase has been identified.

Staff CommentsCommunity Development: PDD Rezoning & General Development Plan (GDP)

Creation of the Sutton Farm PDD as proposed and the rezoning of 88.3 acres from the A-1 District to the Rs-7 & Rm-2 Districts will be consistent with the preferred land uses and density provisions for the "Lannon Gateway Neighborhood" as set forth in the 2050 Plan. Prior to Village Board consideration and action, a detailed set of Sutton Farm PDD "conditions and restrictions" will need to be drafted by Staff to codify the proposed development features and underlying Rs-7 and Rm-2 Zoning District requirements and proposed modifications summarized above that will guide development.

The General Development Plan (GDP) presents the overall site design and layout to which development is required to be generally consistent as part of the PDD Zoning District. In this case, the GDP provides an adequate level of detail to guide future development with the following exceptions that should be revised prior to adoption of the PDD by the Village Board:

1. A minimum 30' wide landscaped buffer is required around the perimeter of the property; the only location where this perimeter buffer is not provided on the GDP is around the two "existing farmstead" parcels on County Line Road. The buffer in this area is particularly important because of the existing differences in lot size and use on these pre-existing parcels and potential incompatibilities with the higher density residential uses proposed in the subdivision around them.
2. Details are needed regarding the intended use of and improvements to (if any) the common open space areas, including the 0.85-ac internal park and pedestrian paths

(can be provided as a supplement to the GDP).

With respect to local resident concerns regarding land use, it is important to note that from about 2004 up to the fall of 2022, under the old 2020 Comprehensive Land Use Plan, the Village's plan for this property and others along County Line Road was for commercial and industrial development. Three years ago, alternative developer proposals for various combinations of commercial, industrial and high-density, multi-family residential apartment development consistent with the 2020 Plan were presented to the Village and eventually withdrawn given public reaction. As part of the Village's 2050 planning process that was completed soon thereafter in 2022, the 2050 future land use plan for this area was changed in direct response to that public sentiment to reduce the intensity of future development to only allow low & moderate-density residential uses on this and other property along County Line Road.

With respect to local resident concerns that the homes and density in the Sutton Farm proposal are not the same or similar to existing homes particularly in the Menomonee Falls neighborhoods to the south, one needs to realize that the Club Drive and Woodside Lane neighborhood was developed in the early 1960's with relatively larger lots (~1/2 acre) to meet 1960 plumbing code and land area requirements necessary to accommodate the individual wells & septic systems serving those homes in Menomonee Falls as well as the existing homes in Germantown. A lot has changed in the last 60+ years. The Village of Germantown has made plans to serve the area north of County Line Road and east of Lannon Road with public water & sewer. In addition to wanting to provide a variety of housing choices that current and future residents can afford, future development needs to also be cost-effective for the Village to provide these services to its residents and taxpayers. As stated above, The Sutton Farm proposal is consistent with the Village's 2050 Plan for this area and is in line with the current needs for different housing choices that are within the "affordability" price range (upper end) for those seeking single-family housing in the Germantown market as identified in the 2024 Tracy Cross Residential Market Analysis.

One aspect of the Sutton Farm proposal that the Developer points out in the Project Narrative is the financial impact the development would have (\$1.8M in property tax revenue). As summarized in the tables below, this development is expected to generate approximately \$662K in annual property tax revenue for the Village of Germantown (only) and \$2.3M in one-time impact fee revenue.

Housing Type	Units	Projected Ave Price	Estimated Total Value	Estimated Property Taxes
Flagship Series	44	\$ 737,500	\$ 32,450,000	\$ 146,025
Pathway Series	99	\$ 525,000	\$ 51,975,000	\$ 233,888
Paired Single Family	28	\$ 512,500	\$ 14,350,000	\$ 64,575
Attached Single Family	102	\$ 475,000	\$ 48,450,000	\$ 218,025
Total	273		\$147,225,000	\$ 662,513
Impact Fee	Units	Fee	Total	
Water Connection	273	\$ 1,003	\$ 273,819	
Fire Protection	273	\$ 171	\$ 46,683	
Police Protection	273	\$ 148	\$ 40,404	
Park & Rec	273	\$ 1,311	\$ 357,903	
Library	273	\$ 711	\$ 194,103	
Sewer Connection	273	\$ 5,079	\$ 1,386,567	
Total			\$ 2,299,479	

As discussed with the Plan Commission earlier this year during the February consultation, a Traffic Impact Analysis (TIA) was completed for the proposed development (see TADI Technical Memorandum dated May 6, 2025). As summarized therein, the development is expected to generate a total of 170 morning peak-hour trips, 225 evening peak-hour trips, and an overall 2,430 daily trips that will impact the existing local road system and intersections. The TIA concludes that the impact will not reduce the level of service (LOS) on the roads and intersections below an acceptable LOS "D" condition during the peak-hours. As 4-lane divided highways, there is adequate capacity to accommodate the additional traffic expect to be generated from the Sutton Farm development. With that said, there are site access related improvements, i.e. turn-lanes and stop controls, that will need to be installed to ensure safe and efficient access to/from the development entrances onto Lannon Road and County Line Road.

Community Development: Preliminary Plat

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board along with comments received from any official "objecting agencies". As of October 2023, Washington County discontinued their objecting authority for subdivision plats within the incorporated areas of the county. While the Wisconsin Department of Administration (DOA) is an official objecting agency, no comments have been received from the DOA to date.

The Developer has not submitted a street tree or detailed landscaping plan for all of the common area improvements or perimeter buffer areas at this time. Nor has a detailed design been submitted for the internal "active" park or internal pedestrian trails. When the Developer prepares and submits detailed construction street and utility plans for final approval, the detailed plans for landscaping, the park, and pedestrian trails should also be submitted to the Plan Commission and Village Forester for review and approval.

A Development Agreement (DA) between the Village and Developer is a requirement of the subdivision platting process. The DA is prepared and adopted by the Village's Public Works & Highway Committee and Village Board prior to final approval and acceptance of the detailed construction plans and drawings for all public improvements. The DA contains any developer commitments and other provisions and requirements specific to the proposed development. In this case, Staff recommends that the DA include or otherwise address the following:

1. A requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that includes a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
2. The Developer has tentatively agreed to set aside a 1-ac area within the 10-ac wooded area along Lannon road for a future public potable water well site. The Developer and Village need to work cooperatively with the Village's consultant to identify the specific location and other details regarding this commitment.

Village Engineer/Public Works

The developer has submitted civil engineering plans, a storm water management plan, traffic impact analysis, and a preliminary plat indicating the development is feasible. In review memos dated May 16, 2025, and June 6, 2025, the Village Engineer identifies a series of issues and plan corrections in the submittals that need to be addressed and/or corrected in a revised plan submittal prior to granting formal approval.

The Village Engineer memos express concerns with the proposed private sanitary lift station and force main, in addition to the proposed private road. Therefore, prior to the Village Board approving a Development Agreement, the Village Engineer is recommending the developer provide clarification on the financial guarantee for private repair, maintenance, and replacement of the proposed private lift station and private road. It is also recommended that the developer establish a provision in the Declarations for the subdivision that allows the Village to assess liens against properties in the event special assessment is needed to properly maintain the private facilities.

Village Surveyor

In a review memo dated April 14, 2025 (copy attached), the Village Surveyor identifies a series of issues that need to be addressed and/or corrected in a revised preliminary plat. The applicant has since submitted a revised preliminary plat addressing these comments, which is currently under review by the Village Surveyor.

Fire and Police Departments

No comments at this time. The Fire Department and Police Department will be able to detailed comments at the final design and site planning stages of the project.

Washington & Waukesha County

As of October 2023, Washington County discontinued their objecting authority for subdivision plats within the incorporated areas of the county. However, the Washington County Highway Department has jurisdiction over Lannon Road and is reviewing the Traffic Impact Analysis (TIA) to verify and agree with the recommended access intersection turn-lane and traffic control improvements. The Highway Department is also evaluating sight distances to/from the proposed access intersection on Lannon Road to ensure adequate

visibility. Waukesha County has jurisdiction over County Line Road and is also reviewing the TIA to verify and agree with the recommended access intersection turn-lane and traffic control improvements on County Line Road.

Wisconsin Department of Administration

No comments received.

Village Forester

The plans were reviewed by the Village Forester, who provided the following comments:

- Site Illustrative Plan and Landscapes A – D. Selected tree species and quantities will need to be revised/updated to reflect the approved right-of-way tree species list identified on pages 6-9 of the Village's Comprehensive tree plan. A tree planting schedule will also be required in future planning stages.
- Grading plan – Include specifications and measures that will be implemented to preserve existing woodlands that have been described in the project narrative. These specifications should include how tree protection zones (TPZ) will be planned, implemented, and enforced on site to preserve existing tree health amidst ongoing construction and site changes.

The applicant has acknowledged these comments and has confirmed they will be addressed through final landscape design and plan submittals if the General Development Plan (GDP) and rezoning request is approved.

VILLAGE STAFF RECOMMENDATIONS

APPROVE creating a planned Development District (PDD) based on the underlying Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts to be known as the “Sutton Farm PDD” for the 88.3-acre Mohrhusen Family Farm, LLC property and rezoning said 88.3 acres from the A-1: Agricultural District into the “Sutton Farm PDD”, subject to the following requirements and conditions:

1. The Rs-7: Single-Family Zoning District and Rm-2: Multi-Family Zoning District regulations shall constitute the underlying conditions and restrictions for the PDD subject to the Developer proposed modifications and Village staff provisions summarized herein. A complete “conditions & restrictions” resolution establishing all use and development allowances, requirements, and restrictions shall be drafted for review and approval by the Village Board concurrent with review and approval of an ordinance creating the Sutton Farm Planned Development District (PDD).
2. The Site Illustrative Plan revised dated March 25, 2025, and any subsequent revisions necessary as a result of satisfying Village approval shall constitute the General Development Plan (GDP) required under Section 17.27 of the Zoning Code.
3. The General Development Plan (GDP) and PDD conditions and restrictions shall be revised to include the following:
 - a. A minimum 30’ wide landscaped buffer is required around the perimeter of the property including around the two “existing farmstead” parcels on County Line Road.
 - b. Details regarding the intend use of and improvements to (if any) the common open space areas, including the .85-ac internal park and pedestrian paths (can be provided in a supplement to the GDP).

APPROVE the preliminary subdivision plat for “Sutton Farm”, subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed “Sutton Farm Planned Development District” by the Village Board.
2. Prior to recording of the preliminary plat, the Washington County Highway Department and Waukesha County Department of Public Works shall approve/accept the Traffic Impact Analysis (TIA) submitted by the Developer, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements. **(MODIFIED BY STAFF)**
3. Prior to recording of the preliminary plat, the Developer shall obtain written approval/acceptance from the Wisconsin Department of Administration (DOA) that they have “no objections” to the proposed preliminary plat. **(MODIFIED BY STAFF)**
4. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees,

-
- open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
 6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
 7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
 8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
 9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.
 10. The preliminary plat shall be revised to be consistent with the street and lot configuration shown per the revised General Development Plan (dated June 23, 2025) prior to recording of the preliminary plat. (ADDED BY STAFF)

RESOLUTION NO. ____-2025

A RESOLUTION ADOPTING CONDITIONS AND RESTRICTIONS
FOR THE SUTTON FARM PLANNED DEVELOPMENT DISTRICT
("SUTTON FARM PDD")

WHEREAS, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner (hereinafter the "Developer") has applied for an Rs-7: Single-Family Residential and Rm-2: Multi-Family Residential Planned Development District (Rs-7/Rm-2/PDD) to be applied to the property located in the Village of Germantown as described in Exhibit A attached hereto; and

WHEREAS, Section 17.24(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning districts, as well as allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation, and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on June 9, 2025, reviewed the Rs-7/Rm-2/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B dated June 23, 2025) establishes the basic parameters for development within the Sutton Farm PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering, and recreational trails. While all development within the Sutton Farm PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat, condominium plat, and site plan.
2. **PERMITTED LAND USES.** Permitted Principal, Accessory, Conditional, and Temporary Uses allowed within the Sutton Farm PDD shall be as set forth in the Rs-7: Single-Family Residential (Section 17.20) and Rm-2: Multi-Family Residential (Section 17.23) Zoning Districts of the Zoning Code and in accordance with the Sutton Farm Zoning Plan (dated March 31, 2025). A future well site for the Village shall also

be an allowed use and generally positioned in accordance with the well site location depicted per the General Development Plan.

3. **ACCESS.** Public road/driveway access to the Sutton Farm PDD shall be limited only to the proposed public streets to/from Lannon Road (CTH Y) and County Line Road (CTH Q) as shown on the GDP, and that except for the potential well site, no direct access to Lannon Road or County Line Road from any lot or outlot shall be allowed.
4. **RESIDENTIAL DENSITY, UNIT SIZE, AND TYPE.** The project shall include a maximum of one-hundred seventy-one (171) single-family dwelling units (includes paired units) on individual platted lots ranging in size from 6,825 square feet to 16,092 square feet, and, no more than one-hundred two (102) multi-family dwelling attached townhome units in residential buildings containing no more than five (5) townhome dwelling units per building. Development of the single-family residential areas shall be approved consistent with and pursuant to the Village's subdivision platting procedures.
5. **SITE PLAN APPROVAL REQUIRED.** Development of the multi-family attached townhomes shall be consistent with and pursuant to the Village's Site Plan and Condominium Plat procedures.
6. **ARCHITECTURAL DESIGN AND BUILDIGN MATERIALS.** Final architecture design and exterior materials of all residential structures shall be consistent with the conceptual elevation drawings and building/home portfolio documents included with the Developer's General Development Plan submittal package, and attached hereto as Exhibit C.
7. **COMMON AREA/OPEN SPACE OWNERSHIP AND MAINTENANCE.** All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Development Agreement. Details regarding intended use of and improvements to (if any) the common open space areas, including the 0.85-acre internal/central park and pedestrian paths, shall be provided by the Developer and included in the Development Agreement.
8. **STREET IMPROVEMENTS, INTERIOR ROAD CONSTRUCTIONS, AND OWNERSHIP.** All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works and Highways Committee.
9. **PEDESTRIAN CIRCULATION.** The Developer shall install neighborhood trails in the form of low-impact woodchip mowed pedestrian paths in accordance with the General Development Plan. The construction of sidewalks along all internal roadways intended for dedication to the Village shall be required as directed by the Village's Public Works and Highways Committee. A sidewalk extending along the County Line

Road frontage and connecting to Lannon Road shall be evaluated and constructed as set forth in the Development Agreement, if feasible.

10. **SPECIFIC LIGHTING AND LANDSCAPING PLANS.** The Developer shall submit detailed lighting, street tree, and landscaping plans (for any common area improvements and the required 30' perimeter buffer) to the Plan Commission and Village Forester for review and approval prior to final plat approval as set forth in the Development Agreement. Lighting and landscaping including the installation of street trees shall comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers such as the required 30' perimeter buffer, and street trees. Street lighting shall be installed at all access entrances/intersections along Lannon Road (CTH Y) and County Line Road (CTH Q), and, at all internal road intersections within the development unless otherwise approved by the Village's Public Works and Highways Committee. Individual lot landscaping and lighting of the multi-family attached townhome areas shall be installed as required under the Village's Subdivision Code (or as part of site plan approval by the Plan Commission for the attached townhomes areas).
11. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Unless otherwise modified as set forth below, all development and buildings shall be in accordance with the lot, building, and other applicable bulk requirements set forth in the applicable underlying Rs-7: Single-Family Residential or Rm-2: Multi-Family Residential Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rs-7: Single-Family Residential District:

- a. Reduce maximum Residential Density from 4.4 DU/acre to 2.4 DU/acre.
- b. Reduce minimum Lot Width from 80 feet to 56 feet.
- c. Reduce minimum Lot Area from 10,000 sqft to 6,825 sqft.
- d. Reduce minimum Side Yard Setback from 10 feet to 8 feet.
- e. Increase Rear Yard Setback from 25 feet to 30 feet (applicable to flagship/pathway home lots only).
- f. Increase minimum Dwelling Size from 1,200 sqft for 3-bedroom to 1,450 sqft.
- g. Increase minimum Dwelling Size from 1,200 sqft for 4-bedroom to 1,690 sqft.

Modifications to the Rm-2: Multi-Family Residential District:

- a. Reduce the maximum Residential Density from 8.0 DU/acre to 5.9 DU/acre.
- b. Eliminate the minimum Lot Area requirement to allow the clustering of the attached townhome units and develop as a condominium.
- c. Reduce the minimum Front Yard Setback from 35 feet to 25 feet.
- d. Reduce the minimum Side Yard Setback from 25 feet to a combined total of 25 feet.
- e. Reduce the minimum Rear Yard Setback from 35 feet to 25 feet.
- f. Increase the maximum Number of Stories from 2.5 to 3.0 on the rear elevation.
- g. Increase minimum Dwelling Size from 800 sqft for 2-bedroom to 1,650 sqft.
- h. Increase minimum Dwelling Size from 1,000 sqft for 3-bedroom to 1,750 sqft.
- i. Increase minimum Dwelling Size from 1,000 sqft for 4-bedroom to 2,200 sqft.

12. **DEVELOPMENT AGREEMENT REQUIRED.** The Development Agreement shall be reviewed by the Public Works and Highways Committee and approved by the Village Board. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping mandated under Section 17.43(5) of the Zoning Code.
13. **GARBAGE AND RECYCLING COLLECTION.** Unless mutually agreed to between the Developer and the Village as set forth in the Development Agreement, the provisions of Village Code Section 11.08 pertaining to garbage and recycling collection for multi-family structures containing five (5) or more units shall apply.
14. **BLASTING.** The Developer shall receive Village approvals for blasting permits prior to commencing any blasting activities. All blasting activities shall comply with all Federal, State, and local requirements.
15. **EXPIRATION.** The Developer shall obtain all necessary approvals and permits from the Village and other agencies in a timely manner consistent with a general development phasing plan set forth in the Development Agreement. If construction of the public improvements has not commenced within two (2) years after the date of PDD approval and continued toward completion, the Village may determine that the approvals and provisions granted under this PDD resolution and General Development Plan have expired and are null and void, unless an extension of said approvals and provisions is granted by the Village pursuant to the procedures under Section 17.43(11) and (11a) of the Zoning Code. If this requirement is not satisfied, the Sutton Farm PDD and General Development Plan (GDP) shall become null and void, and the property shall revert back to the previous A-1: Agricultural Zoning District.
16. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the Sutton Farm PDD. In the event a requirement, restriction, or limitation set forth herein conflicts with a similar requirement, restriction, or limitation found in another section of the Municipal Code, the most stringent requirement, restriction, or limitation shall apply.

RESOLUTION NO. _____-2025
Sutton Farm Planned Development District (PDD)
Page 5

Adopted: July 7, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

EXHIBIT A

Sutton Farm Planned Development District (PDD) Metes and Bounds Legal Description

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Planned Development District (PDD)
General Development Plan
 (See Attached General Development Plan Dated June 23, 2025)



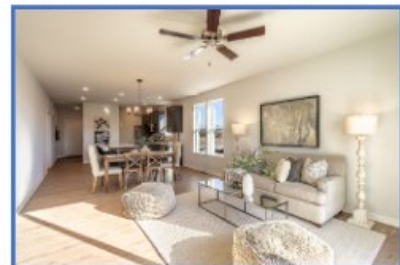
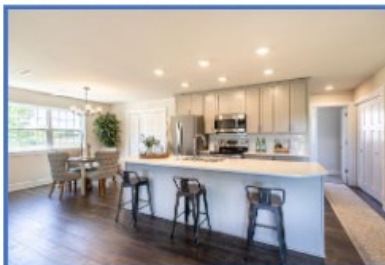
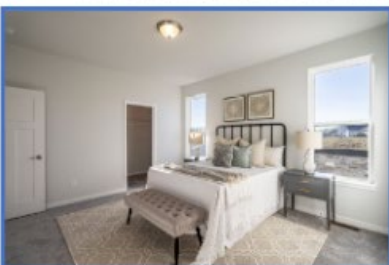
EXHIBIT C

Sutton Farm Architectural Design and Building Materials (See Attached Elevations and Building/Home Portfolio Products)

Home Product Offering-Flagship



Home Product Offering-Pathway



Home Product Offering-Ranch Villas



TYPE 1 - FRONT ELEVATION
 Character Elevation

The drawings presented are illustration of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and/or floor plan changes, etc.) © 2024 BSB Design, Inc.





TYPE 1 - REAR ELEVATION
 Character Elevation

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



TYPE 3 - FRONT ELEVATION
 Character Elevation

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.





TYPE 3 - REAR ELEVATION

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structure, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.



TYPE 2 - FRONT ELEVATION
 Character Elevation

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structure, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.



ORDINANCE NO. ____-2025

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

WHEREAS, the Village of Germantown has adopted a Zoning Code under the authority granted by Wis. Stats. 61.35 and 62.23(7); and

WHEREAS, Section 17.27 of the Zoning Code provides for the creation of Planned Development Districts (PDD) that are intended to permit greater flexibility and more creative design for the development of a site than is possible under conventional zoning regulations and intended to promote more economical and efficient use of a site while providing a harmonious variety of housing choices, a higher level of amenities, and the preservation of open spaces; and

WHEREAS, Section 17.27 provides that, upon request by a property owner, the Plan Commission may recommend that the Village Board establish a Planned Development District that will benefit from a coordinated site planning proposal that allows the diversified of structures, a mix of dwelling types, and a mix of compatible uses; and

WHEREAS, the property owner, Mohrhusen Family Farm, LLC, represented by Home Path Financial, LP, has requested that the Village establish a planned development district to guide future development of an 88.3-acre site and presented a proposed general development plan for a mix of compatible residential single and multi-family uses and dwelling types to be known as “Sutton Farm” pursuant to the planned development district provisions under Section 17.27 of the Zoning Code; and

WHEREAS, the Plan Commission has considered this petition for a Rezoning and found the request to be consistent with the Village’s 2050 Comprehensive Plan and Section 17.27 of the Zoning Code; and

WHEREAS, the Plan Commission forwarded a recommendation of approval to the Village Board for the Rezoning at its meeting on June 9, 2025;

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

SECTION I

That the Zoning Code and Zoning Map of the Village of Germantown is amended by the creation of an Rs-7/Rm-2 Planned Development District (PDD) to be known as the “Sutton Farm Planned Development District”, and, the following described area as shown in Exhibit A is rezoned from the A-1: Agricultural Zoning District to the newly created Rs-7/Rm-2/PDD Zoning District:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

Tax Key No: GTNV_323-986; GTNV_323-987; GTNV_323-995

SECTION II

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

SECTION III

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

SECTION IV

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

Adopted: July 7, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

Approved as to form:

Brian C. Sajdak, Village Attorney

Published:

EXHIBIT A

Sutton Farm PDD Rezoning Exhibit (See Attached Zoning Plan Dated March 31, 2025)



RESOLUTION NO. ____-2025

A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT
("SUTTON FARM")

WHEREAS, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner (hereinafter the "Developer") has requested approval of a Preliminary Subdivision Plat known as "Sutton Farm" as prepared by Foth Infrastructure & Environment, LLC, and attached and incorporated into this Resolution as Exhibit B; and

WHEREAS, the subject land as described in Exhibit A attached to this Resolution is within the Village of Germantown, who has adopted subdivision plat review authority per Chapter 236.45 of the Wis. Stats.;

WHEREAS, the Village of Germantown Plan Commission on June 9, 2025, reviewed the Preliminary Subdivision Plat and forwarded a positive recommendation to the Village Board.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby approves the Preliminary Subdivision Plat for "Sutton Farm", subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed "Sutton Farm Planned Development District" by the Village Board.
2. Prior to recording of the preliminary plat, the Washington County Highway Department and Waukesha County Department of Public Works shall approve/accept the Traffic Impact Analysis (TIA) submitted by the Developer, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.
3. Prior to recording of the preliminary plat, the Developer shall obtain written approval/acceptance from the Wisconsin Department of Administration (DOA) that they have "no objections" to the proposed preliminary plat.
4. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of

- construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
 6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
 7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
 8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
 9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.
 10. The preliminary plat shall be revised to be consistent with the street and lot configuration shown per the revised General Development Plan (dated June 23, 2025) prior to recording of the preliminary plat.

RESOLUTION NO. _____-2025
Sutton Farm Preliminary Subdivision Plat
Page 3

Adopted: July 7, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

EXHIBIT A

**Sutton Farm Preliminary Subdivision Plat
Metes and Bounds Legal Description**

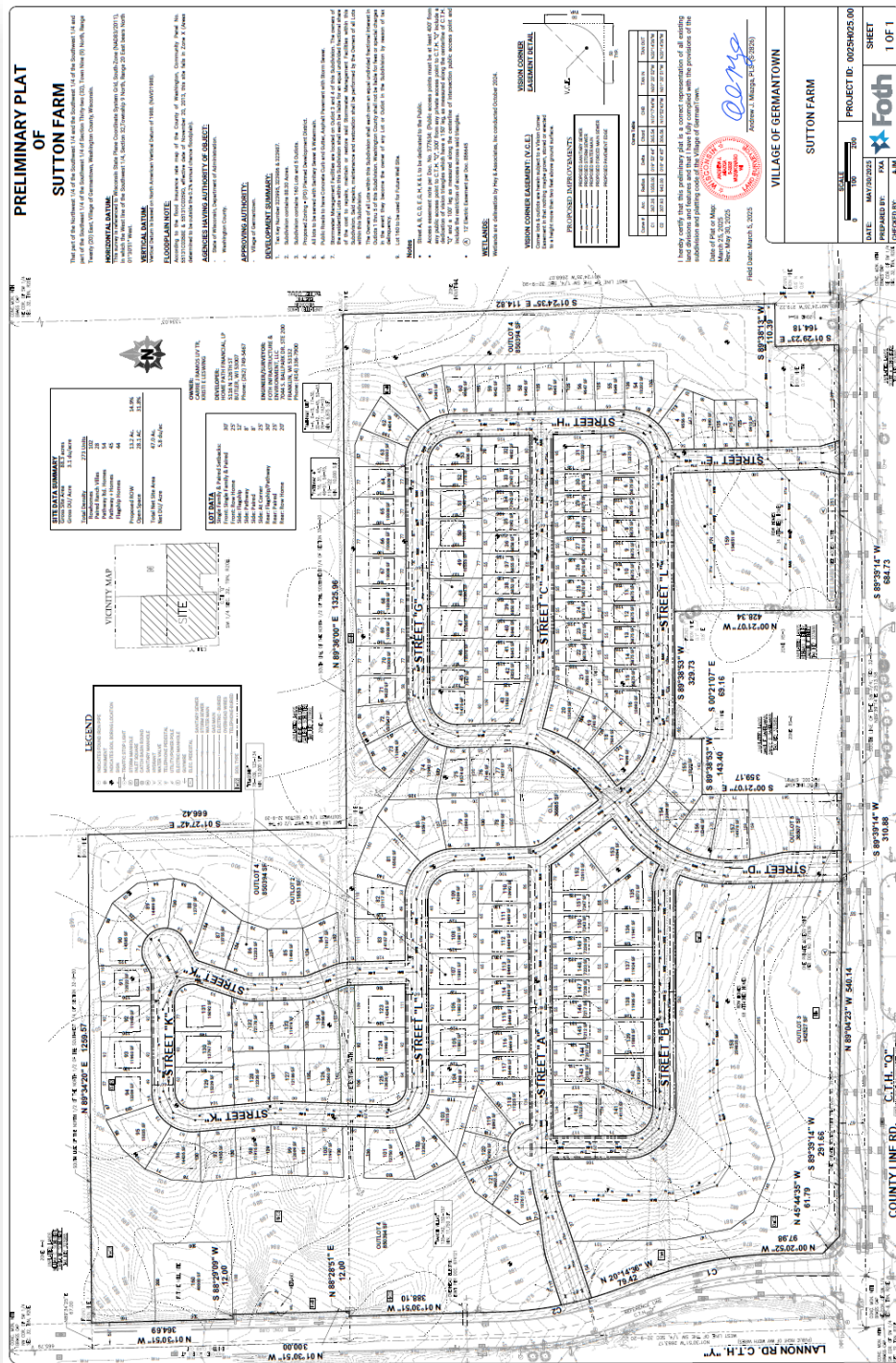
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW $\frac{1}{4}$ SW $\frac{1}{4}$) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$ SW $\frac{1}{4}$) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE $\frac{1}{4}$ SW $\frac{1}{4}$) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 32; THENCE NORTH $01^{\circ} 24' 32''$ WEST ALONG THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 32 (RECORDED AS NORTH $01^{\circ} 25' 14''$ WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH $01^{\circ} 24' 32''$ WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH $89^{\circ} 35' 56''$ WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH $00^{\circ} 22' 09''$ WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH $89^{\circ} 35' 36''$ WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH $01^{\circ} 30' 31''$ EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH $12^{\circ} 14' 10''$ EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH $22^{\circ} 57' 49''$ EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH $16^{\circ} 55' 14''$ EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH $64^{\circ} 49' 42''$ EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH $89^{\circ} 38' 57''$ EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH $00^{\circ} 21' 03''$ WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH $89^{\circ} 38' 57''$ EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH $00^{\circ} 21' 03''$ EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH $89^{\circ} 23' 34''$ EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH $00^{\circ} 54' 50''$ EAST, 283.325 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH $89^{\circ} 38' 57''$ EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH $00^{\circ} 21' 03''$ WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH $89^{\circ} 38' 57''$ EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH $00^{\circ} 21' 03''$ EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH $89^{\circ} 38' 57''$ EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH $01^{\circ} 29' 35''$ WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH $89^{\circ} 38' 01''$ EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

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3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Preliminary Subdivision Plat
(See Attached Preliminary Subdivision Plat Dated May 30, 2025)



MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, June 9, 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, Henk and Ewert were all present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex).
- III. **APPROVAL OF MINUTES:**
- A. PC Minutes 5/12/25
Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 7, No 0, Abstained 0)
- 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 four (4) 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.*
 Citizens that spoke included:
 Lynn Bednarz who lives on Pawnee Court.
 Melanie Smythe who lives on Cedar Lane.
 Robert Lietzau who lives on Oak Lane.
 Tanya Kapp who lives on Appleton Avenue.
 Sharon Gleissner who lives on Appleton Avenue.
 Angela Schneider who lives on Auburn Lane.
 William Walter who lives on Lilac Lane.
 Dennis Myers who lives on Woodland Drive.

Matt Seban who owns TLC Acres.

Chairman Soderberg read aloud one email that was received regarding TLC Acres.

V. UNFINISHED BUSINESS:

- A. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210N10738 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. (ACTION; Continued from April 28)

Director Retzlaff stated that this was a continuation of the April 28th Plan Commission meeting at which 10 area residents came forward to discuss issues they were having with TLC Acres including: noise, vibration, dust/dirt, filling, drainage, traffic accidents, etc. The Commission decided to table the topic until the business owner, Matt Seban could be present. Matt Seban came forward with a prepared statement giving some history of his business and of his current CUP permit. He reviewed past complaints and discussed how they were handled.

Retzlaff summed up the Site Plan application, which included a proposed building addition, additional asphalt as well as a storm water management basin to accommodate runoff from impervious surfaces. The second application is for a separate Conditional Use Permit that focuses on the Village setback areas. There are no direct wetland impacts involved in this proposal. Staff has indicated that the original CUP #08-2019 should be revised to reflect any improvements, including the updated Site Plan. Adding the navigable waterway designation and including DNR permits which may be required. Seban stated that he has agreed to put the Tier 2 area of his property back to its original condition and elevations to provide proper drainage.

Motion 1: Approve Site Plan (with noted conditions)

Motioned By: William Shadic

Seconded By: Robert Warner
Discussion Followed.

Committee members were concerned that the neighbors' issues would not be addressed by these applications. Retzlaff stated that the Staff Report states that the filling east of the Tier 2 area to return it to its original condition is to be completed by November 1st and the staff recommended operation hours would change to M-F, 10am-5pm. Staff added that condition as a way to address some of the residents' concerns. Seban stated that his normal business hours are M-F 7:30am-4:30pm, Sat. 7:30am-Noon and they are closed Sundays. He stated that the condition requiring his filling hours to be Mon.-Fri. 10am-5pm, would be a detriment to his business. He would like those hours changed to M-F 7am-6pm and Sat. 7am-2pm. Retzlaff would like Seban to agree to an end date for the filling. Evan Nickodem with Parish Survey stated that the flood plain map adoption date would be their goal. Washington County has stated that they think it will be adopted in February 2026, but that date is not set in stone. Soderberg stated that he would not want to live next door to this business with operations starting at 7am every weekday and Saturdays. Retzlaff stated that the Plan Commission could direct staff to initiate the process to revise a condition in the original CUP which states that if conditions changed, the Village has the right to bring Matt Seban back through the CUP process to review it. Committee members asked how

the Village would be able to regulate the hours of operation and a completion date of November 1, 2025? The only thing that would officially stop the filling would be the new flood plain maps taking effect. Retzlaff stated that if trucks and noise continue to be a problem after the filling completion date, then we will need to review the original CUP. Soderberg stated that conditions 11 & 12 deal with an end date as well as filling hours. Seban is agreeable to 8am start time. Committee updated condition 12 to change #4 to #11 and the hours to M-F 8am-6pm and Sat. 8am-2pm. Henk suggested going with that November 1st end date and doing a good-faith review on November 1st and giving a possible 60-day extension for the months of November and December. Committee members agreed to bring this back in October for review.

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 June 5, 2025; c. Storm water Management Report dated January 23, 2025; d. Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).
2. The existing hoop storage structure and re-located shipping container shall be moved to meet the minimum required 50 feet property line setback from the side yard (north) property line.
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 related to construction of the building 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 and June 6, 2025 review memos 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 late 2025 or early 2026, 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 any proposed grading, filling or other elevation changes and improvements may be prohibited or otherwise impacted by these new regulations to the extent that said elevation changes and 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 Plan referenced herein does not provide a vested right to the owner/operator to complete the grading, filling and other improvements set forth in said Site Plan 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.
11. Filling, grading and site restoration activities in the area east of the proposed storm basin and shown on the revised Site Plan as "Ongoing Grading Area" shall be completed by November 1, 2025. Filling in this area shall only be allowed to the extent that the pre-existing elevations shown on the revised Site Plan are restored and positive drainage toward the waterway is achieved. Plan Commission will revisit this at their October 13th meeting to potentially extend the completion date by up to 60 days.

12. All trucking associated with the filling, grading and site restoration activities in condition 11 above shall be restricted to only the following days and hours in any given week: Mon.-Fri. 8am-6pm and Sat. 8am-2pm.

Results of Motion 1: (with noted conditions)

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

No: None

Abstain: None

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

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 causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
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 impacts 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.

Motion 3: Approve CUP

Motioned By: William Shadid

Seconded By: Robert Warren

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

No: None

Abstain: None

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

VI. NEW BUSINESS:

- A. Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner. Rezoning application to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1: Agricultural District into the Sutton Farm PDD; and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood. (PUBLIC HEARING & ACTION)

Associate Planner Yanke summarized the proposal and stated that the Village's 2050 Plan specifies the proposed type of development as desirable for the subject location, and it is within the allowable density for single-family and multi-family residential use. He went over the amenities, which includes a Central Park, preservation of 10 acres of woodlands, walking/pedestrian paths, 30' landscape buffer around the site perimeter, and street trees. There are 4 phases proposed at this time but no specific development schedule has been submitted. There will be three (3) public access points into the subdivision/development, one (1) onto Lannon Road and two (1) onto County Line Road. Public sewer and water will be extended to serve the development with a separate private lift station and force main serving the multi-family area. There is also an acre of the site that is shown as a future well for the Village. The estimated revenues from the development are \$662K annually from property taxes and a one-time \$2.3M sum in terms of impact fees. Yanke showed architectural details and renderings and went over the different types of housing products proposed by the developer. Both Washington County and Waukesha County are looking over the proposal as they maintain jurisdiction over the roads fronting the proposal. Ken Frank from Home Path Financial discussed some issues that were brought up at the consultation meeting a few months ago, including the possibility of rentals. He stated that this is not a rental project, and they don't expect the number of rentals to go above 15%. They increased the buffer around the site to 30' and the lots are clustered to allow for 28-30% more open space. The private lift station is for the portion in the SW corner and the need is driven by the depth of the bedrock in that area. The lift station and the private drive serving the multi-family area will be included in their budget when establishing a capital reserve fund for maintenance costs. That will be defined in the deed restrictions. Questions were addressed regarding lot size, square footage, the 30' buffer, and the private lift station.

Chairman Soderberg called the Public Hearing to order at 8:18pm.

Citizens who spoke included:

Lynn Bednarz who lives on Pawnee Court GT, stated her concerns about bedrock, wants to know what this will cost the taxpayers and wants to see neighborhood meetings.

Jerry Siegle who lives on County Line Rd GT, stated that he believes Pathway Homes are for recovering drug addicts and paroled prisoners.

Tim Johnson who lives on Hillview Dr MF, stated that this development doesn't fit with the area, feels the lots should be 1/2 acre at the smallest and is concerned traffic.

Darcel Ehley who lives on County Line Rd GT, stated her concerns including the lack of communication with Home Path, headlights shining into her home and roads encircling her home.

Tammy Schneider who lives on Lannon Rd GT, stated her concerns, which included rentals, wildlife, traffic, long-term upkeep, blasting and drainage.

Scott Schroeder who lives on County Line Rd GT, stated that he's concerned about density and blasting.

Roger Back who lives on County Line Rd MF, stated that he wants the property to remain agricultural, wants only large lots with single family homes and has concerns about personal wells.

Melanie Smyth who lives on Cedar Ln GT, stated that she'd like to see a bigger buffer, neighborhood meetings, a lower density and is concerned about transitions and feels there are too many town houses.

Ron Schneider who lives on Lannon Rd GT, stated that he sees no benefit to this development and is against it.

Robert Lietzau who lives on Oak Lane GT, stated that he feels this will compete with the Village Center, feels this is wrong for this location, wants to see large houses and is concerned about school impact.

Scoff Hefle who lives on Old Farm Road GT, stated that he has concerns about traffic, round-a-bouts, well land, private lift station and wants to know who is paying for this.

Gidget Stroik who lives on Lannon Rd GT, stated that she agrees with all the concerns that were already brought up.

Carla Schubert who lives on Lannon Rd GT, wants nothing to happen in that area. She is concerned about a berm keeping people off of her property, wildlife, property values decreasing and damage from blasting.

Doug Loman who lives on Riversbend Circle GT, spoke about the pricing of the properties and what they cost to build.

President Soderberg read aloud emails that were received by 4pm on June 9th from the homeowners of 24 properties: 13 from Germantown, 10 from Menomonee Falls and 1 from Richfield. All of whom were opposed other than 1 from Germantown. Seven of whom spoke during the Public Hearing.

Tom Barney who lives on Old Farm Road GT, spoke in favor of the development for the tax revenue, the single-family homes, and feels that this is much better than high-density multifamily housing.

Kevin DeMar who lives in Oconomowoc stated that he's a real estate developer and that large lots were a standard back in the 60's because they needed them for septic systems and that is no longer the case.

President Soderberg closed the Public Hearing at 9:46pm.

Motion 1: Approve Rezone with conditions as presented

Motioned By: Russell Ewert

Seconded By: Robert Warren

Discussion Followed. Ewert stated that the two expected school studies are complete and will be discussed at the School Board next week. Amy Belle School could accommodate approximately 72 more students and this project has the potential of 166 more students or 115 if we exclude the attached townhomes, but that number would be distributed out over several schools. This is a unique area of the Village with a dead commercial area on County Line and this could be a growth stimulator for the

redevelopment of that area. Soderberg stated that the risk, if any, to the school district is low. Director Retzlaff asked Frank to address the issue of blasting and how it would affect the neighboring properties. Frank stated that blasting is heavily regulated for obvious reasons and there are a lot of precautions that will be put in place. Chris Hitch of Foth Infrastructure stated that the blasting and rock removal will only happen in the center of this property to pull a trunk line sewer through the middle of the property. Warren stated that this is very scientific and the specialists that do blasting understand what can happen and there are surveys done for private properties to review any issues/cracks from blasting and address them. Warren also requested clarification on the future well site. The developer indicated that an overall Homeowners Association will maintain the green space and a sub-association for the attached townhomes will maintain the private drive. Retzlaff clarified that the well site area was a request from the Public Works Department. This site was found to be a suitable location for a potential deep well for future planning. It's not a water tower, just a well site, which could be a long way off. In a response to public comment, the developer explained that the "Pathway" home is just the name of a product line of theirs and there is no connection to any government-funded programs or low-income programs for that housing type.

Committee members were all in favor of the proposal and verbalized the following reasons as to why:

- Low to moderate density, which is less than what is allowed per Village plans;
- Modern/fresh look to the buildings;
- 30' perimeter landscape buffer;
- Preservation of 10 AC of woodlands;
- 28 acres of open space, which is 32% of the total site;
- TADI traffic impact analysis stated that the impact will not reduce the level of service on the roads and intersections below an acceptable level of service during the peak hours and the surrounding highways have adequate capacity to handle the traffic from the development;
- Smart growth;
- Minimal impact on schools;
- Tax revenue and impact fees to reduce taxpayer burden;
- Developer is paying for the infrastructure;
- Plan Commission hasn't seen anything like this in years, and it feels like a breath of fresh air;
- Not rental housing. The 15% is just realism and not the intended plan;
- Not putting cost on the Village for developing the project;
- For the greater good of the Village of Germantown and the School District, this project needs to move forward at this time.

Staff recommends approval to create a Planned Development District (PDD) based on the underlying Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts to be known as the "Sutton Farm PDD" for the 88.3-acre Mohrhusen Family Farm, LLC property and rezoning said 88.3 acres from the A-1: Agricultural District into the "Sutton Farm PDD", subject to the following requirements and conditions:

1. The Rs-7: Single-Family Zoning District and Rm-2: Multi-Family Zoning District regulations shall constitute the underlying conditions and restrictions for the PDD subject to the Developer proposed modifications and Village staff provisions summarized herein. A complete “conditions & restrictions” resolution establishing all use and development allowances, requirements, and restrictions shall be drafted for review and approval by the Village Board concurrent with review and approval of an ordinance creating the Sutton Farm Planned Development District (PDD).
2. The Site Illustrative Plan revised dated March 25, 2025, and any subsequent revisions necessary as a result of satisfying Village approval shall constitute the General Development Plan (GDP) required under Section 17.27 of the Zoning Code.
3. The General Development Plan (GDP) and PDD conditions and restrictions shall be revised to include the following: a. A minimum 30’ wide landscaped buffer is required around the perimeter of the property including around the two “existing farmstead” parcels on County Line Road, b. Details regarding the intend use of and improvements to (if any) the common open space areas, including the .85-ac internal park and pedestrian paths (can be provided in a supplement to the GDP).

Staff recommends the approval of the preliminary subdivision plat for “Sutton Farm”, subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed “Sutton Farm Planned Development District” by the Village Board.
2. Approval of the preliminary plat is subject to approval/acceptance of the Traffic Impact Analysis (TIA) by the Washington County Highway Department and Waukesha County Department of Public Works, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.
3. Approval of the preliminary plat is subject to it being accepted (i.e. no objections) by the Wisconsin Department of Administration (DOA).
4. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.

Results of Motion 1:

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

No: None

Abstain: None

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

Motion 2: Approve Subdivision Plat with conditions as presented

Motioned By: Robert Warren

Seconded By: William Shadid

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

No: None

Abstain: None

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

- B. Village of Germantown Community Development Department - Proposed Text Amendments to Section 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

Director Retzlaff went over the 5 proposed Zoning Code Text Amendments.

Chairman Soderberg opened the Public Hearing at 10:45pm.

No citizens came forward.

Chairman Soderberg closed the Public Hearing at 10:46pm.

The recommendation is to APPROVE the proposed text amendments as presented in the draft ordinance.

Discussion Followed. Henk asked to fix typo in 17.3 part 7, 3rd line to fix the word deemed, and she wanted to add a timeframe to the ordinance and suggested 90 days.

Motion 1: Approve as presented

Motioned By: Robert Warren

Seconded By: Bridget Henk

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

No: None

Abstain: None

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

Motion 2: Amend Motion to change the 30 days to 90 days in the ordinance

Motioned By: Robert Warren

Seconded By: William Shadid

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

No: None

Abstain: None

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

C. Elevated Identity, Inc. Agent for Exeter Holy Hill, LP, Property Owner. Sign Review Application for Generac located at W210 N12800 Holy Hill Road in the Holy Hill Gateway District. (ACTION)

Associate Planner Yanke went over the proposed wall sign for Generac as well as monument sign inserts.

Staff recommends the approval of the proposed sign package for Generac for property located at W210 N12800 Holy Hill Road.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

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

No: None

Abstain: None

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

VII. ANNOUNCEMENTS:

None.

VIII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 10:55pm.

PRELIMINARY
MINUTES NOT YET APPROVED

Sutton Farm Project Narrative

A. Project Summary

Total Site Area	88.31 acres
Total Residential Units	273
P.E.C.	0.0
171 Single Family	71.34 gross acres
104 Attached Homes	16.97 gross acres
<u>Gross Density</u>	<u>3.11 acres</u>
Open Space	28.00 acres
<u>Net overall Res. Density</u>	<u>4.56 du/ac</u>
Net Single Family Density	2.2 du/ac
Net Attch'd Home Density	5.9 du/ac
Public R.O.W.	13.70 acres

B. Request for Action

1. Rezoning from A-1 to Rs-7 & Rm-2, with PDD Overlay
2. Preliminary Plat Approval

C. Existing Site Analysis

The proposed neighborhood to be developed is an 'L' shaped 88.3 acre site that is currently in cultivated farmland bisected by tree lines and has a 9 acre area that is currently somewhat degraded woodlands, located at the northwest corner of Lannon (CTH Y) and Couty Line Road (CTH Q). The site is a large part of the Lannon Gateway Neighborhood as identified in the 2050 Comprehensive Plan which states that "desirable future land uses within the Lannon Gateway Neighborhood include single family and multifamily residential. Future residential development is acceptable at an average density of 2.9 du/ac for single family and 10 du/ac for multifamily".

There are 3 (zoned Rs-2, Rs-3, and Rs-4) residential parcels that are 'cut-outs' from the original parcel that were part of the original farmstead. The lands to the east are zoned I-Institutional, A-1 farmland to the northeast and a large rural residential lot that is A-2 to the northwest, the lands to the west are A-1, Rs-4 and Rs-2 scattered site zoning. The Village of Menomonie Falls is to the south and consists of rural residential.

The topography of the site has a ridge that runs through the site from the northwest to the southeast and will require 5 water detention/retention areas. There are no Primary Environmental Corridors on the property.

Lannon and County Line Roads have recently been improved to include center medians and a fully improved intersection. There are opportunities to create access points on County Line Road at Club Circle and Woodside Lane. Access points are available at key locations along Lannon Road based on elevations and the gentle curve of the road.

D. Proposed Zoning and Land Use

The parcel is currently zoned A-1. The neighborhood was designed to incorporate rolling terrain, set aside ample buffers from the surrounding roads and land uses, provide a range of house types to attract young families and empty-nesters, and create a thoughtful road pattern that creates an organized circulation pattern for pedestrians and vehicles. To achieve our design goals, we are requesting that we be zoned as Rs-7/PDD for the single family area and Rm-2/PDD following the preferred land uses laid out in the Lannon Gateway Neighborhood Plan in the 2050 Comprehensive Plan.

The parcel serves as a transition area between the commercial corridor and business park to our east, and the rural residential areas to the west.

E. Proposed Utilities

The developer worked together with Village Engineering and Public Works staff to thoughtfully plan extension of public utilities. As such, the proposal contemplates installation of sanitary sewer and water main through the development, extending from existing facilities near the intersection of County Line Road and Cross View Way. Public sanitary sewer ranging from 15-inch to 8-inch will meet the needs of the proposed neighborhood, as well as support future growth of the Village. Public water main ranging from 12-inch to 8-inch will meet the needs of the proposed neighborhood, as well as support future potential of a new Village well in the general vicinity. Public streets will drain via public storm sewer to multiple storm water management areas within the neighborhood. Townhouse blocks within the neighborhood will be served by private sanitary sewer and private streets will drain via private storm sewer. All utilities will meet Village standards and satisfy State regulations.

F. Description of Development

We created 4 areas that are connected by pedestrian pathways to provide a range of housing types that will ensure we have a dynamic neighborhood, open space, and neighborhood streets. 32% of the site is set aside as open space which includes the preservation of a 9.8 acre woodland area, a central active park, and buffer and storm water detention areas. There are 2 connections provided to County Line Road and one to Lannon Road to provide efficient access to the neighborhood.

The 4 types of homes:

1. The 44 Flagship Homes are the pinnacle of Stepping Stone Homes portfolio. Homes range in size starting at 1,800 sf for ranch models, to over 2,700 sf for 2-story homes, all with 2 and 3 car garages. Many of the Flagship homes back up to open space and can provide for standard, walkout, and lookout basements.
2. The 99 Pathway Homes woven into the neighborhood are a mid-range home that provides a wide range of options for young families, and families looking to upsize into a larger home. These range in size from 1,450 to 2,450 sf in ranch and 2 story models all with 2 or 3 car garages.
3. The 28 paired homes are one story 2 and 3 bedroom ranch homes that can provide a maintenance free option for young families or empty nesters.
4. The 17-acre area set aside for the 102 attached homes is planned for townhouse style homes that will be designed to take advantage of the south sloping terrain and be accessed by a private drive with common outdoor space and additional guest parking. Each will have 2 garage spaces, driveways, outdoor space and connections to the open space and neighborhood.

G. Bulk Table

Rs-7 Areas include the Flagship lots, the Pathway lots, and the Paired Homes:

A. Setbacks:

	Flagship	Pathway	Paired	Attached
Front	30'	30'	30'	25'
Side	12'	8'	6'	16'
Corner Side	25'	25'	25'	25'
Rear	30'	30'	25'	20'

H. Deed Restrictions Single Family Detached

Ranch homes minimum 1,450sf

2 story homes minimum 1,750sf

General exterior finishes - Brick, Stone, Wood, Stucco, Vinyl, Other high quality man-made or natural materials

All elevations within the Stepping Stone Homes portfolio

I. Common Open Space and Parkland

28 acres of open space surrounds the site as landscape buffer, stormwater detention, and woodland preservation. All connected by green corridors, with an active park in the center of the neighborhood, maintained by the Homeowners Association.

Central areas within the neighborhood will be maintained lawn and shrub beds and the perimeter landscaped buffers will be maintained trees, shrub beds, and lawns. The woodland and detention areas will be designed with native plantings and maintained to ensure a pleasing and efficient storm water system and natural aesthetics.

The 3 entrance areas will provide neighborhood signage, decorative fencing and landscaped beds with perennials, ornamental trees and shrubs. These areas will be integrated into the buffer areas to provide a perimeter image for the neighborhood and will provide a consistent landscaped edge for the village at this key gateway location.

Neighborhood trails will be provided as shown on the Site Plan and will be low-impact woodchip and mowed paths. Areas at slopes and high traffic areas being limestone screening or asphalt paving.

J. Benefits to the Village

Anticipated increase of approximately \$1.8M in additional tax revenue to the Village of Germantown. The SW corner of the site provides for monumentation at a gateway into Germantown, from the west. Adding a variety of price points for additional needed housing stock within Germantown. Public sanitary sewer and water main extensions through the proposed neighborhood will support future growth/demand within this part of the Village.



FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Home Path Financial Limited Partnership
 ATTN: Ken Frank
 5116 N 126th St
 Butler, WI 53007
 Phone (262) 328-4939
 E-Mail kfrank@myhomepath.com

PROPERTY OWNER

Mohrhusen Family Farm, LLC; et al
 Dittmar Realty, Inc. ATTN: Kevin Dittmar
 PO Box 99
 Menomonee Falls, WI 53052
 Phone (414) 870-5810
 E-Mail cdunn@drilots.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

Property on Northeast corner of County Line Road and Lannon Road

GTNV_323995, GTNV_323986
 and GTNV_323987

3

REZONING REQUEST

FROM
 Agricultural

TO
 RS-7 and RM-2
 with PDD Overlay

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Please see attached Legal Description.

5 PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Please see attached Project Narrative.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

K7

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

K7

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

K7

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

K7

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Authentisign

 Applicant _____ Date 03/27/25


 Owner _____ Date 3/27/25
 Kevin S. Dittmar, President of
 Dittmar Realty, Inc., Manager of
 Mohrhusen Family Farm, LLC



**Fee must accompany application
Preliminary & Final Plat Fees Combined**

Under 10 lots \$4,575
11-25 lots \$5,600
26-50 lots \$6,625
Over 51 lots \$7,650



SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

Home Path Financial Limited Partnership

ATTN: Ken Frank

5116 N 126th St

Butler, WI 53007

Phone (262) 328-4939

Fax ()

E-Mail kfrank@myhomepath.com

PROPERTY OWNER

Mohrhusen Family Farm, LLC; et al

Dittmar Realty, Inc. ATTN: Kevin Dittmar

PO Box 99

Menomonee Falls, WI 53052

Phone (414) 870-5810

cdunn@drilots.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

Property on Northeast corner of County Line Road
and Lannon Road

GTNV_323995, GTNV_323986
and GTNV_323987

3

READ AND INITIAL THE FOLLOWING:

KF

I understand that the Subdivision Plat 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.

KF

If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

KF

I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. 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.

KF

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

KF

I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Authentisign

Ken Frank

03/27/25

Applicant

Date

Kevin S. Dittmar 3/27/25

Owner

Date

Kevin S. Dittmar, President of
Dittmar Realty, Inc. Manager of
Mohrhusen Family Farm, LLC

ZONING DATA:

Gross Site Area 88.3 acres

Rs - 7 PDD 71.34 ac
80.7%
Net Density 2.2 du/acre

Bulk Standards:

Setbacks

Front 30'

Side 8'

Corner Side 25'

Rear 30'

Height 35'

Lot Coverage 30%

Min. Width 56'

Min. SF 7,286 sf

Rm - 2 PDD 16.97 ac
19.3%
Net Density 5.9 du/acre

Bulk Standards:

Setbacks

Front 25'

Side 10'

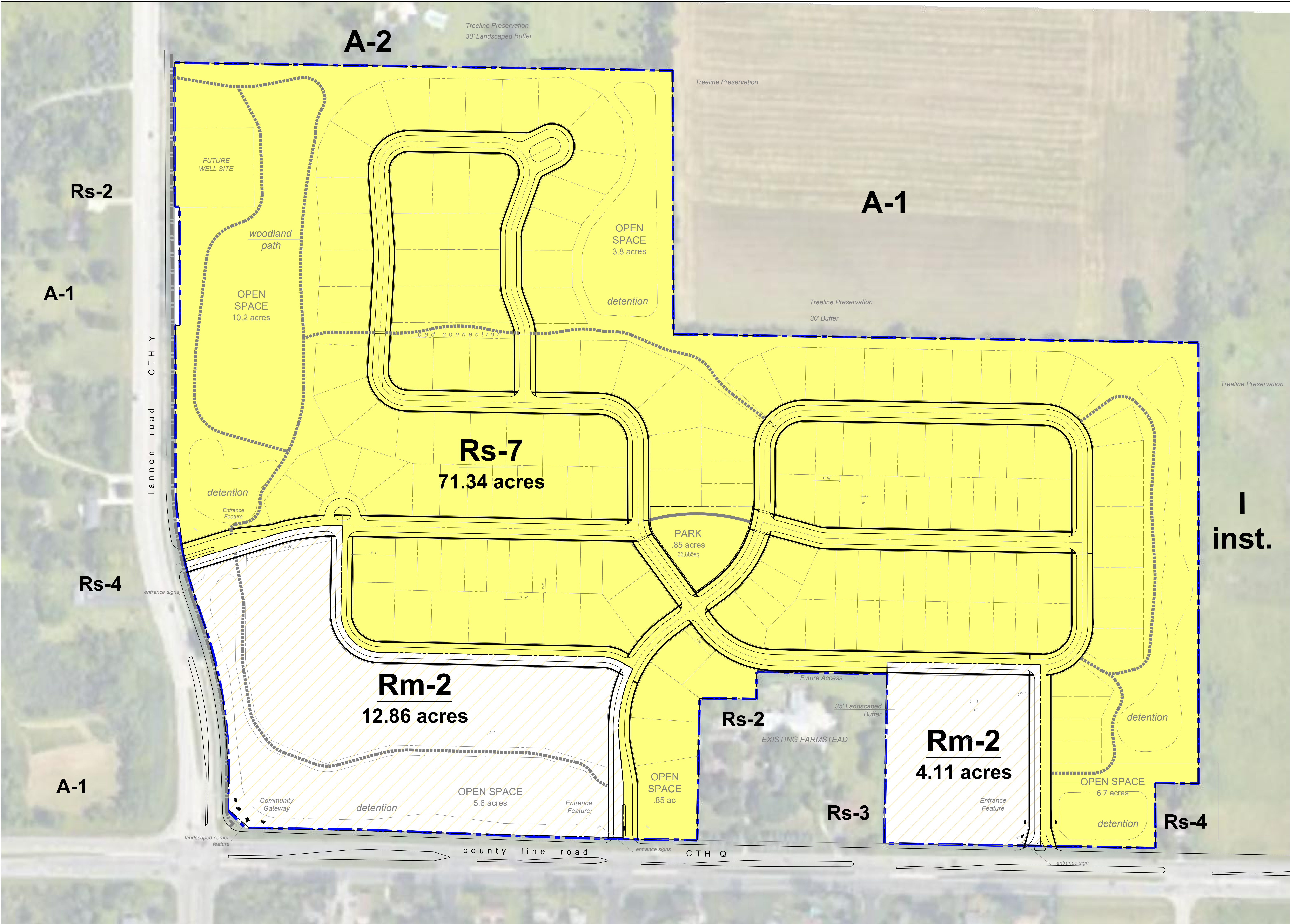
Corner Side 25'

Rear 20'

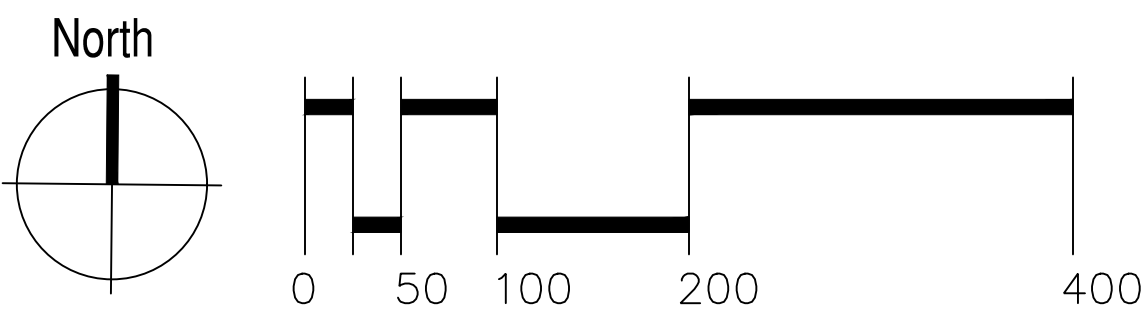
Height 45'

Lot Coverage 40%

Min. SF/unit 7,330 sf



Zoning Map

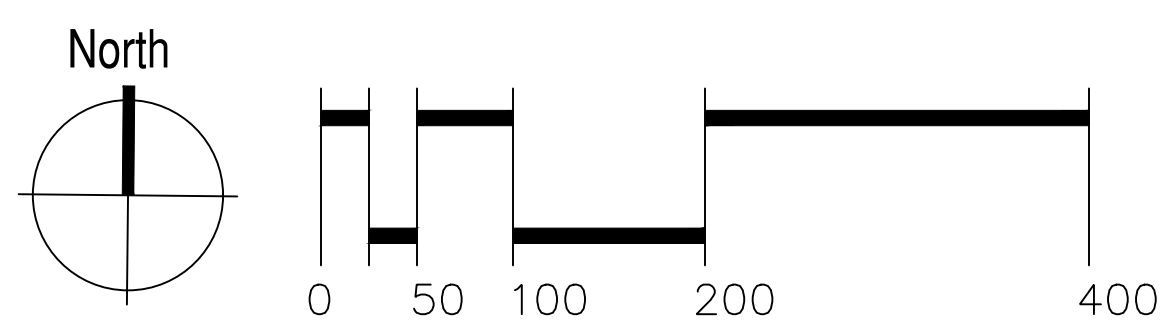
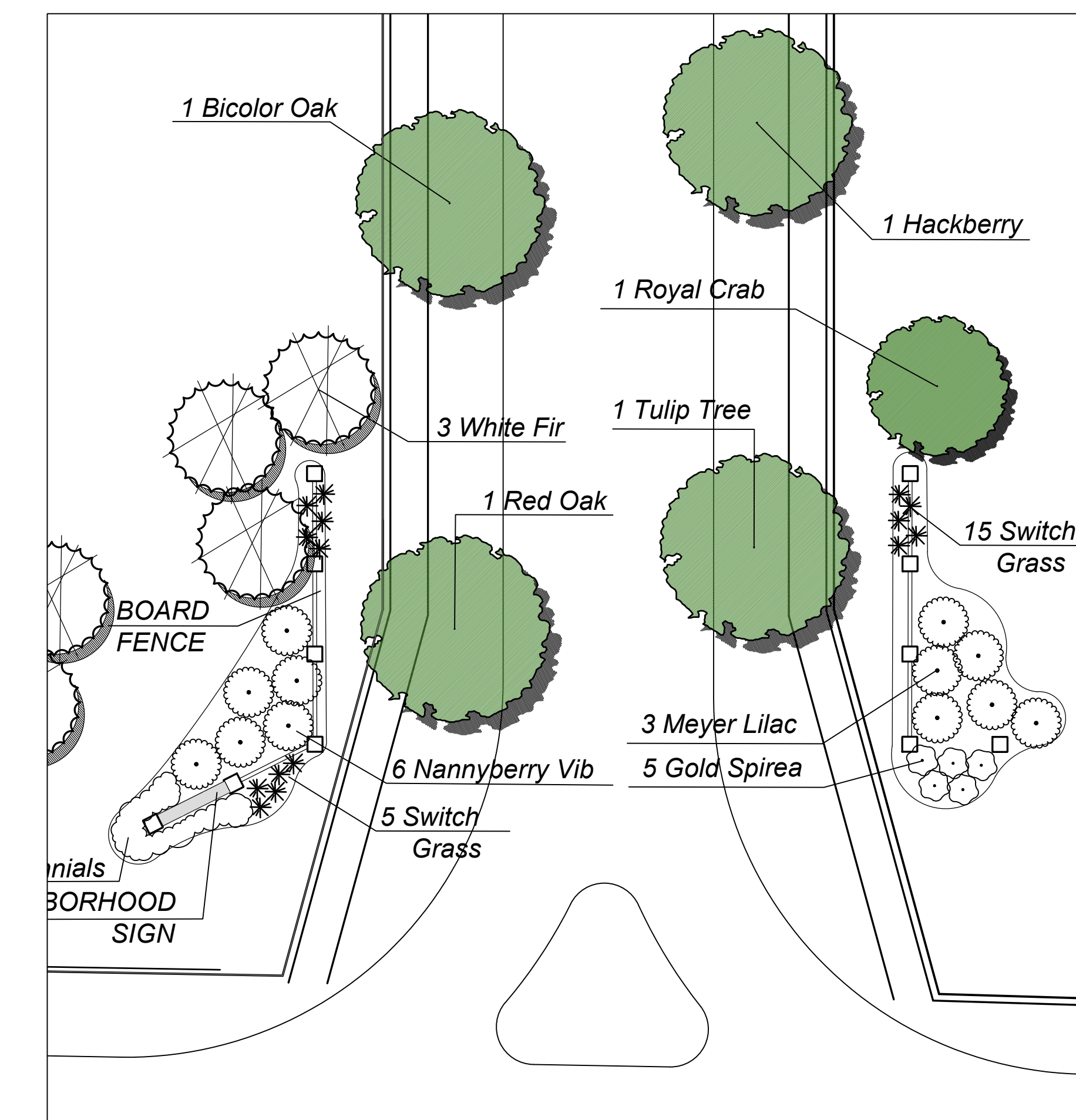
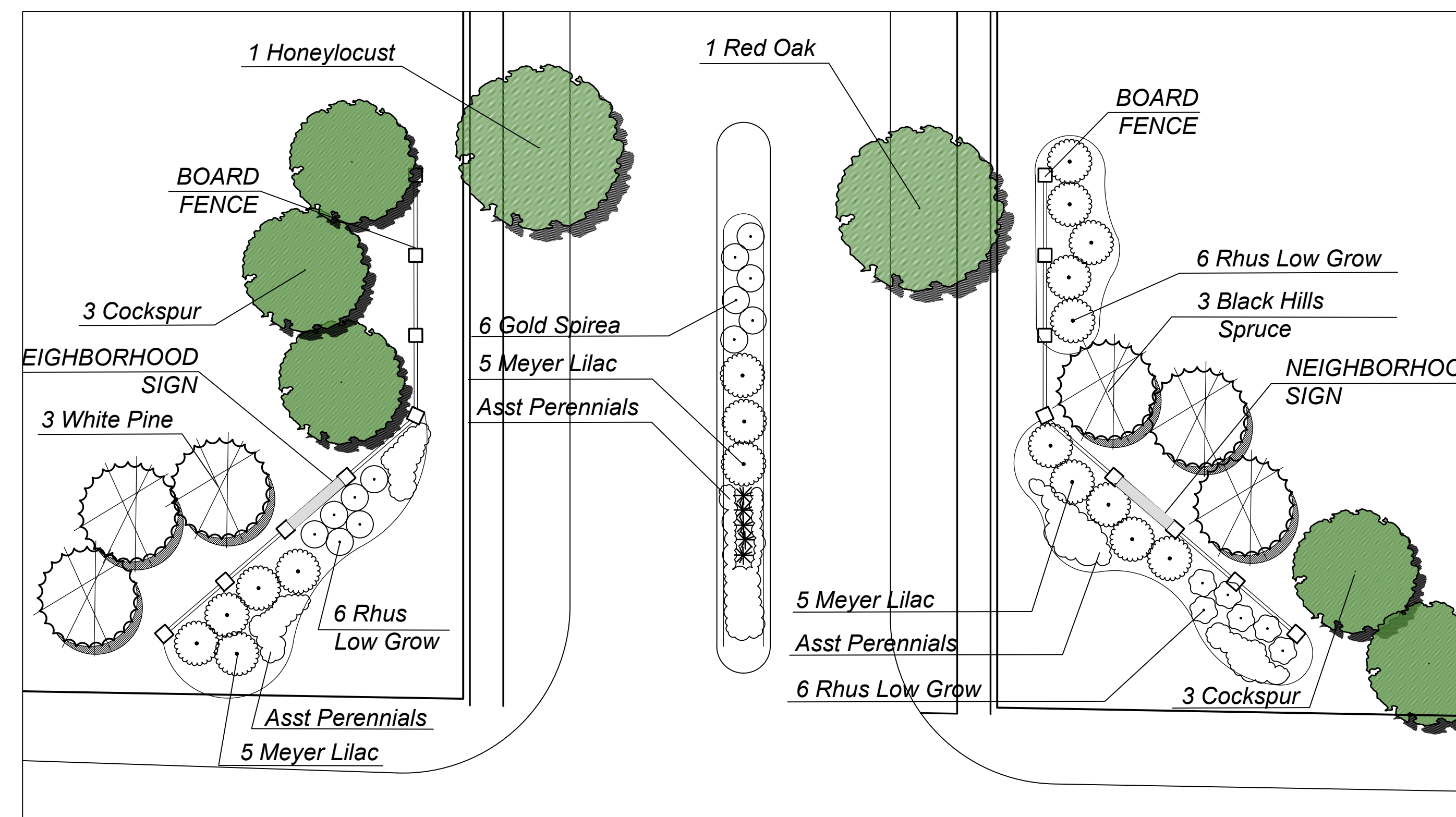
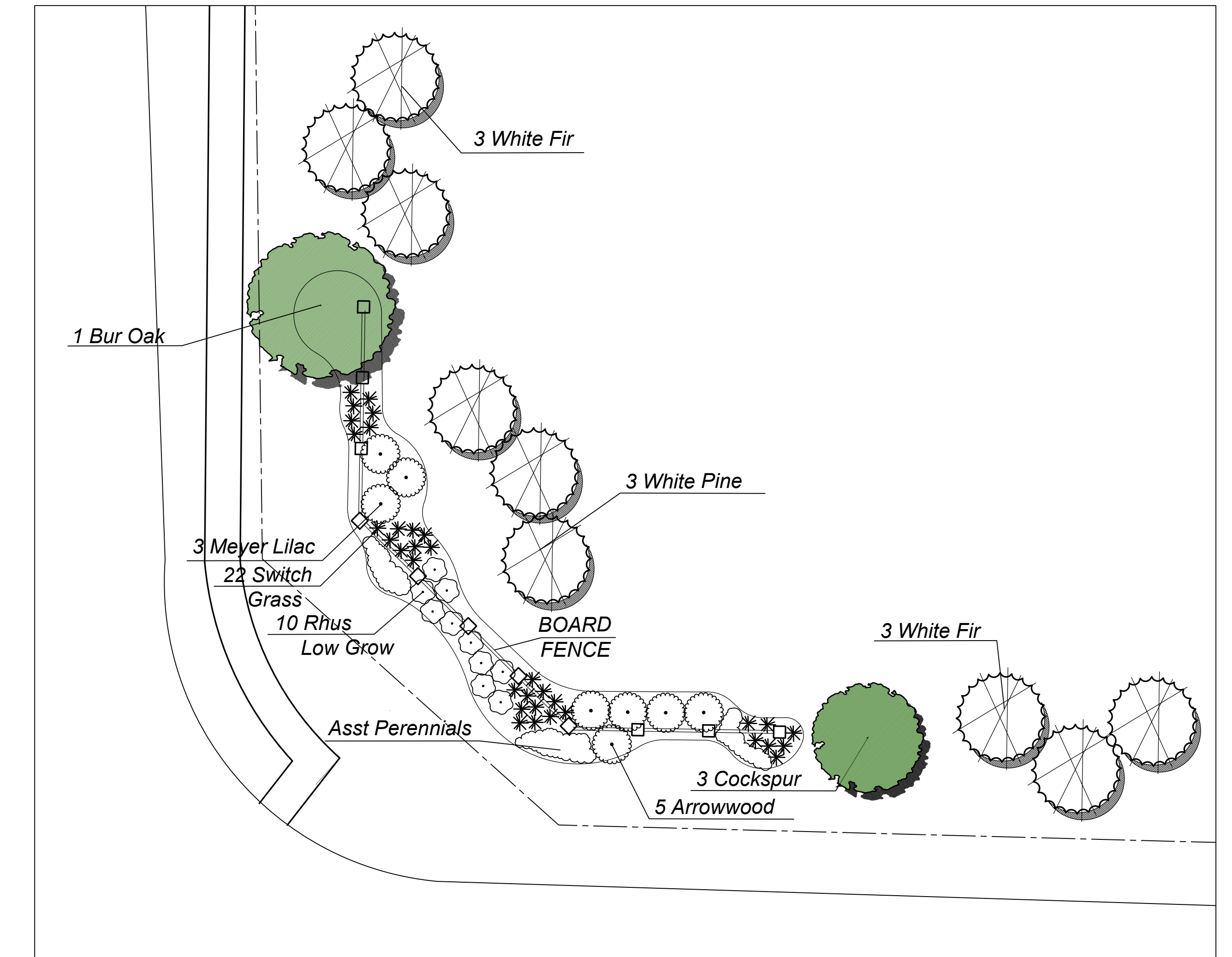
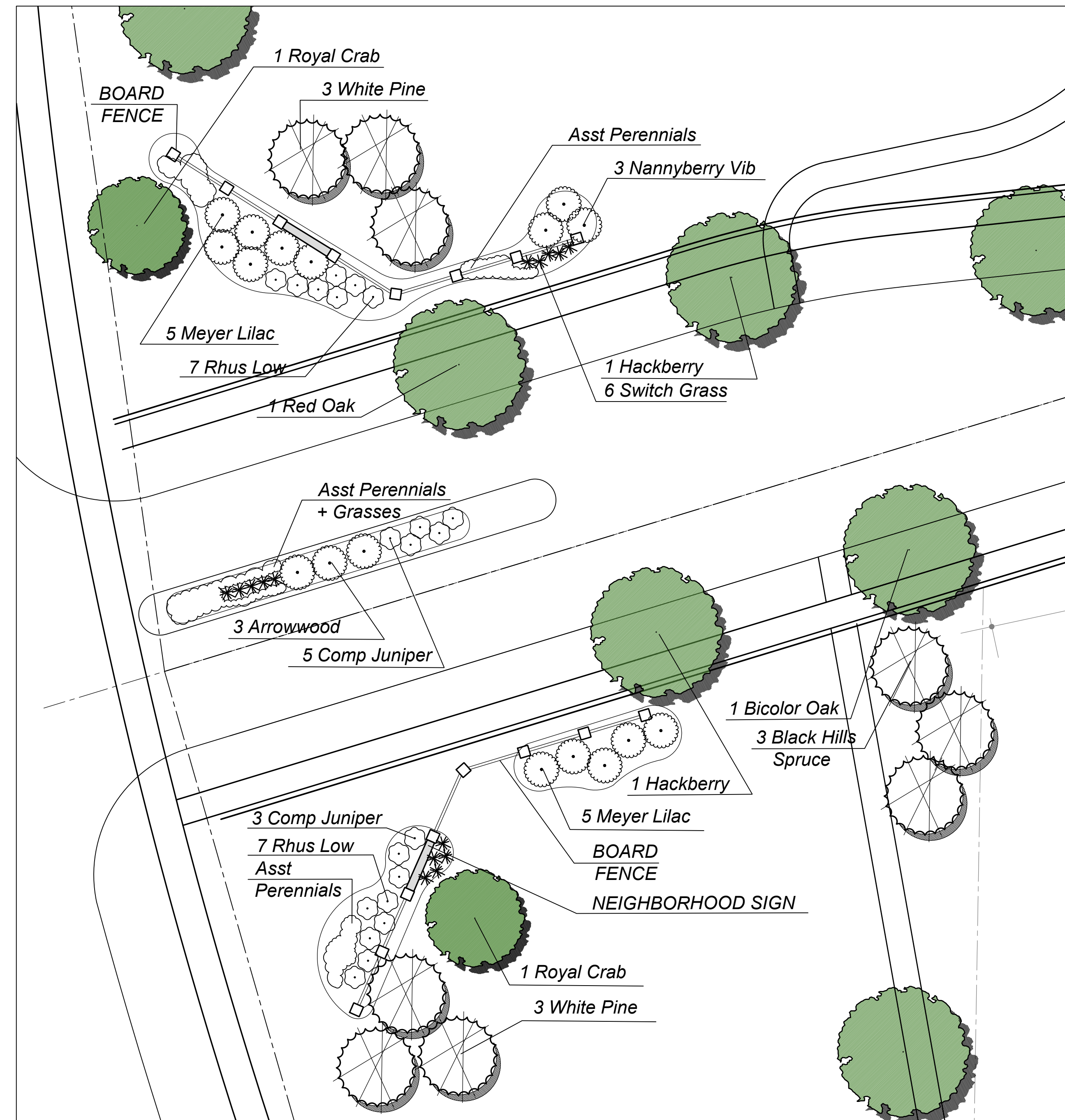


SUTTON FARM
Lannon & County Line Neighborhood
Germantown, Wisconsin



SUTTON FARM
Germantown, Wisconsin

SINGLE FAMILY/PAIRED	Rs-7	Proposed Zoning Rs-7 PUD	TOWN HOMES	Rm-2	Proposed Zoning Rs-7 PUD
TOTAL AREA		2,770,416 nsf	TOTAL NET AREA		723,096 nsf
Dwelling Units/Acre	4.4 du/acre	2.7 du/acre	Dwelling Units/Acre	8.0 du/acre	6.1 du/acre
LOT FRONTAGE	80'	56' min.	LOT FRONTAGE	120'	216' min.
<i>Paired Duplex</i>	<i>100' (Rd-2)</i>	<i>94'</i>	<i>102 Attached Homes</i>		
<i>51 Pathway LTD</i>		<i>56'</i>			
<i>48 Pathway Plus</i>		<i>65' - 77'</i>			
<i>44 Flagship</i>		<i>92'</i>			
<i>Est. Average</i>		<i>72'</i>			
LOT AREA	10,000 sf	7,315 min	LOT AREA	.5 acres	16.6 net acres*
<i>Paired Duplex</i>	<i>15,000 (Rd-2)</i>	<i>11,750 sf</i>	<i>102 Attached Homes</i>		*Buildable
<i>51 Pathway LTD</i>		<i>7,315 sf</i>			Rm-2 area
<i>48 Pathway Plus</i>		<i>9,517 sf</i>	LOT AREA PER UNIT	5,445 sf	7,089 nsf
<i>44 Flagship</i>		<i>12,512 sf</i>			
<i>Est Net Average/Lot</i>		<i>16,201/Lot</i>			
SETBACKS:			SETBACKS:		
Front Yard	30'	30'	Front Yard	35'	25'
Side Yard	10'	8' min	Side Yard	25'	25' combined
Rear Yard	25'	30'	Rear Yard	35'	25'
HEIGHT	35'	35'	HEIGHT	45'	40' at rear
Stories	2.5	2.5	Stories	2.5	3 at rear
LOT COVERAGE	30%	28%	LOT COVERAGE	40%	15%
DWELLING SIZE			DWELLING SIZE		
1 bed	1,200 sf	0	1 bed	650	
2 bed	1,200 sf	0	2 bed	800	1,650
3 bed	1,200 sf	1,450 sf	3 bed	1,000	1,750
4 bed	1,400 sf	1,690 sf	4 bed	1,000	2,200
MIN. GROUND AREA	1,000 sf	1,450 sf	MIN. GROUND AREA	n/a	n/a
OFF-STREET PARKING	Min 2 spaces min 1 garage	all 2 car 4/unit	OFF-STREET PARKING	Min 2 spaces min 1 garage	all 2 car 4/unit



OPEN SPACE DATA:

Gross Site Area	88.3 acres
Open Space	28.0 acres
Open Space Ratio	31.7%
Development Area	60.3
Dwelling Units	273
Density Ratio	4.56 du/acre
Public R.O.W.	13.7 acres

PEDESTRIAN CONNECTIVITY:

Existing Lannon Road Public Path	
Neighborhood Pathway	
Public Sidewalks	



Open Space Plan

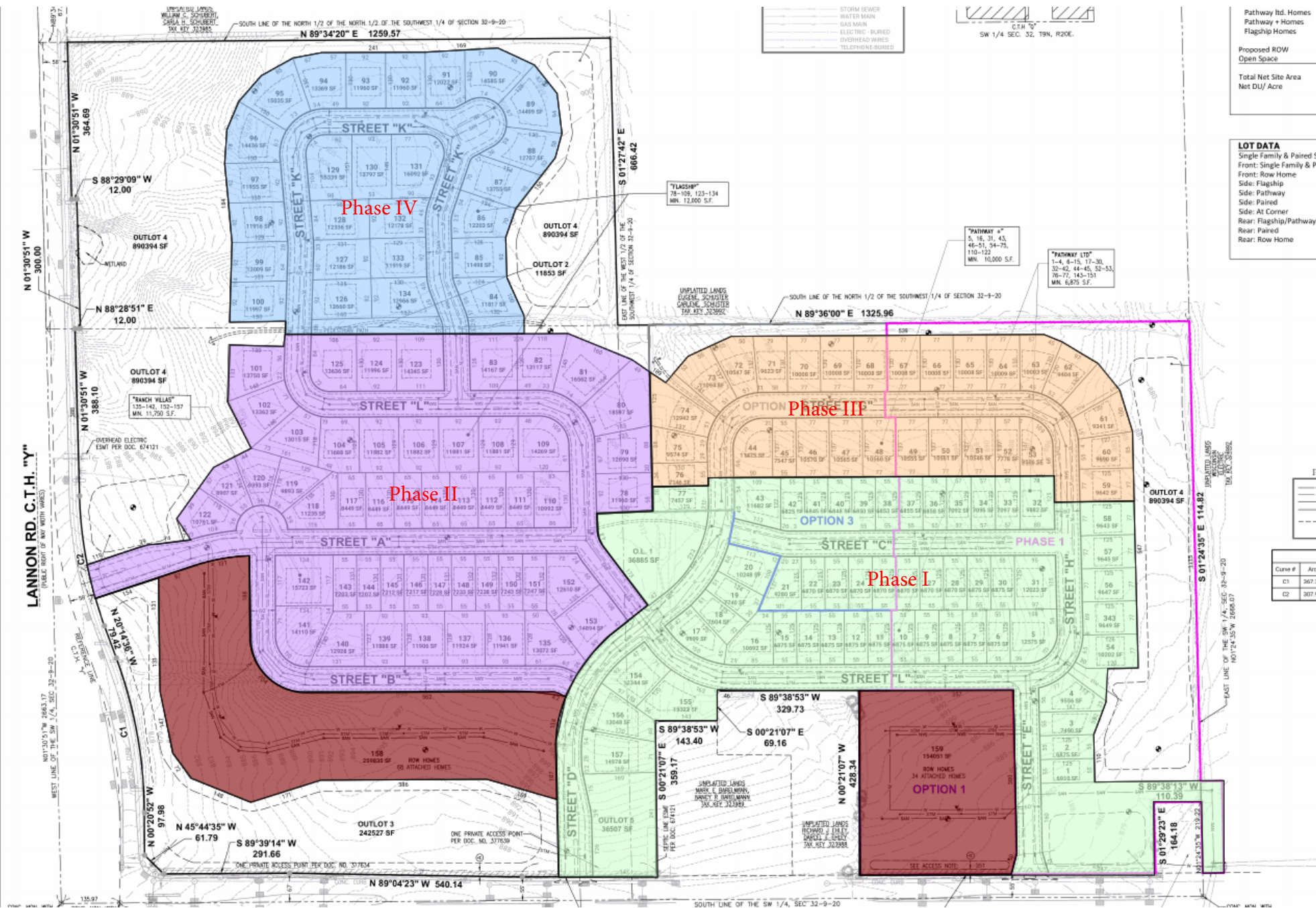
North

0 50 100 200 400

HOME PATH FINANCIAL

Opening a path to success

SUTTON FARM
Lannon & County Line Neighborhood
Germentown, Wisconsin



PRELIMINARY PLAT
OF
SUTTON FARM

That part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section Thirty-two (32), Town Nine (9) North, Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin.

HORIZONTAL DATUM:
This survey is referenced to Wisconsin State Plane Coordinate System Grid, South-Zone (NAD83/2011), in which the West line of the Southwest 1/4, Section 32, Township 9 North, Range 20 East bears North 01°30'51" West.

VERTICAL DATUM:
Vertical Datum is based on North American Vertical Datum of 1988. (NAVD1988).

FLOODPLAIN NOTE:
According to the flood insurance rate map of the County of Washington, Community Panel No. 55131C0358E & 55131C0359D, effective date of November 20, 2013, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

AGENCIES HAVING AUTHORITY OF OBJECT:
- State of Wisconsin, Department of Administration.
- Washington County.

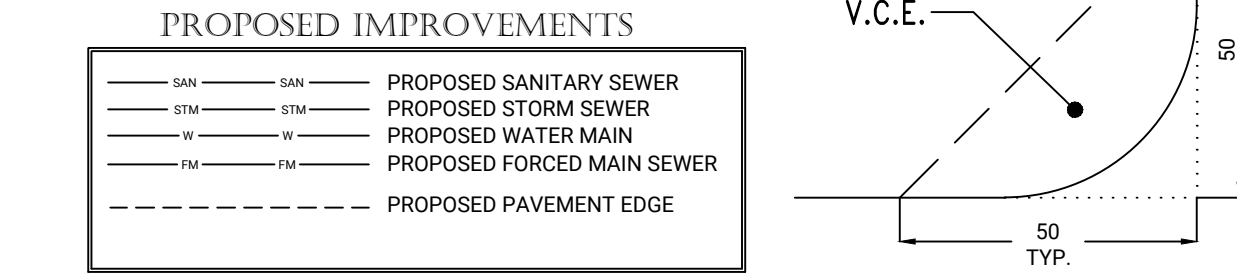
APPROVING AUTHORITY:
- Village of Germantown.

- DEVELOPMENT SUMMARY:**
- Tax Key Number 323995, 323986 & 323987.
 - Subdivision contains 88.30 Acres.
 - Subdivision contains 160 Lots and 5 Outlots.
 - Proposed Zoning = (PD) Planned Development District.
 - All lots to be served with Sanitary Sewer & Watermain.
 - Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
 - Stormwater Management Facilities are located on Outlot 3 and 4 of this Subdivision. The owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repairs, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
 - The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 thru 5 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
 - Lot 160 to be used for Future Well Site.

- Notes**
- Street A, B, C, D, E, G, H, K & L to be dedicated to the Public.
 - Access easement note per Doc. No. 377634: (Public access points must be at least 400' from any public access point to C.T.H. "Q", 300' from any private access point to C.T.H. "Q" include a dedication of vision triangles which have a 150' leg, as measured along the centerline of C.T.H. "Q" and a 100' leg as measured along the centerline of intersection public access point and include the restriction of access across said triangles.
 - 12' Electric Easement per Doc. 856645

WETLANDS:
Wetlands are delineation by Hey & Associates, Inc conducted October 2024.

VISION CORNER EASEMENT: (V.C.E.)
Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing maybe grown, stored or erected to a height more than two feet above ground surface.



Curve Table						
Curve #	Arc	Radius	Delta	Chord	TAN IN	TAN OUT
C1	367.38	1058.00	01°19' 53" 44"	365.54	N10°17'44"W	N00°20' 52"W
C2	307.93	942.00	01°18' 43" 45"	306.56	N10°52'43"W	N01°30' 51"W

I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of German Town.

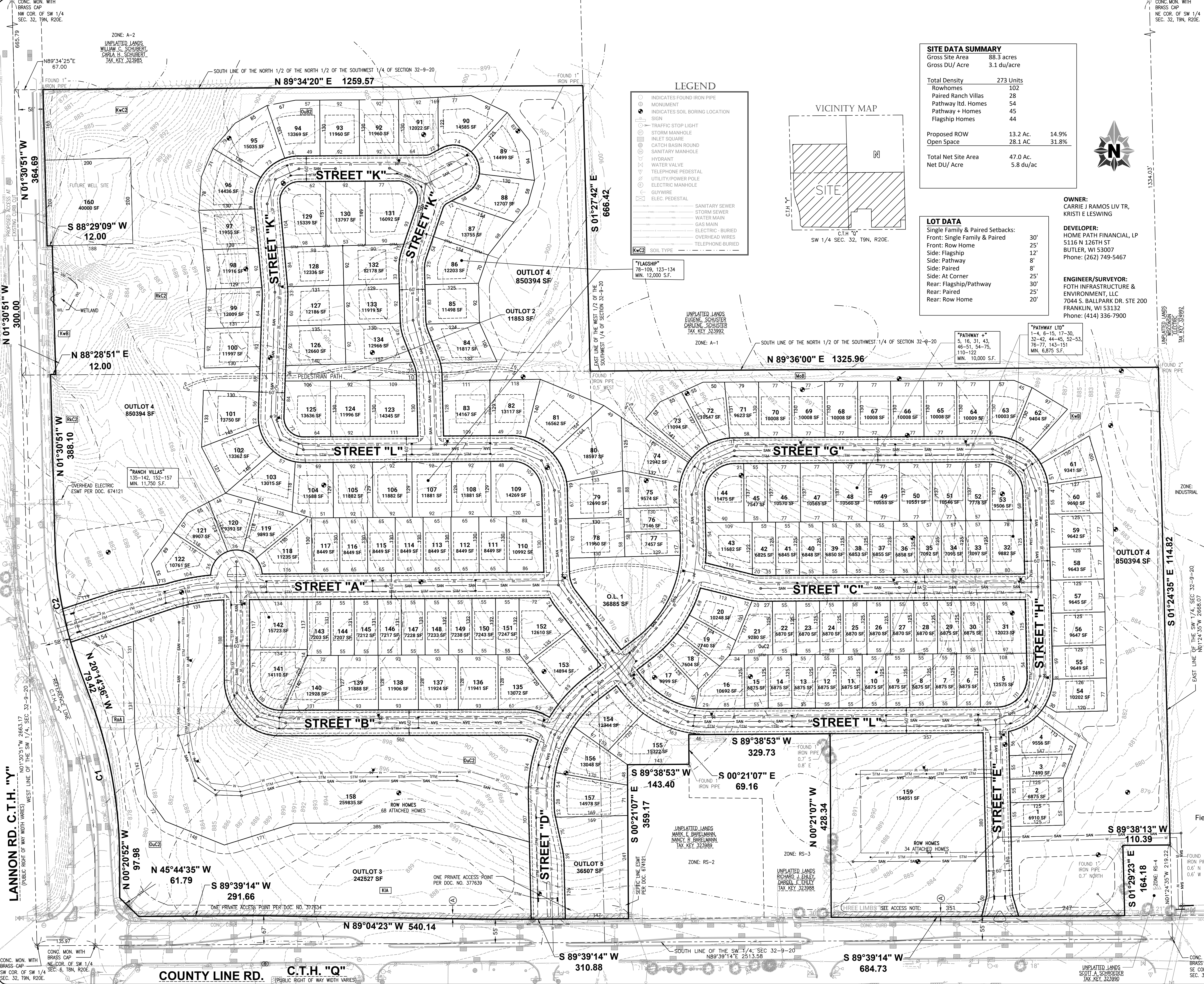
Date of Plat or Map:
March 25, 2025
Rev: May 30, 2025
Field Date: March 5, 2025

WISCONSIN
ANDREW J. MIAZGA
S-2826
MUKWONGO
WI
LAND SURVEYOR
ANDREW J. MIAZGA, PLS (S-2826)

VILLAGE OF GERMANTOWN

SUTTON FARM

SCALE 0 100 200		PROJECT ID: 0025H025.00	
DATE: MAY/30/2025	PREPARED BY: FXA	Foth	SHEET 1 OF 1
CHECKED BY: AJM			





MARCH 2025

SUTTON FARM SUBDIVISION

HOME PATH FINANCIAL
VILLAGE OF GERMANTOWN
0025H025.00

UTILITY AND EMERGENCY TELEPHONE NUMBERS

EMERGENCY: 911
VILLAGE ENGINEERING: (262) 250-4721
VILLAGE PUBLIC WORKS: (262) 250-4725

OWNER CONTACT INFORMATION

KEN FRANK
DIRECTOR OF LAND & DEVELOPMENT
HOME PATH FINANCIAL, LP
5116 NORTH 126TH STREET
BUTLER, WI 53007
(262) 328-4939

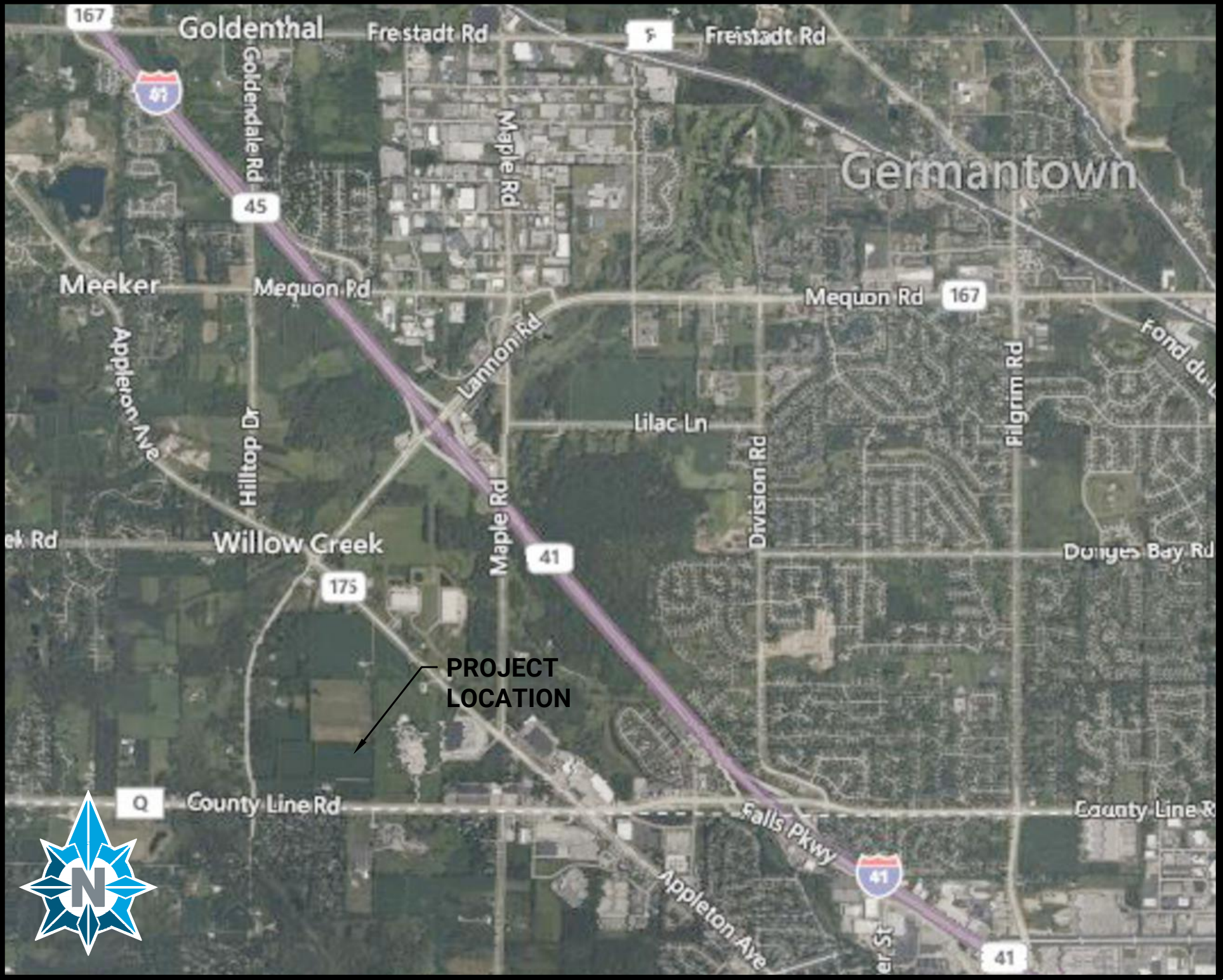
ENGINEER CONTACT INFORMATION

CHRIS HITCH - P.E.
FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
BALLPARK COMMONS OFFICE BUILDING
7044 SOUTH BALLPARK DRIVE, SUITE 200
FRANKLIN, WI 53132
PHONE: (414) 336-7900

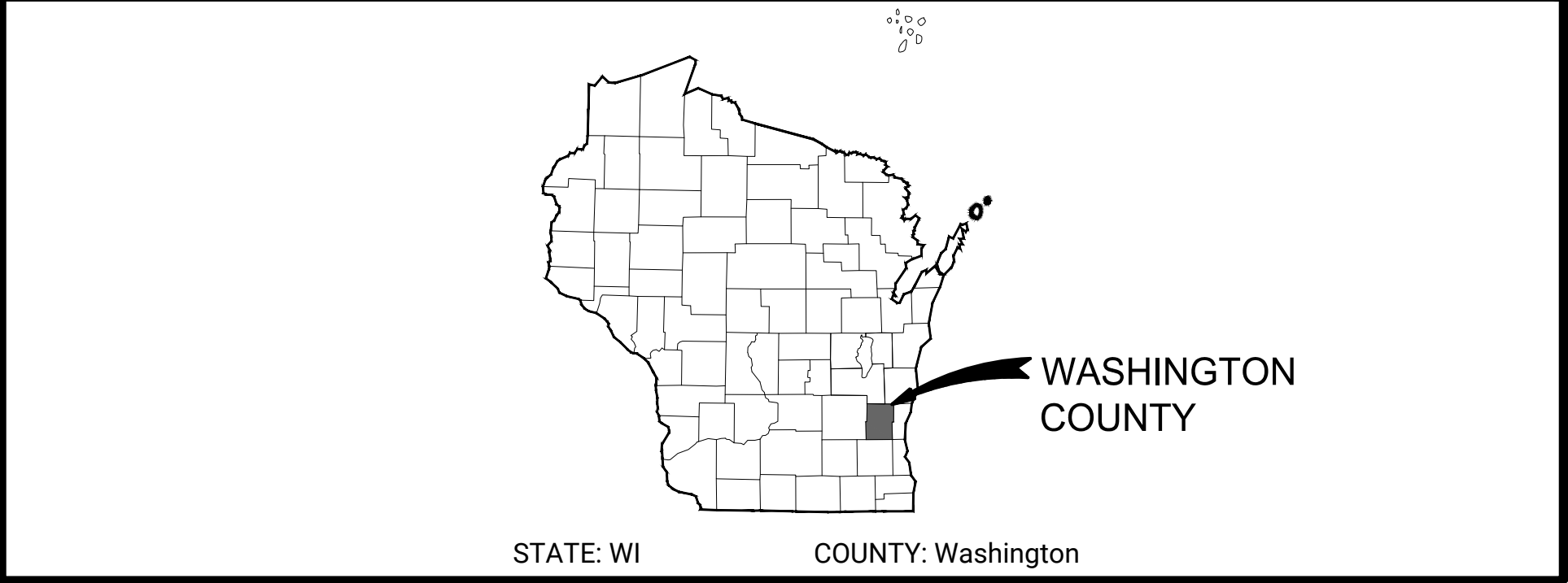
PROJECT ADDRESS

CTH Q & CTH Y GERMANTOWN, WI 53022

LOCATION MAP



STATE & COUNTY LOCATION



PRELIMINARY - NOT FOR CONSTRUCTION ISSUE FOR ESTIMATION

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
G1.00	TITLE SHEET
G2.00	STANDARD LEGEND AND ABBREVIATIONS
G3.00	TYPICAL SECTIONS
C1.01	EXISTING CONDITIONS
C1.02	GRADING PLAN SHEET LAYOUT
C1.04 - C1.07	GRADING PLAN
C1.08 - C1.09	DRAINAGE POND DETAILS
C1.10	UTILITY SYSTEM PLAN SHEET LAYOUT
C1.11 - C1.14	UTILITY SYSTEM PLAN
C1.11 - C1.14	UTILITY SYSTEM PLAN
C2.01 - C2.16	SANITARY SEWER PLAN AND PROFILE
C5.01	EROSION CONTROL DETAILS
C5.02	UTILITY DETAILS



	EXISTING	PROPOSED
EASEMENT - PERMANENT	_____	_____
EASEMENT - TEMPORARY	_____	_____
PROPERTY - PROPERTY LINE	___ .. ___ .. ___ ..	___ .. ___ .. ___ ..
PROPERTY - RIGHT OF WAY	_____ ROW _____	_____ ROW _____
PROPERTY - RIGHT OF WAY MARKER	ROW	ROW
PROPERTY - SECTION LINES	_____	_____
PROPERTY - SETBACK		

	EXISTING	PROPOSED
CONTROL POINT - GENERAL		
CONTROL - IRON ROD, REBAR OR PIPE		

	EXISTING	PROPOSED
BRIDGE - GENERAL		
RAILROAD - CONTROL BOX		
RAILROAD - CENTERLINE OF TRACKS		
RAILROAD - SIGNAL		
RAILROAD - TRACK (RAIL)		
ROADWAY - ASPHALT EDGE		
ROADWAY - ASPHALT PATTERN		
ROADWAY - CENTERLINE		
ROADWAY - CONCRETE EDGE		
ROADWAY - CONCRETE PATTERN		
ROADWAY - CURB		
ROADWAY - GRAVEL EDGE		
ROADWAY - GRAVEL PATTERN		
ROADWAY - GUARDRAIL		
ROADWAY - JOINTS		
ROADWAY - METER		
ROADWAY - SIGN - HIGHWAY		
ROADWAY - WHEELSTOP		
SIDEWALK EDGE		
SIDEWALK PATTERN		

	EXISTING	PROPOSED
SITE - BUILDING FOUNDATION		
SITE - BUILDING OUTLINE		
SITE - FENCE - BARBED WIRE		
SITE - FENCE - CHAIN LINK		
SITE - FENCE - FIELD		
SITE - FENCE - WOOD		
SITE - GATE		
SITE - LIGHT		
	LIGHT - ORNAMENTAL	LIGHT - STREET
SITE - MAILBOX		
SITE - BOULDER		
SITE - SEPTIC TANK		
SITE - SIGN - MISC		
SITE - TRAIL		
SITE - RETAINING WALL		

	EXISTING	PROPOSED
CONTOUR - MAJOR WITH IDENTIFIER		
CONTOUR - MINOR		
CONTOUR - MINOR - DEPRESSION		
ROADWAY - SLOPE INTERCEPT		
SILT FENCE		
SITE - GRADING LIMITS		
SITE - GRADING - RIPRAP BOUNDARY		
SITE - GRADING - RIPRAP PATTERN		
SITE - SPOT ELEVATION		
SITE - STOCKPILE - TOPSOIL		
TRACKOUT PAD		

	EXISTING	PROPOSED
DRAINAGE - DITCH - CENTERLINE		
DRAINAGE - DITCH - EDGE OF WATER		
DRAINAGE - FLOW		
DRAINAGE - POND EDGE		
DRAINAGE - TILE DRAIN		
DRAINAGE - ARROW		

	EXISTING	PROPOSED
ELECTRICAL - EQUIPMENT	FIRE ALARM BOX	FIRE ALARM BOX
ELECTRICAL - JUNCTION BOX		
ELECTRICAL - LIGHT FIXTURE	UTILITY & LIGHT POLE	UTILITY & LIGHT POLE
ELECTRICAL - OVERHEAD CABLE	_____OHE_____	_____OHE_____
ELECTRICAL - PAVEMENT SENSOR	_____	_____
ELECTRICAL - PEDESTAL		
ELECTRICAL - POLE	UTILITY POLE WITH TRANSFORMER	UTILITY POLE WITH TRANSFORMER
ELECTRICAL - TOWER		
ELECTRICAL - UNDERGROUND CABLE	_____E_____	_____E_____
ELECTRICAL - UNDERGROUND DUCT	_____	_____
ELECTRICAL - UNDERGROUND STRUCTURE		
ELECTRICAL - TRANSFORMER ENCLOSURE	_____	_____

	EXISTING	PROPOSED
FUEL	-----	-----
NATURAL GAS - APPURTENANCE	PROBE VALVE G METER	PROBE VALVE G METER
NATURAL GAS - PIPE HIGH PRESSURE	-----GHP-----	-----
NATURAL GAS - PIPE MAIN	-----G-----	-----G-----
NATURAL GAS - PIPE SERVICE	-----G-----	-----G-----
NATURAL GAS - STRUCTURE		
NATURAL GAS - VENT		

	EXISTING	PROPOSED
GEOTECHNICAL - SOILS BOUNDARY		
GEOTECHNICAL - SOIL BORING	⊕ BORING #	⊕ BORING #

	EXISTING	PROPOSED
EDGE OF WATER - RIVER OR STREAM		
EDGE OF WATER - LAKE OR POND		
FLOODPLAIN - 100 YEAR		
FLOODPLAIN - NON-REGULATORY		
WETLAND - BOUNDARY		
WETLAND - PATTERN		

	EXISTING		PROPOSED	
	CONF.	DECD.	CONF.	DECD.
PLANTING - BUSH				
PLANTING - EDGE	_____	_____	_____	_____
PLANTING - EVERGREEN	_____	_____	_____	_____
PLANTING - GROUND COVER				
PLANTING - SHRUB				
PLANTING - STUMP				
PLANTING - TREE	CONF. 10'	DECD. 12'	CONF. 10'	DECD. 12'
PLANTING - TREE LINE				

	EXISTING	PROPOSED
MISC. UTILITY		
MISC. UTILITY - GUY POLE, WIRE, ANCHOR		
MISC. UTILITY - MANHOLE		
MISC. UTILITY - OVERHEAD CABLE		
MISC. UTILITY - PIPE CASING		
MISC. UTILITY - POLE		
SITE - TRENCH DAM		

	EXISTING	PROPOSED
SANITARY SEWER (PLAN)		
SANITARY SEWER (PROFILE)		
SANITARY FORCE MAIN (PLAN)		
SANITARY FORCE MAIN (PROFILE)		
SANITARY SEWER - CLEANOUT		
SANITARY SEWER - LIFT STATION		
SANITARY SEWER - STRUCTURE		

	EXISTING	PROPOSED
STORM SEWER (PLAN)	STM	STM
STORM SEWER (PROFILE)		
STORM SEWER - CULVERT		
STORM SEWER - STRUCTURE	ST	ST
STORM SEWER - INLET OR CATCH BASIN		
STORM SEWER - LIFT STATION	LS	

	EXISTING	PROPOSED
WATER - PIPE (PLAN)		
WATER - PIPE (PROFILE)		
WATER - IRRIGATION		
WATER - APPURTENANCE		
WATER - HYDRANT		
WATER - STRUCTURE		
WATER - VALVE		
WATER - WELL		

	EXISTING	PROPOSED
CABLE TELEVISION - OVERHEAD	— OHC —	— OHC —
CABLE TELEVISION - PEDESTAL	▽	▽
CABLE TELEVISION - UNDERGROUND	— CTV —	— CTV —
FIBER OPTIC - UNDERGROUND CABLE	— FO —	— FO —
FIBER OPTIC - JUNCTION BOX/STRUCTURE	□	□
TELECOM - MISCELLANEOUS	— (util) —	— (util) —
TELEPHONE - BURIED	— T —	— T —
TELEPHONE - OVERHEAD CABLE	— OHT —	— OHT —
TELEPHONE - PEDESTAL	▽	▽
TELEPHONE - STRUCTURE	⊙	⊙
TELEPHONE - SWITCH	—	—

	EXISTING	PROPOSED
CONSTRUCTION ACCESS POINT		
TRAFFIC CONTROL - BARREL		
ROADWAY - MARKING CENTER		
ROADWAY - MARKING EDGE		
ROADWAY - MARKING LANE		
ROADWAY - MARKING SYMBOL		
TRAFFIC SIGNAL		
TRAFFIC SIGNAL - EQUIPMENT		
TRAFFIC SIGNAL - JUNCTION BOX		
TRAFFIC SIGNAL - LIGHT		
TRAFFIC SIGNAL - STRUCTURE		
TRAFFIC SIGNAL - UNDERGROUND LOOP		

SANITARY SEWER - EXISTING	———— SAN ————	
SANITARY SEWER - EXISTING SUE LVL A	———— SAN(A) ----	
SANITARY SEWER - EXISTING SUE LVL B	———— SAN(B) ----	
SANITARY SEWER - EXISTING SUE LVL C	———— SAN(C) ----	
SANITARY SEWER - EXISTING SUE LVL D	———— SAN(D) ----	
SANITARY SEWER - ABANDONED	/ / / / SAN / / / /	/ / / / SAN / / / /
SANITARY SEWER - REMOVED/DEMO		X X X X X SAN X X X X X
SANITARY SEWER - PROPOSED		———— SAN ————
SANITARY SEWER - FUTURE		— — — — —

△	CENTRAL ANGLE OR DELTA	MH	MANHOLE
ADT	AVERAGE DAILY TRAFFIC	MP	MARKER POST
AGGR	AGGREGATE	MW	METER-WATER OR MONITORING WELL
AH	AHEAD	N	NORTH
ASPH	ASPHALT	NB	NORTHBOUND
B/B	BACK TO BACK	NC	NORMAL CROWN
BARR	BARRICADE	NE	NORTHEAST
BOC	BACK OF CURB	NO	NUMBER
BK	BACK	NTS	NOT TO SCALE
BLDG	BUILDING	NW	NORTHWEST
BM	BENCH MARK	O	OIL
BSMT	BASEMENT	O&C	OIL & CHIP
C	CUT	OBLIT	OBLITERATE
C&G	CURB AND GUTTER	OD	OUTSIDE DIAMETER
C/C	CENTER TO CENTER	PC	POINT OF CURVATURE
CABC	CRUSHED AGGREGATE BASE COURSE	PCC	POINT OF COMPOUND CURVE
CB	CATCH BASIN	PED	PEDESTAL
CE	CONSTRUCTION ENTRANCE	PLE	PERMANENT LIMITED EASEMENT
CIP	CAST IRON PIPE	PVMT	PAVEMENT
CL	CENTERLINE	PCC	PORTLAND CEMENT CONCRETE
OMP	CORRUGATED METAL PIPE	PE	PRIVATE ENTRANCE
CNTY	COUNTY	PI	POINT OF INTERSECTION
CO	CLEAN OUT	PJF	PRE-FORMED JOINT FILLER
CONC	CONCRETE	PL	PROPERTY LINE
CONSTR	CONSTRUCTION	POC	POINT OF CURVE
CONSTR JT	CONSTRUCTION JOINT	POT	POINT ON TANGENT
CP	CONTROL POINT	PP	POWER POLE
CTH	COUNTY TRUNK HIGHWAY	PRC URE	POINT OF REVERSE CURVATURE
CTRL JT	CONTROL JOINT	PROJ	PROJECT
CTV	CABLE TV	PROP	PROPOSED
CU YD	CUBIC YARD	PSI	POUND PER SQUARE INCH
C	CURB STOP	PT	POINT OF TANGENCY
D	DEGREE OF CURVE	PVC	POLYVINYL CHLORIDE
DD	DIRECTIONAL DRILLED	PVC	POINT OF VERTICAL CURVATURE
DEG	DEGREE	PVI	POINT OF VERTICAL INTERSECTION
DIA	DIAMETER	PVRT	POINT OF VERTICAL REVERSE CURVE
DI	DUCTILE IRON PIPE	PVC	POINT OF VERTICAL TANGENCY
DISCH	DISCHARGE	R	RANGE OR RADIUS
DW	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST	REBAR	REINFORCEMENT BAR
E OR	ELECTRIC (IN LINE STYLES)	REL	RELOCATE
EA	EACH	REM	REMAINING
EB	EAST BOUND	REQD	REQUIRED
EBS	EXCAVATION BELOW SUBGRADE	RL	REFERENCE LINE
ECS	EXTERNAL CHIMNEY SEAL	ROW	RIGHT-OF-WAY
EL	ELEVATION	RP	REFERENCE POINT
ELEC	ELECTRIC	RR	RAILROAD
EMB	EMBANKMENT	RT	RIGHT
ENTR	ENTRANCE	RW	RETAINING WALL
EP	EDGE OF PAVEMENT	S	SOUTH
ET	ELECTRIC TRANSFORMER	SALV	SALVAGE
EW	ENDWALL	SAN	SANITARY
EXC	EXCAVATION	SC	STORM CONNECTION
EXIST	EXISTING	SB	SOUTHBOUND
F	FILL	SDWK	SIDEWALK
F/F	FACE TO FACE	SE	SOUTHEAST
FDN	FOUNDATION	SF	SILT FENCE
FE	FIELD ENTRANCE	SIG	SIGNAL
FERT	FERTILIZER	SL	SANITARY LATERAL
FH	FIRE HYDRANT	SQ FT	SQUARE FEET
FIN GR	FINISHED GRADE	SHLDR	SHOULDER
FL	FLOW LINE	SQ YD	SQUARE YARD
FM	FORCE MAIN	SSD	STOPPING SIGHT DISTANCE
FO	FIBER OPTIC	STA	STATION
FT	FOOT	STD	STANDARD
FTG	FOOTING	STH	STATE TRUNK HIGHWAY
G	GAS	STM	STORM OR STORM SEWER
GV	GAS VALVE	STP	SEWAGE TREATMENT PLANT
GW	GUY WIRE	STRUCT	STRUCTURE OR STRUCTURAL
HDPE	HIGH DENSITY POLYETHYLENE	SW	SOUTHWEST
HORIZ	HORIZONTAL	TAN	TANGENT
HR	HANDICAP RAMP	T	TOWN
HSE	HOUSE	T OR	TELEPHONE (IN LINE STYLE)
HT	HEIGHT	TEL	TELEPHONE
I	INTERSECTION ANGLE	TEMP	TEMPORARY
ICS	INTERNAL CHIMNEY SEAL	TLE	TEMPORARY LIMITED EASEMENT
ID	INSIDE DIAMETER	TOC	TOP OF CURB
IN	INCH	TRANS	TRANSITION
INL	INLET	TYP	TYPICAL
INTERS	INTERSECTION	UG	UNDERGROUND
INV	INVERT	USH	US HIGHWAY
IP	IRON PIPE OR PIN	VC	VERTICAL CURVE
JCT	JUNCTION	VERT	VERTICAL
L	LENGTH (OF CURVE)	VOL	VOLUME
LC	LONG CHORD OF CURVE	W	WEST
LP	LIGHT POLE	WB	WESTBOUND
LS	LIFT STATION OR LUMP SUM	WM	WATER MAIN
LT	LEFT	WS	WATER SERVICE
MAINT	MAINTENANCE	WTP	WATER TREATMENT PLANT
MATL	MATERIAL	WV	WATER VALVE
MB	MAILBOX	WWTP	WASTE WATER TREATMENT PLANT
MG	METER-GAS	YD	YARD



HOME PATH
FINANCIAL

[illegible]

**SUTTON FARM SUBDIVISION
HOME PATH FINANCIAL
VILLAGE OF GERMANTOWN, WI**

STANDARD LEGEND AND ABBREVIATIONS

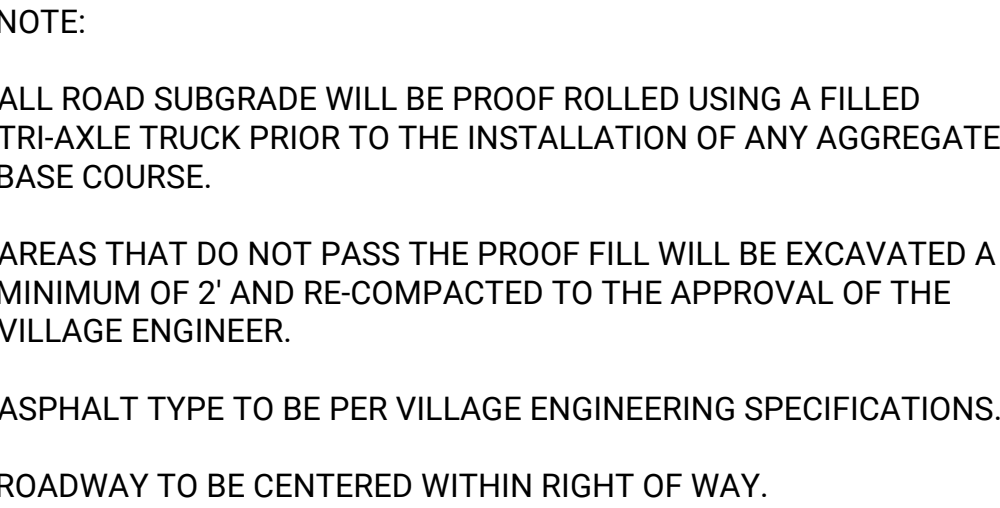


DESIGNED: NGB	DRAWN: GJZ	CHECKED: GDU
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NSR	SSL
PROJECT NO: 0025H025.00	

PRINT DATE: 5/30/2025

G2.00



TYPICAL CROSS SECTION PUBLIC RESIDENTIAL STREET DETAIL

[illegible]

**SUTTON FARM SUBDIVISION
HOME PATH FINANCIAL
VILLAGE OF GERMANTOWN, WI**

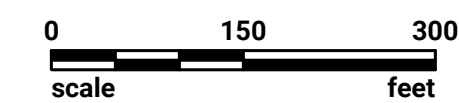
TYPICAL SECTIONS



**SUBJECT TO CHANGE
NOT FOR CONSTRUCTION**

DESIGNED: NCR	DRAWN: CJZ	CHECKED: CDH
PROJECT NO: 0025H025.00		
PRINT DATE: 5/30/2025		
SHEET NO.		

G3.00



HOME PATH
FINANCIAL

[illegible]

**SUTTON FARM SUBDIVISION
HOME PATH FINANCIAL
VILLAGE OF GERMANTOWN, WI**

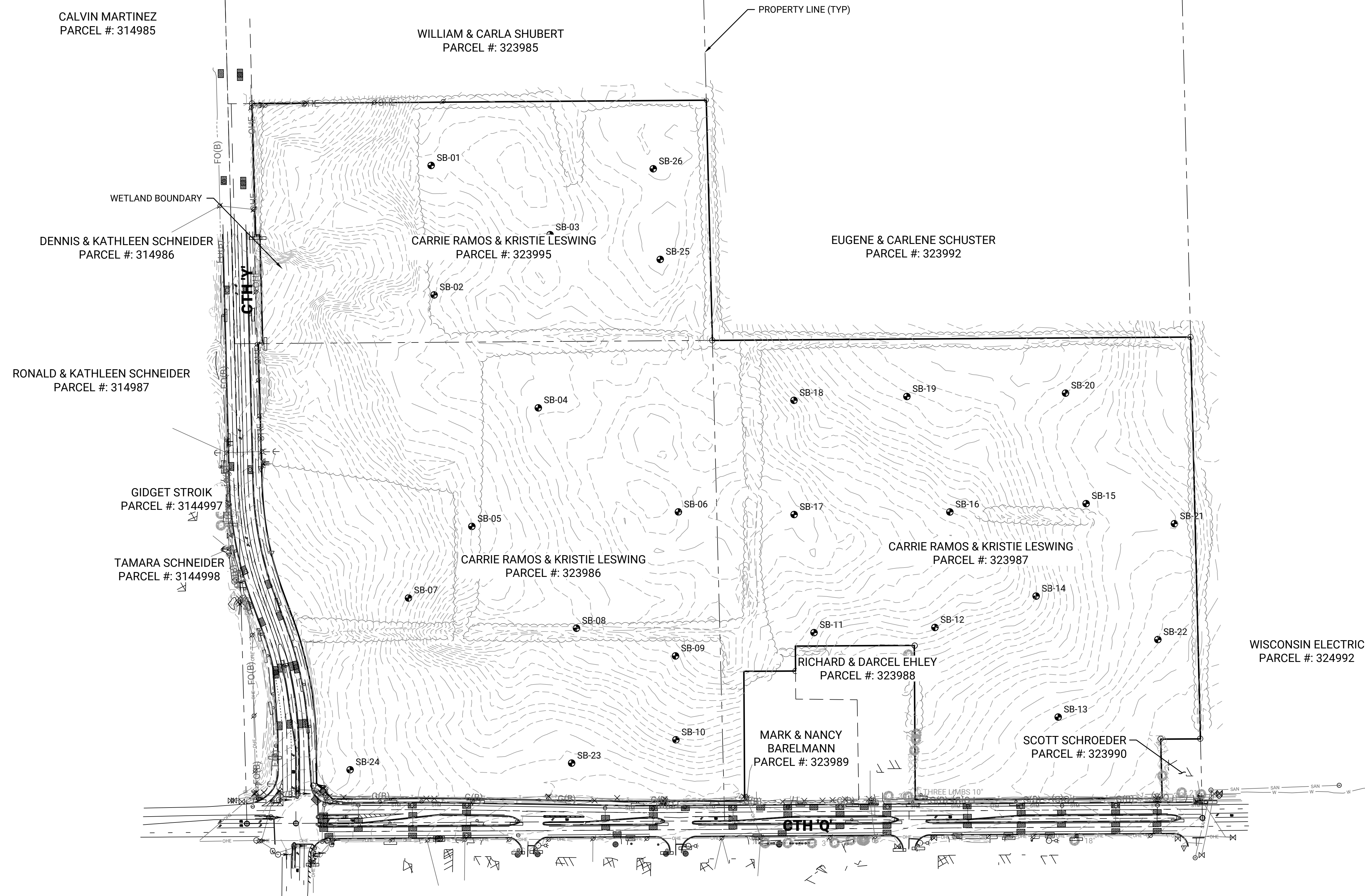
EXISTING CONDITIONS



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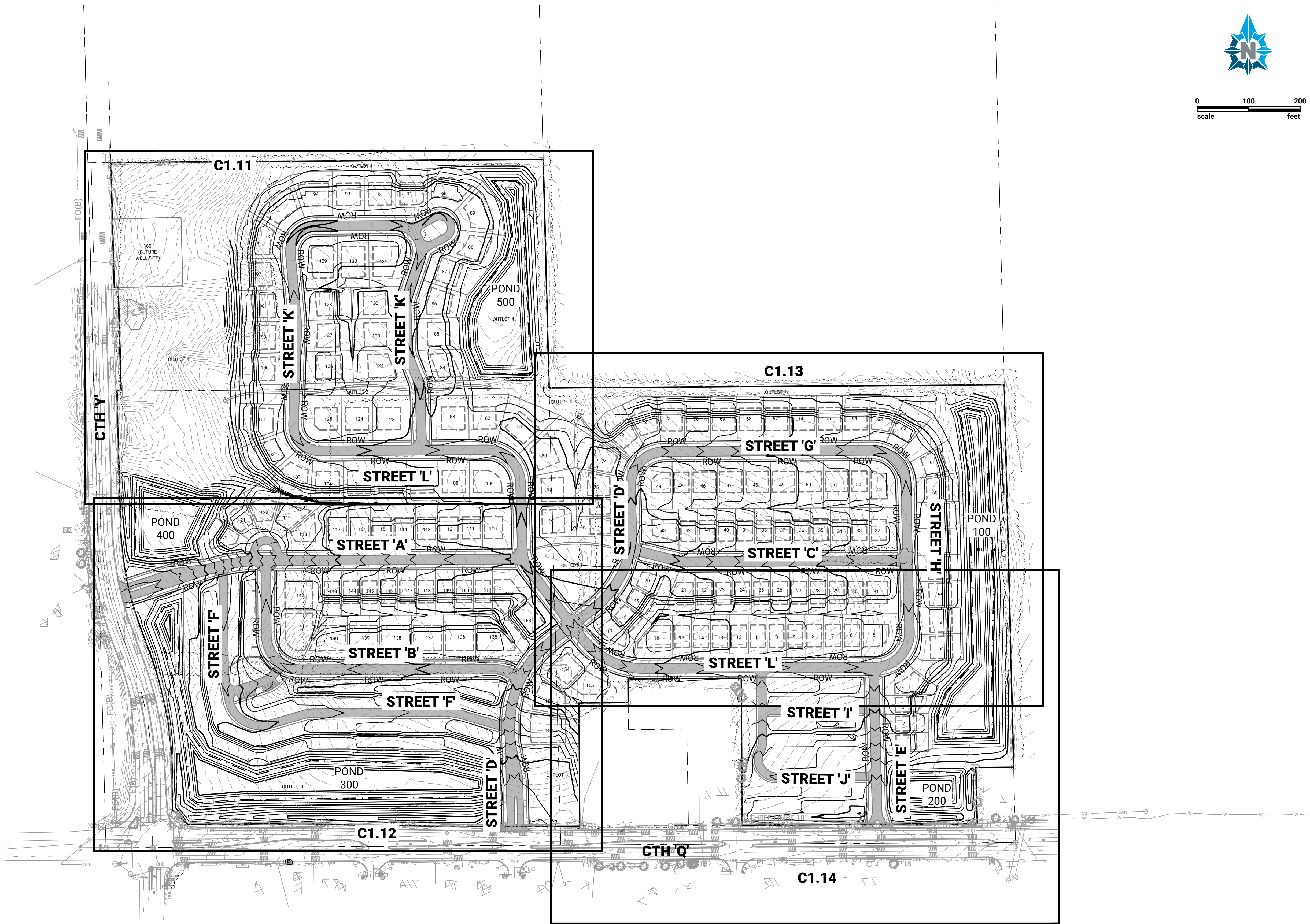
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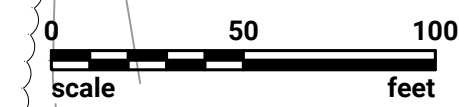
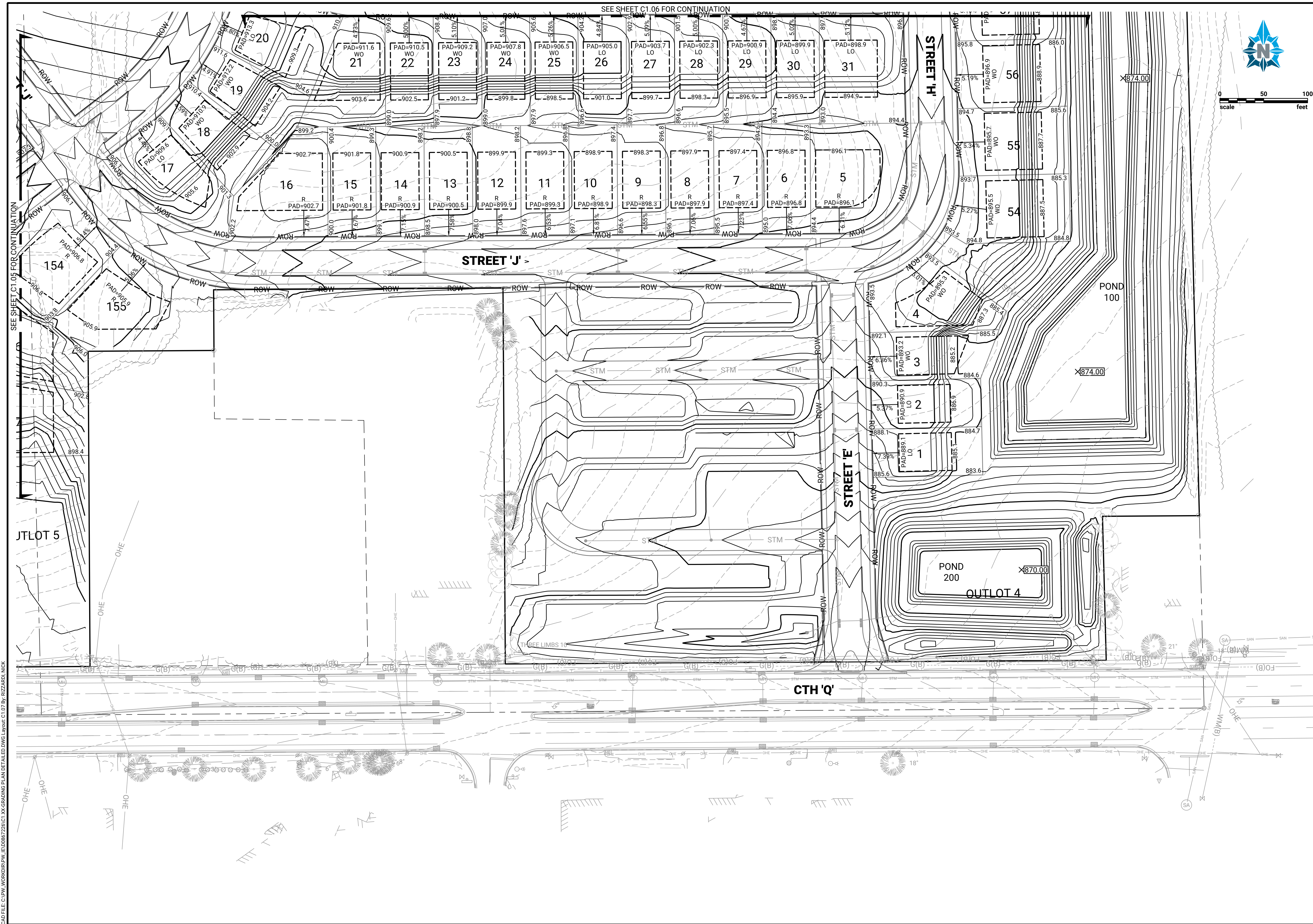
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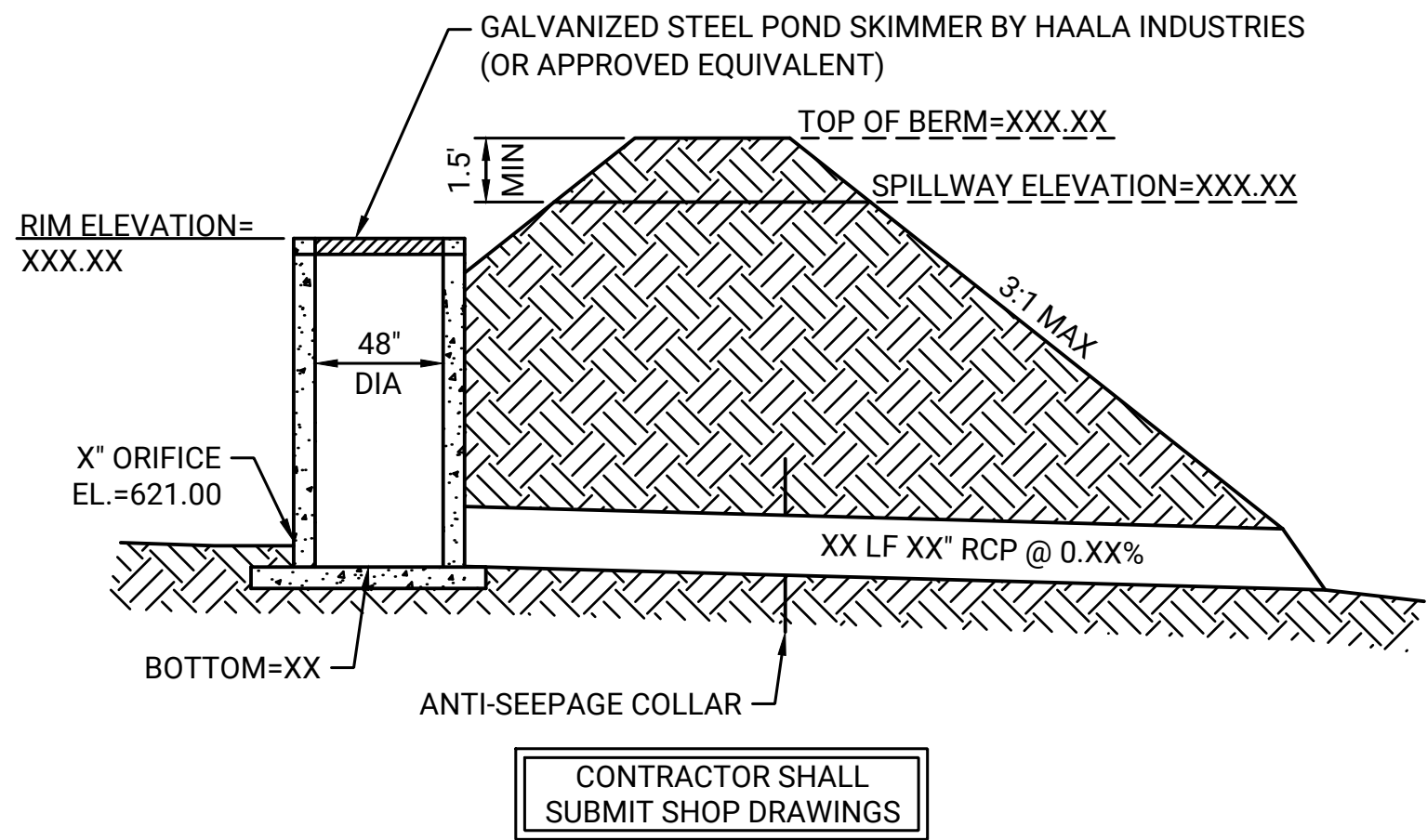
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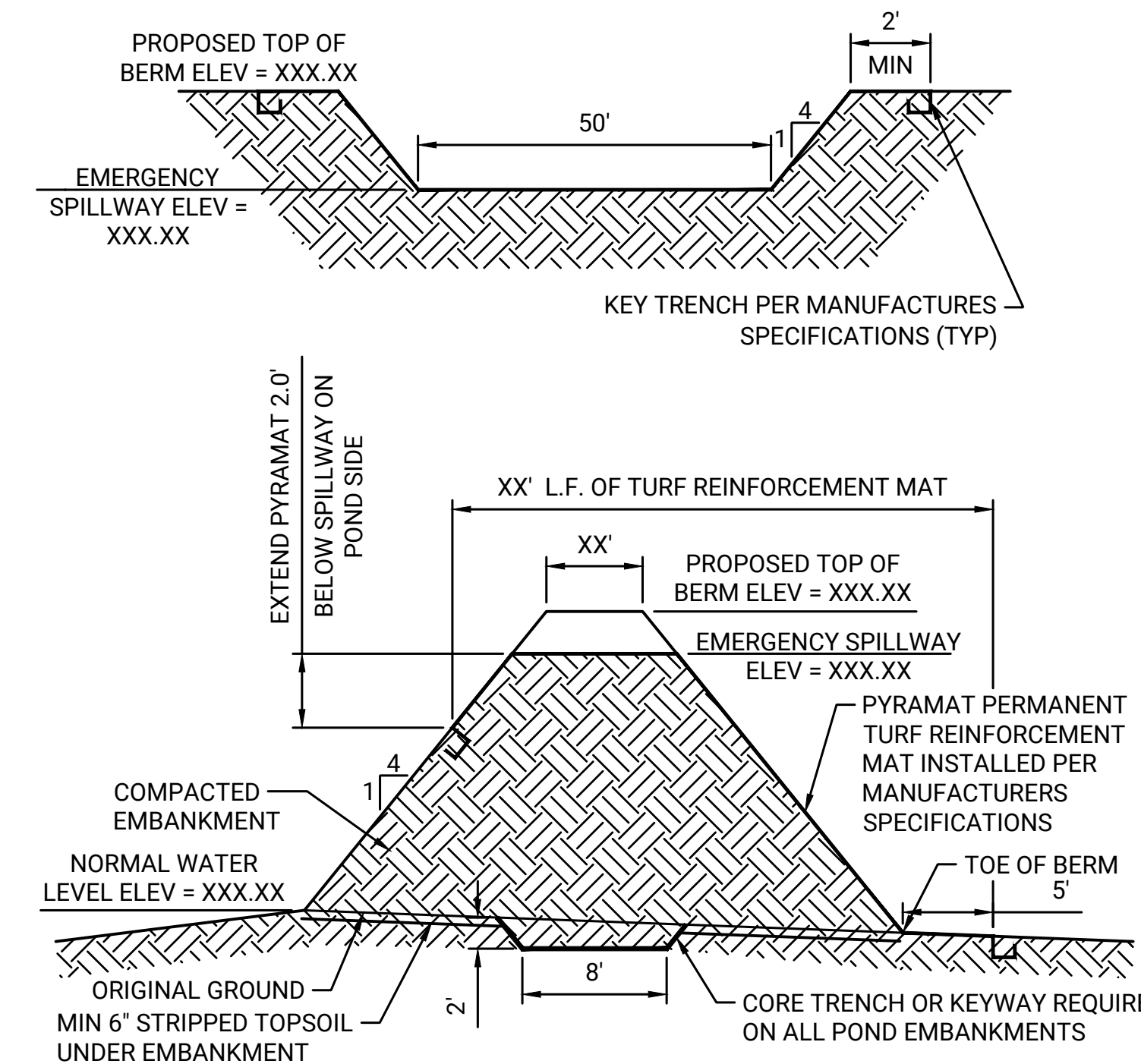
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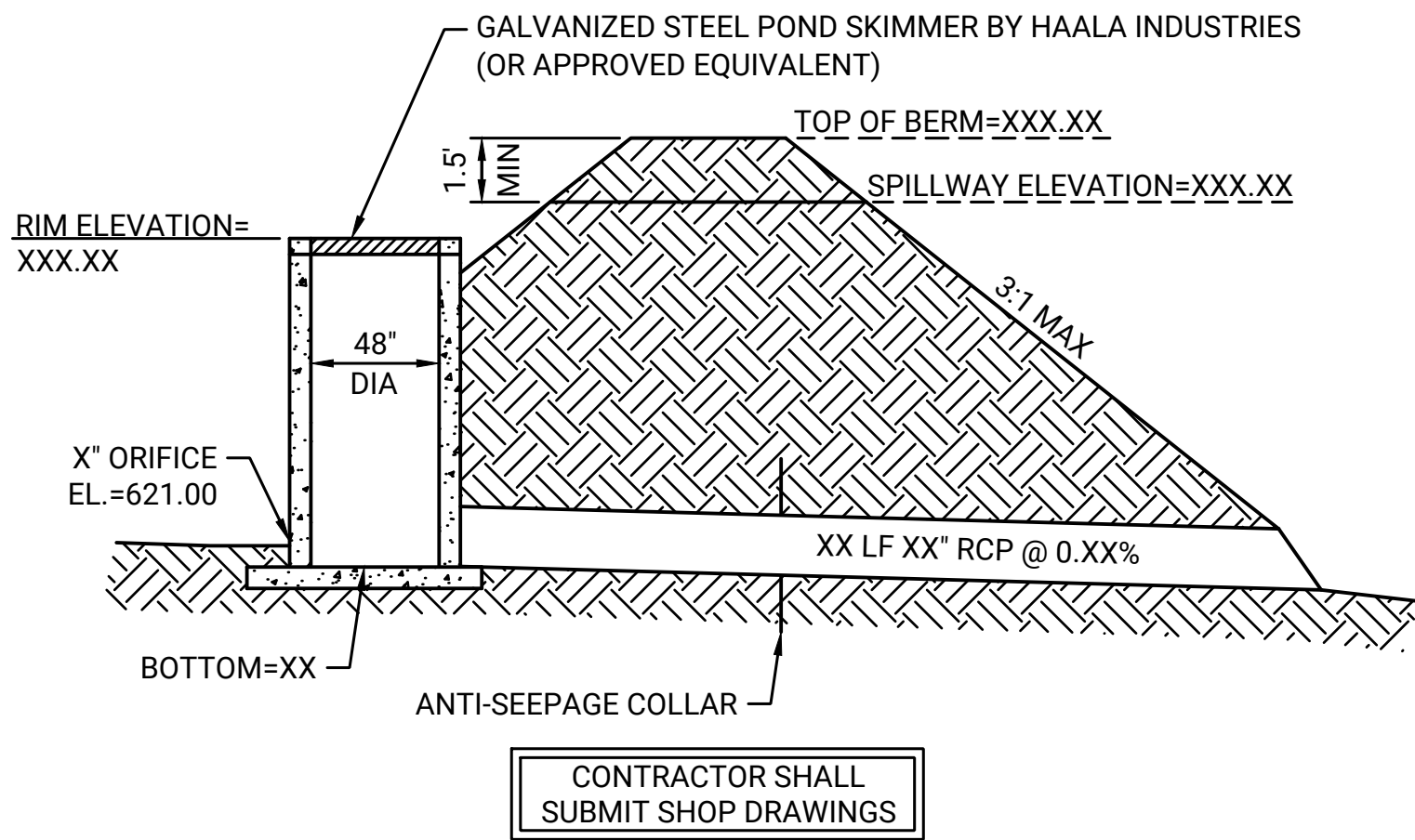
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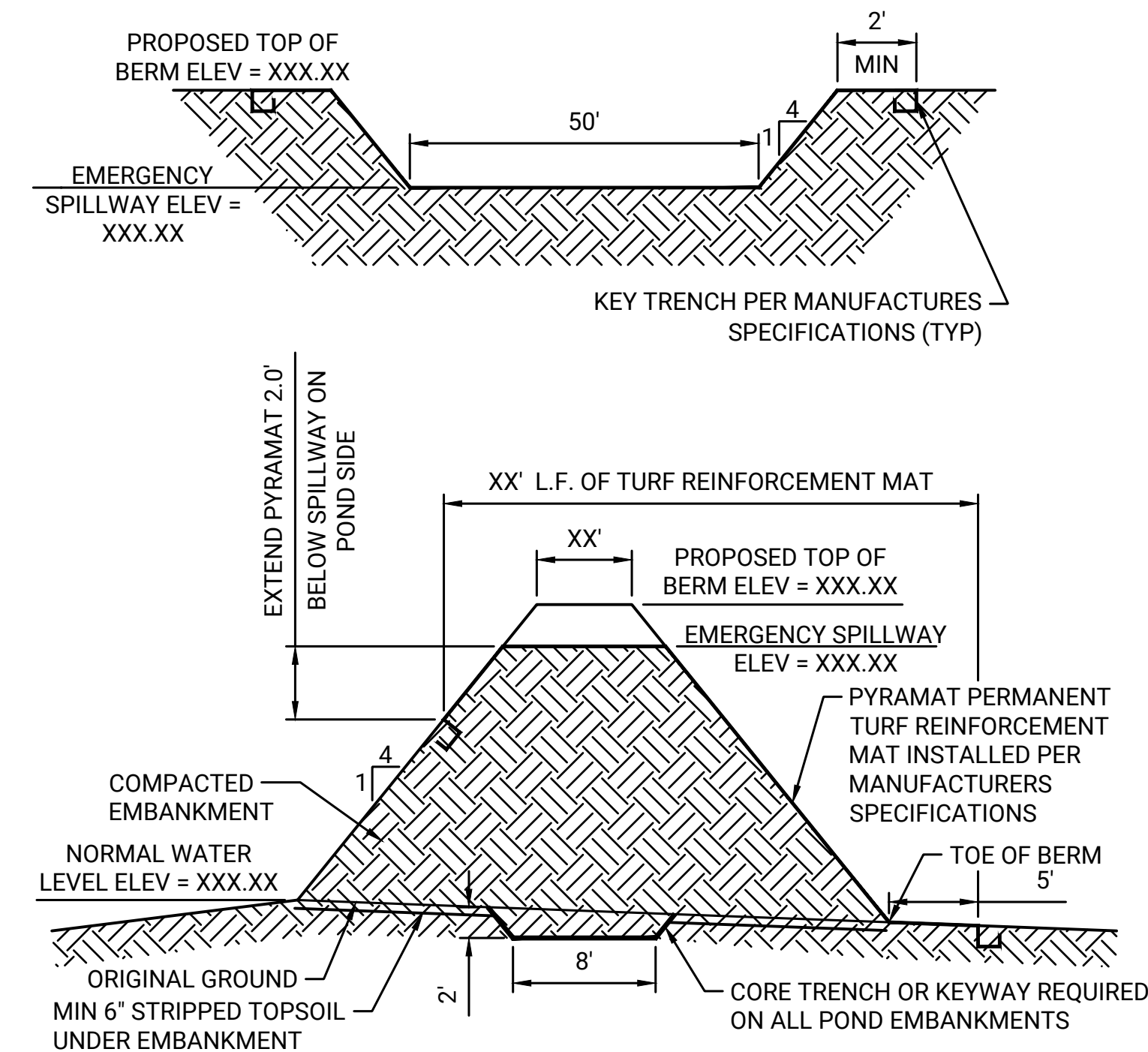
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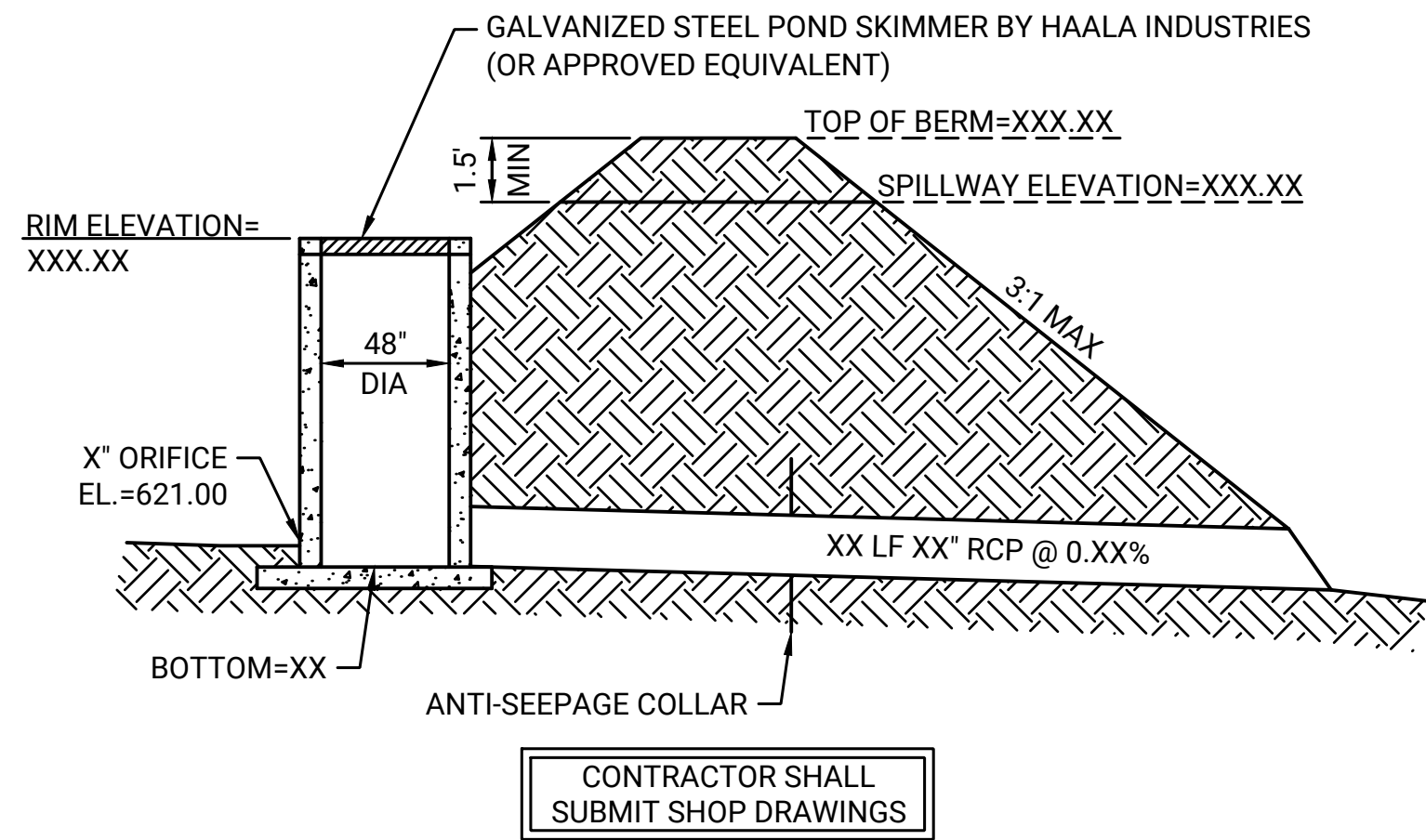
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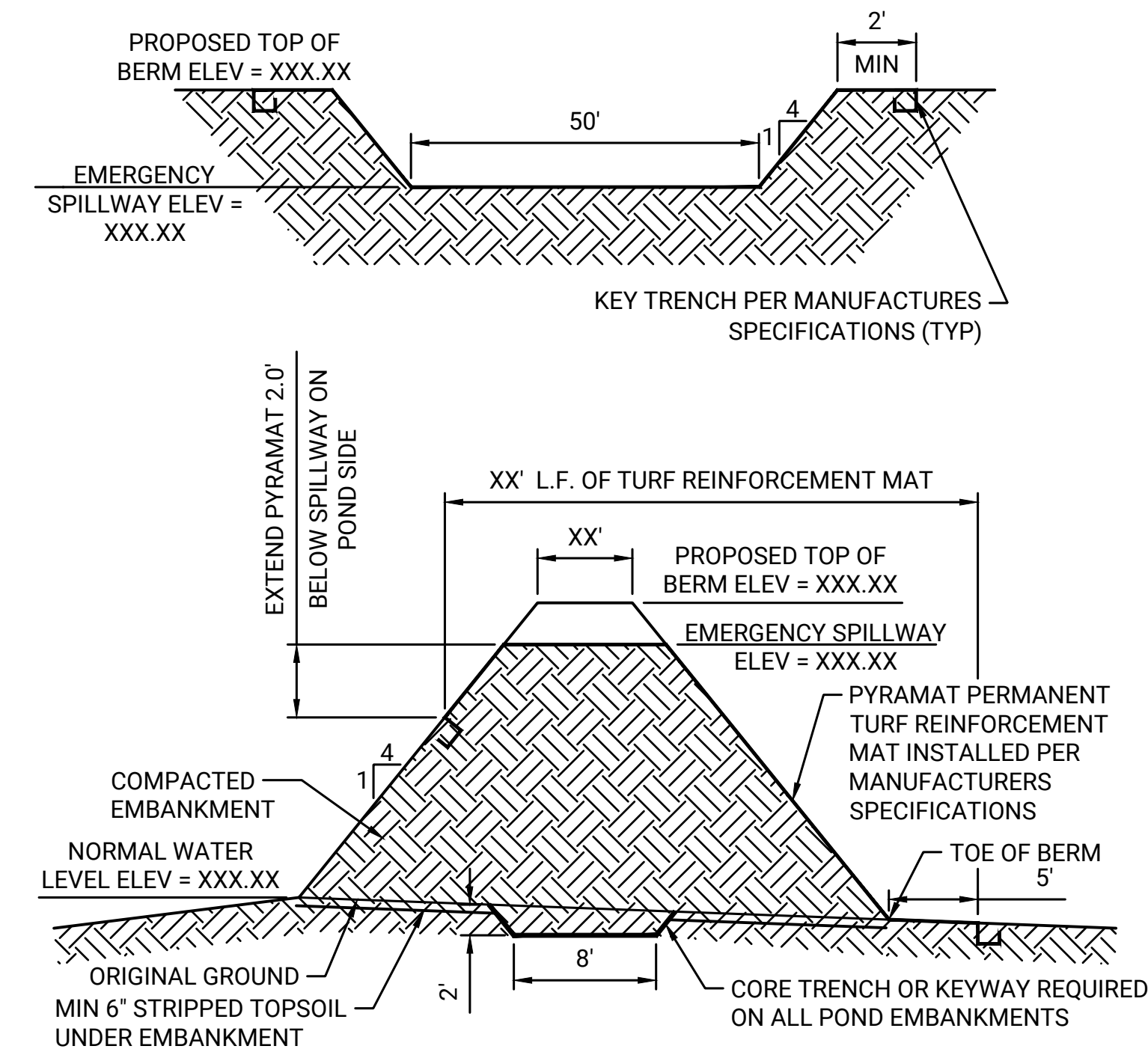
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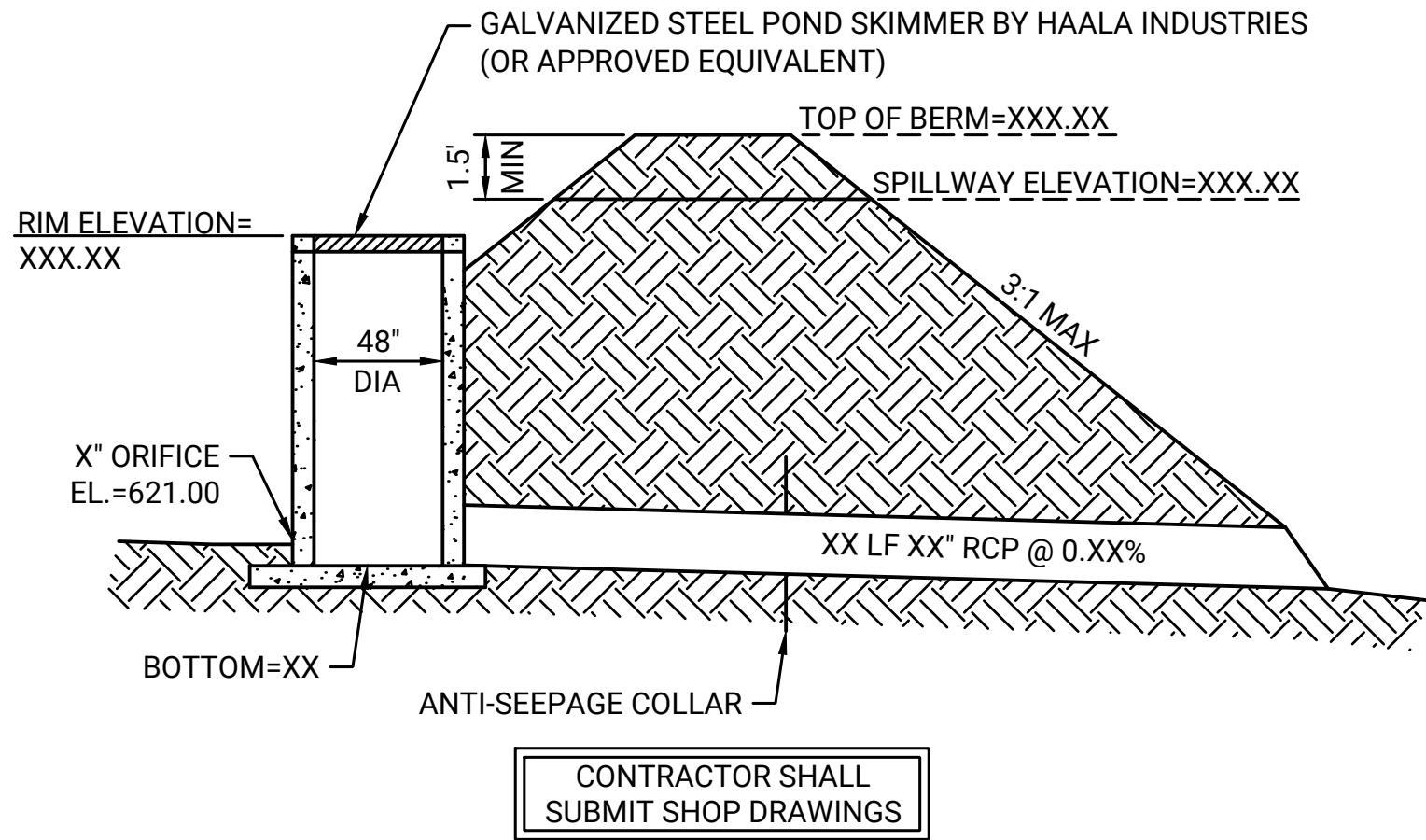
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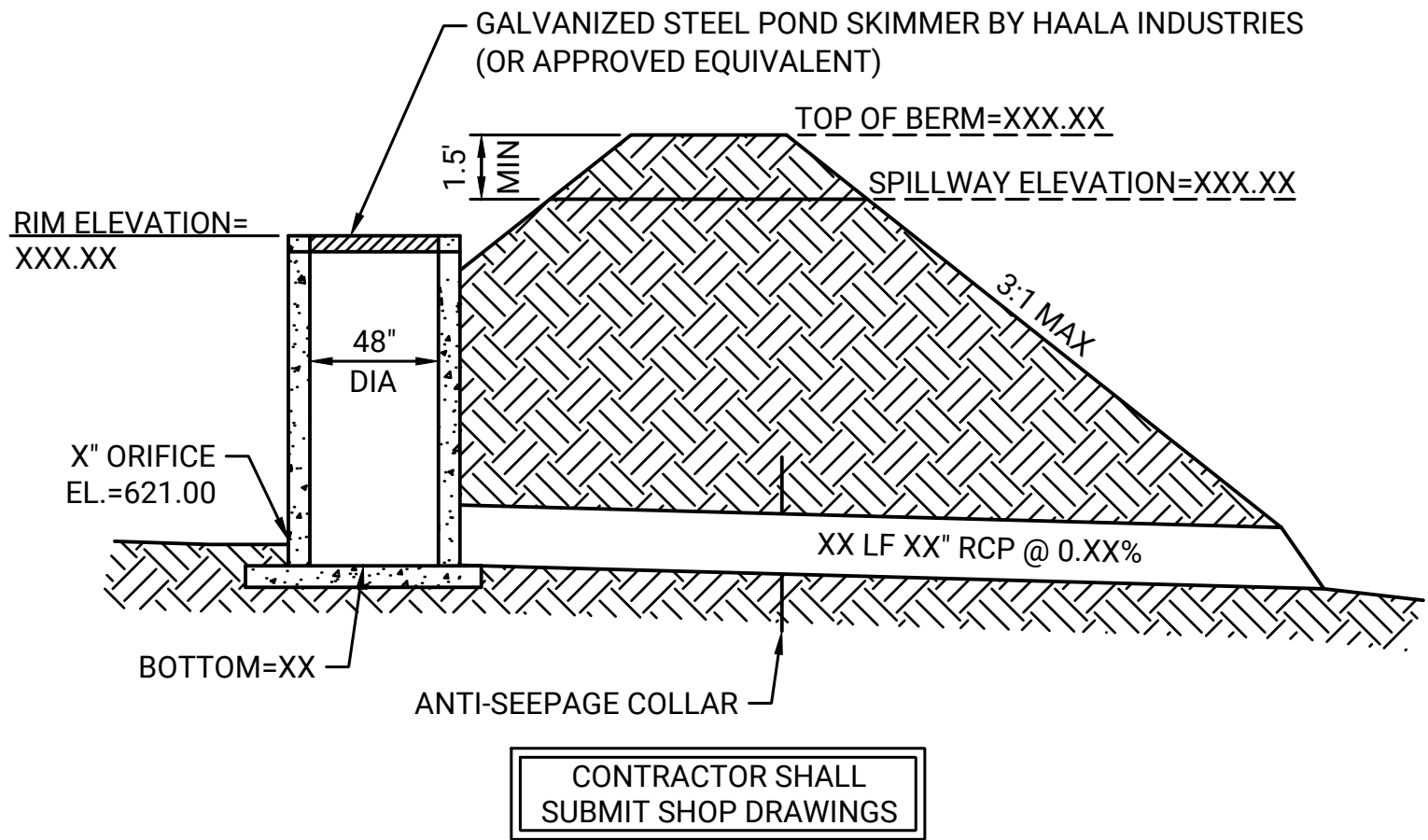
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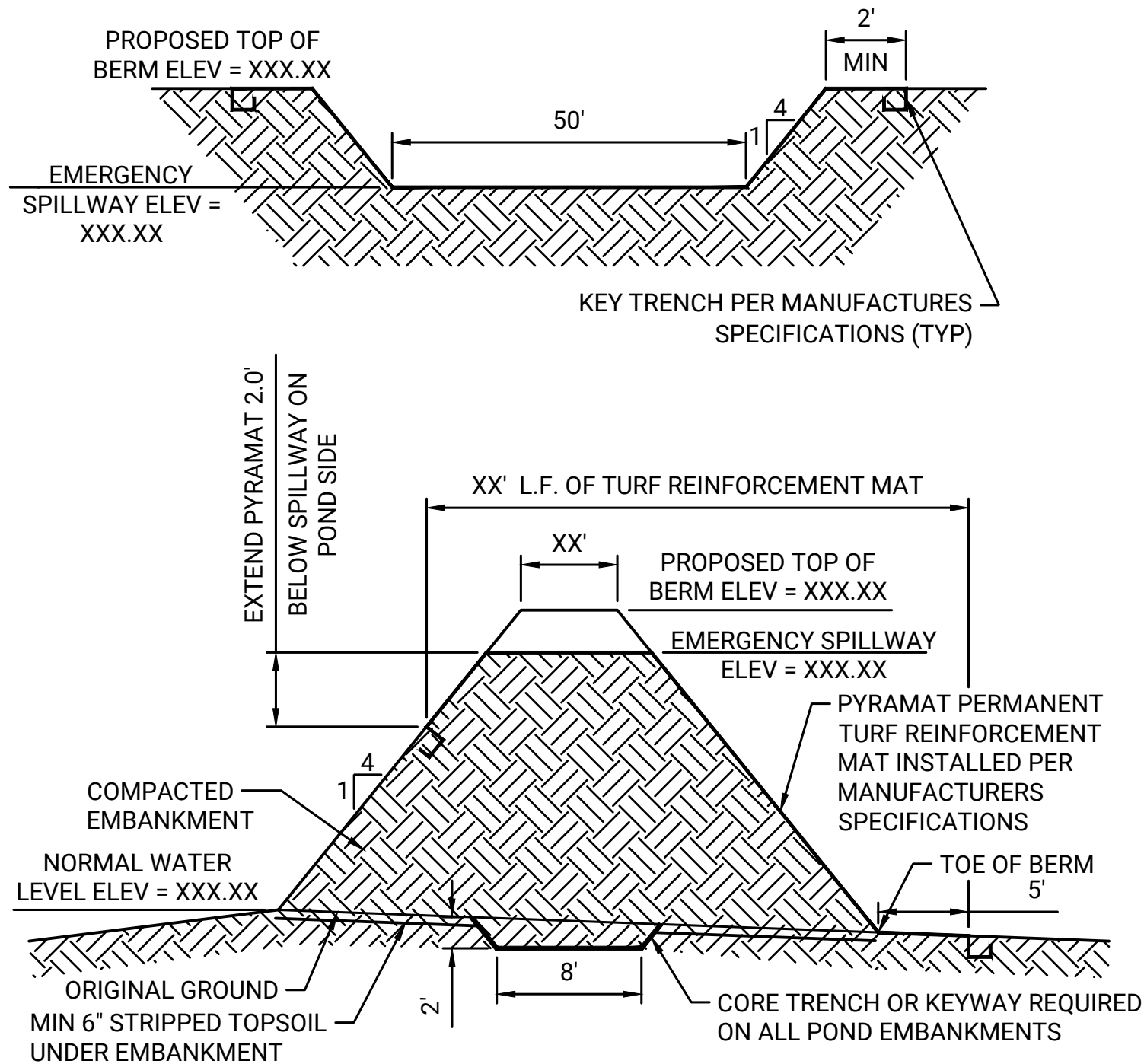
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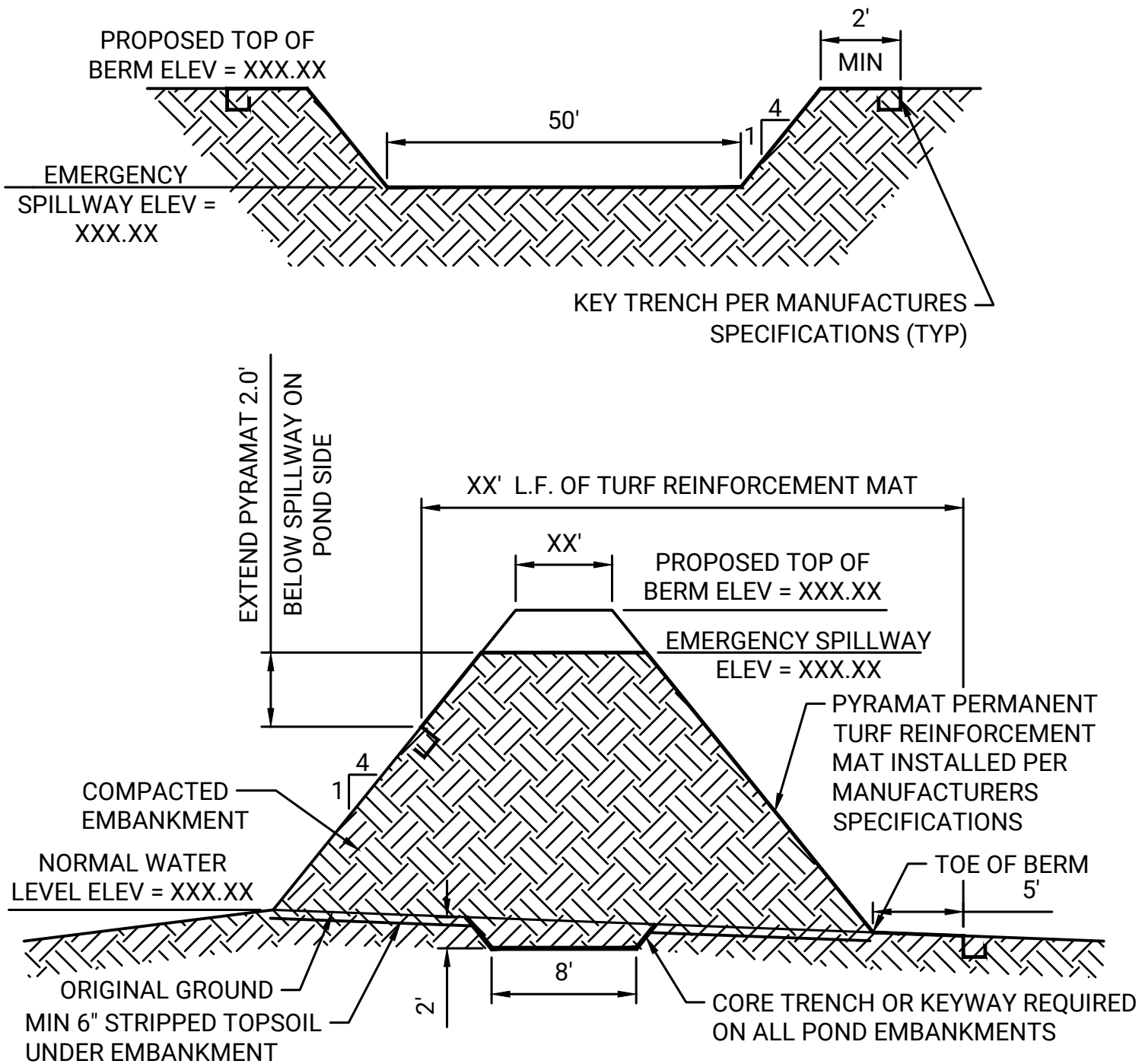
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DRAINAGE POND DETAILS

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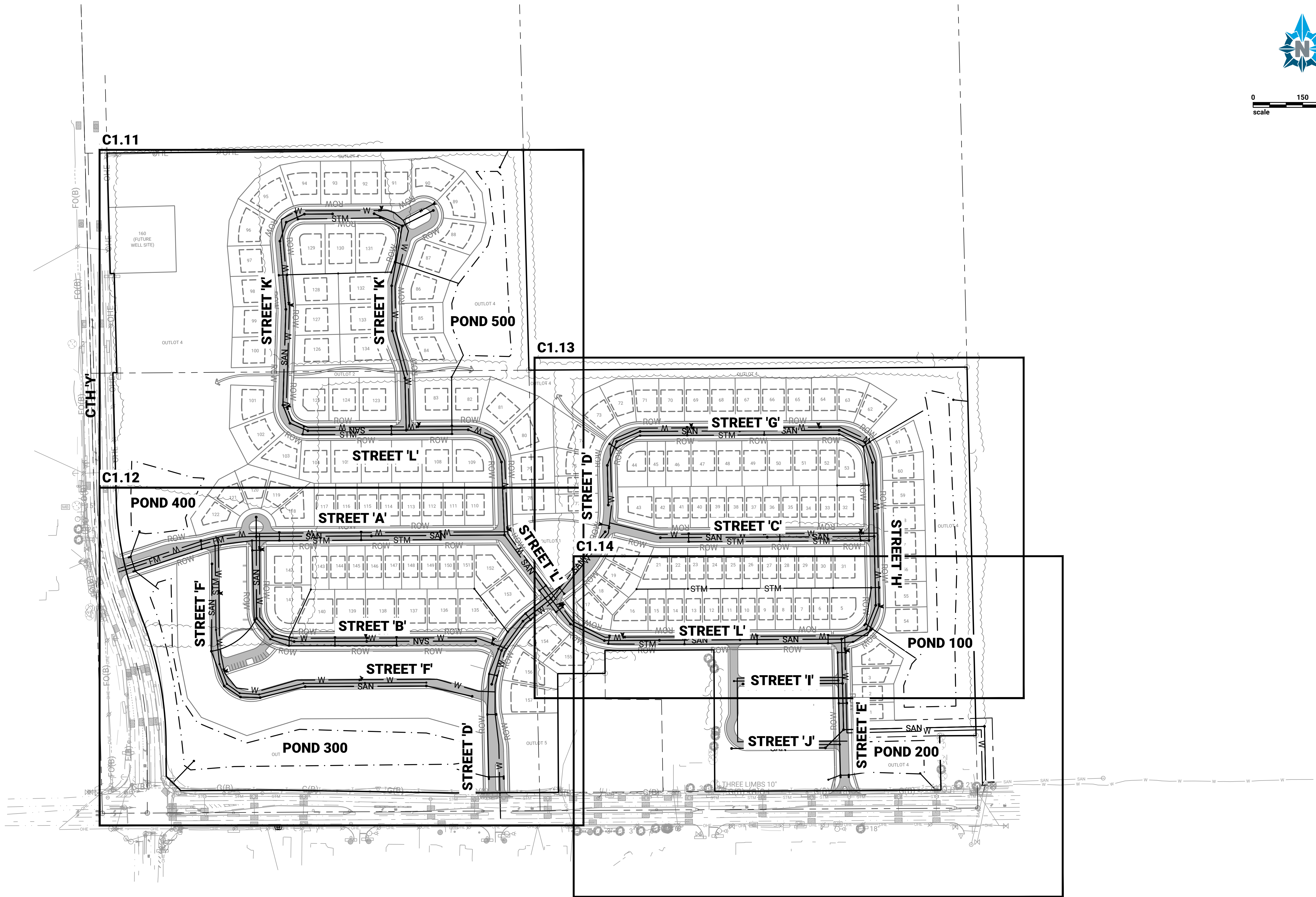
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UTILITY SYSTEM PLAN SHEET LAYOUT

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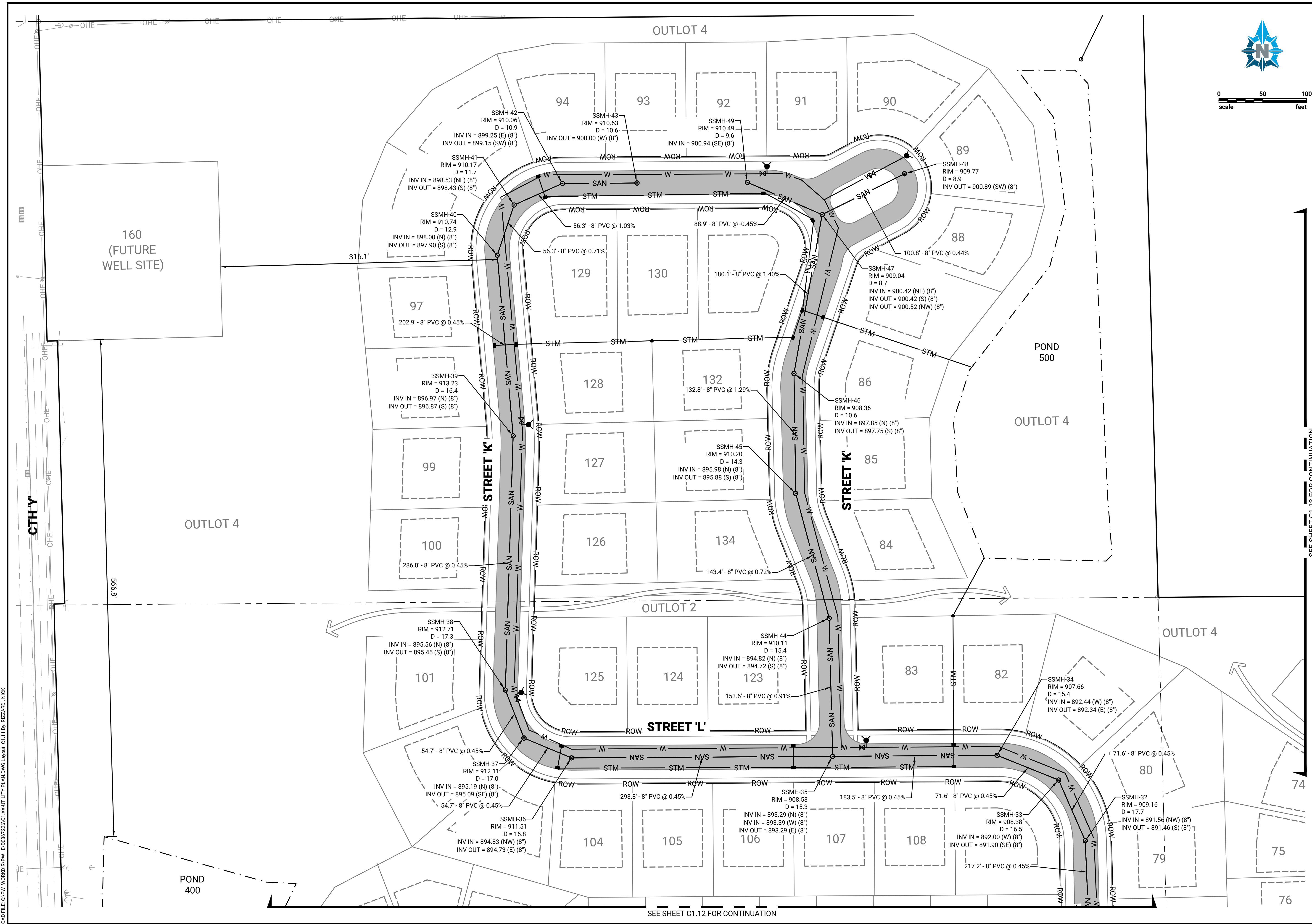
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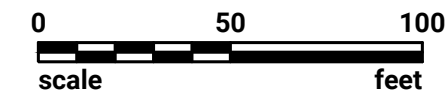
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**SUTTON FARM SUBDIVISION
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VILLAGE OF GERMANTOWN, WI**

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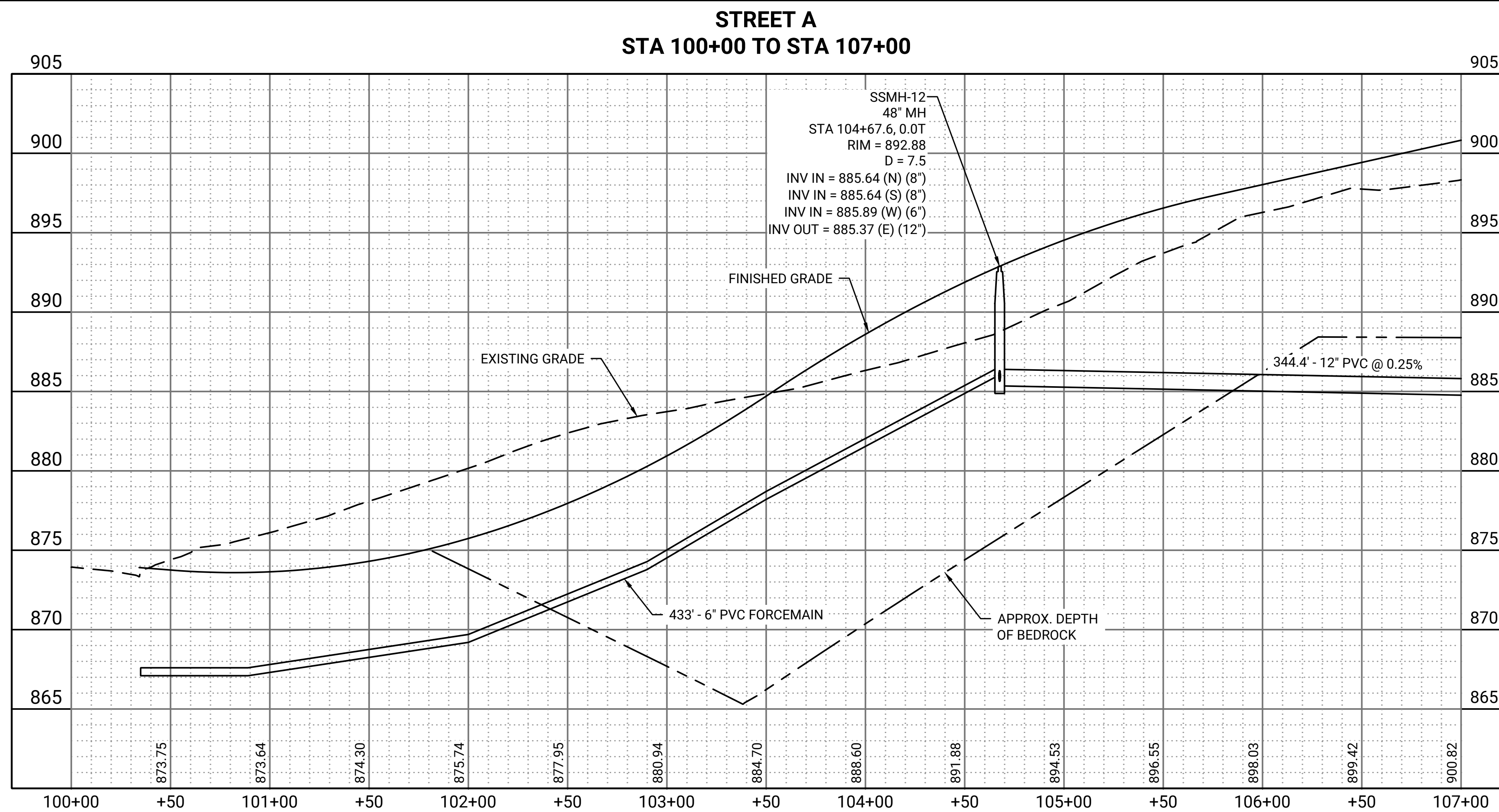
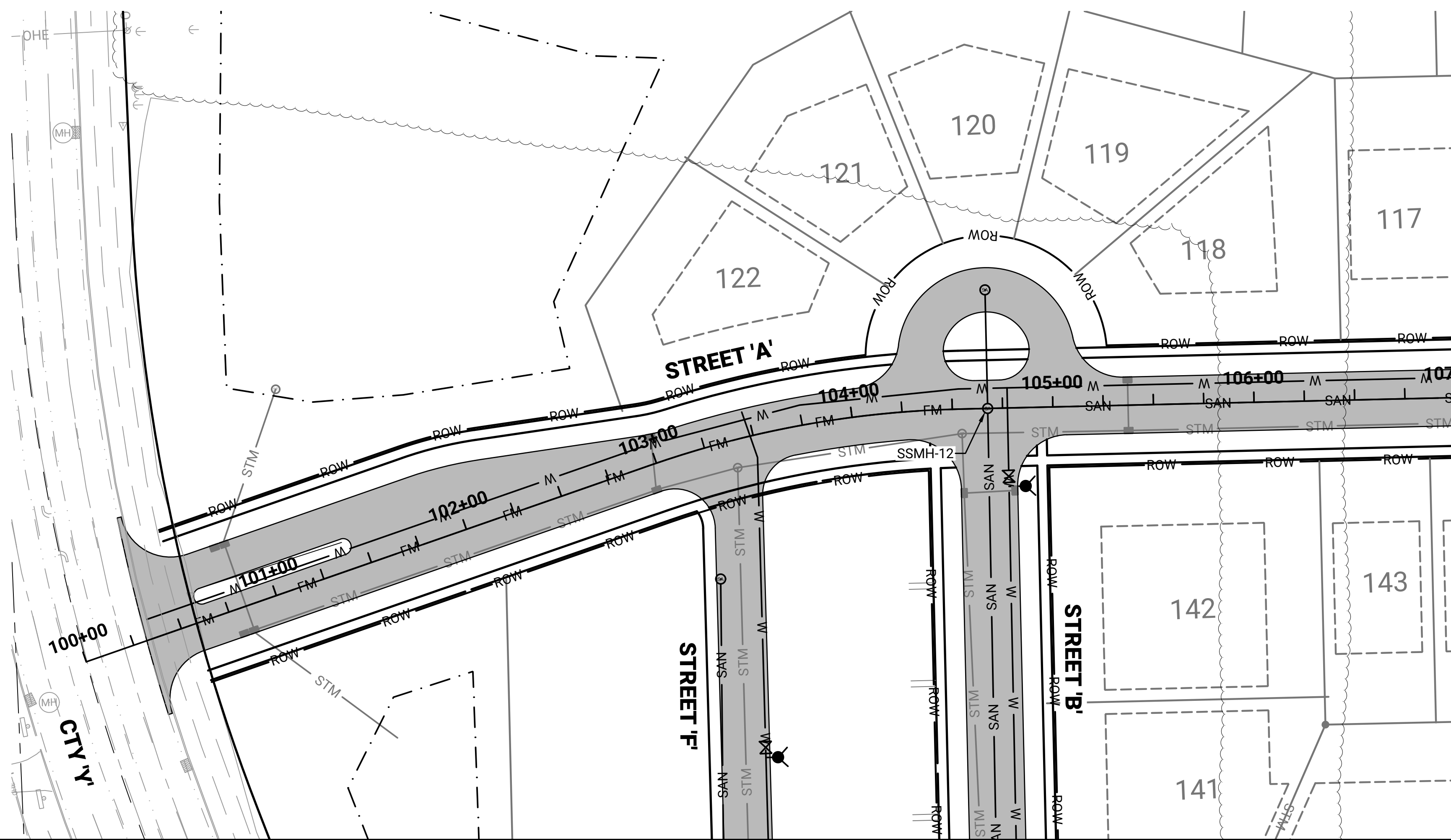
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VILLAGE OF GERMANTOWN, WI**

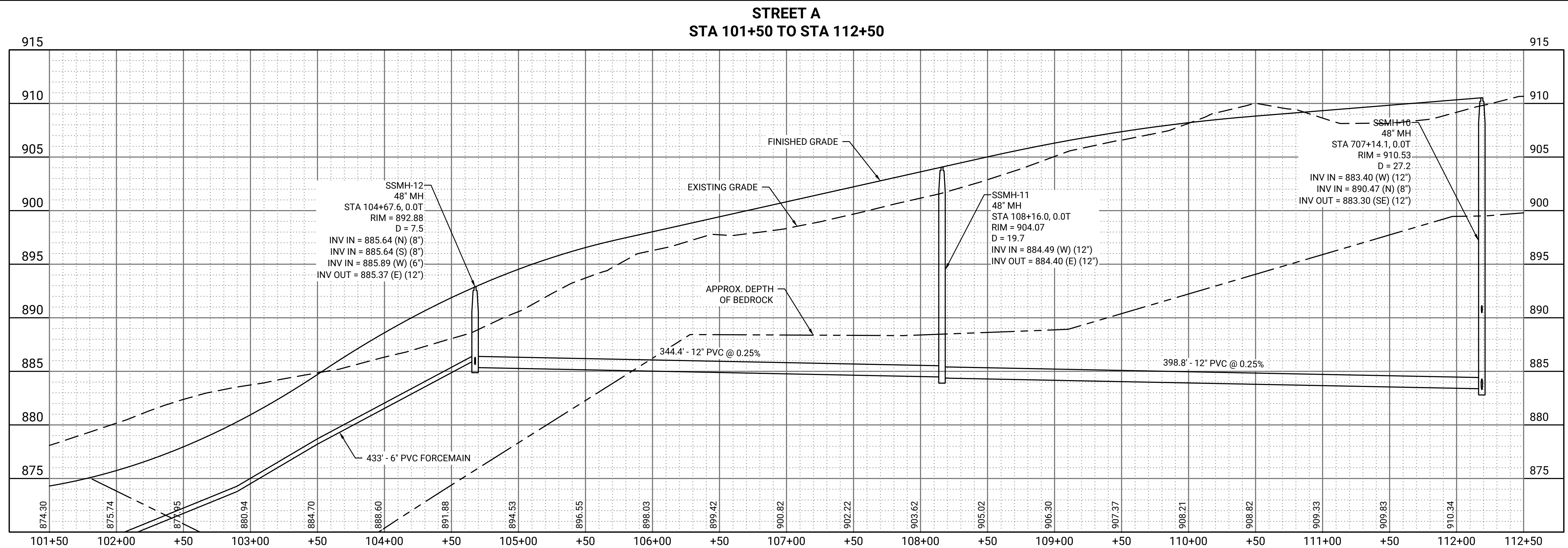
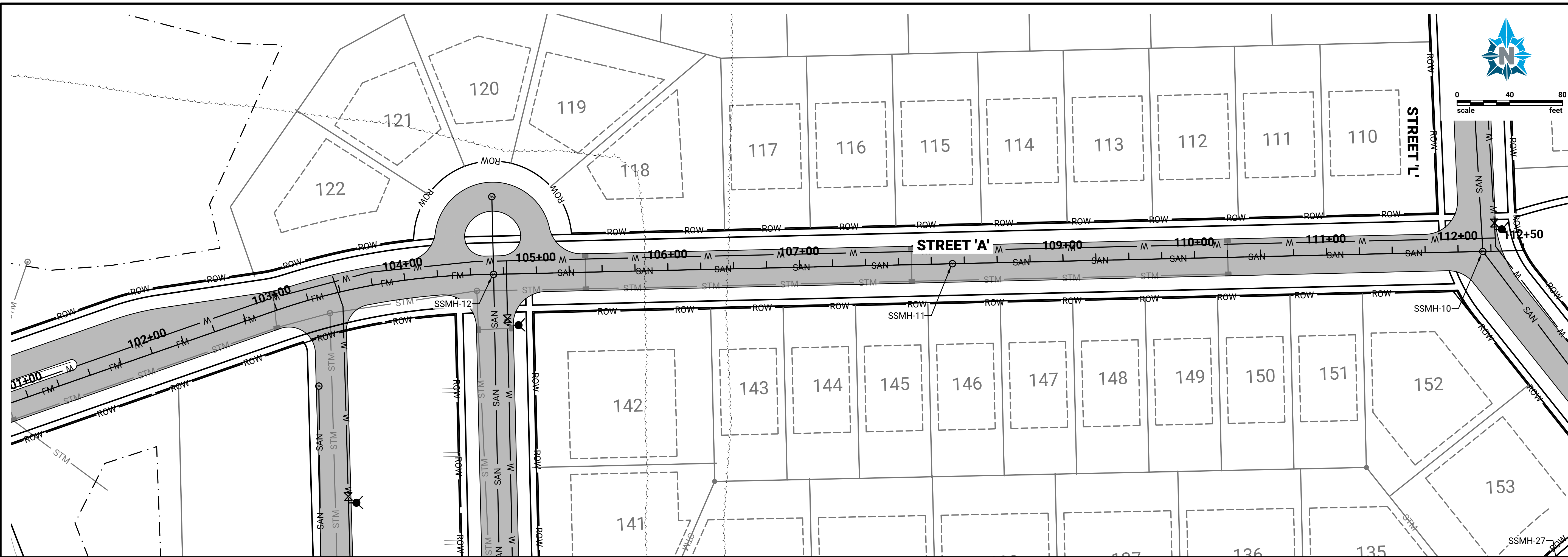
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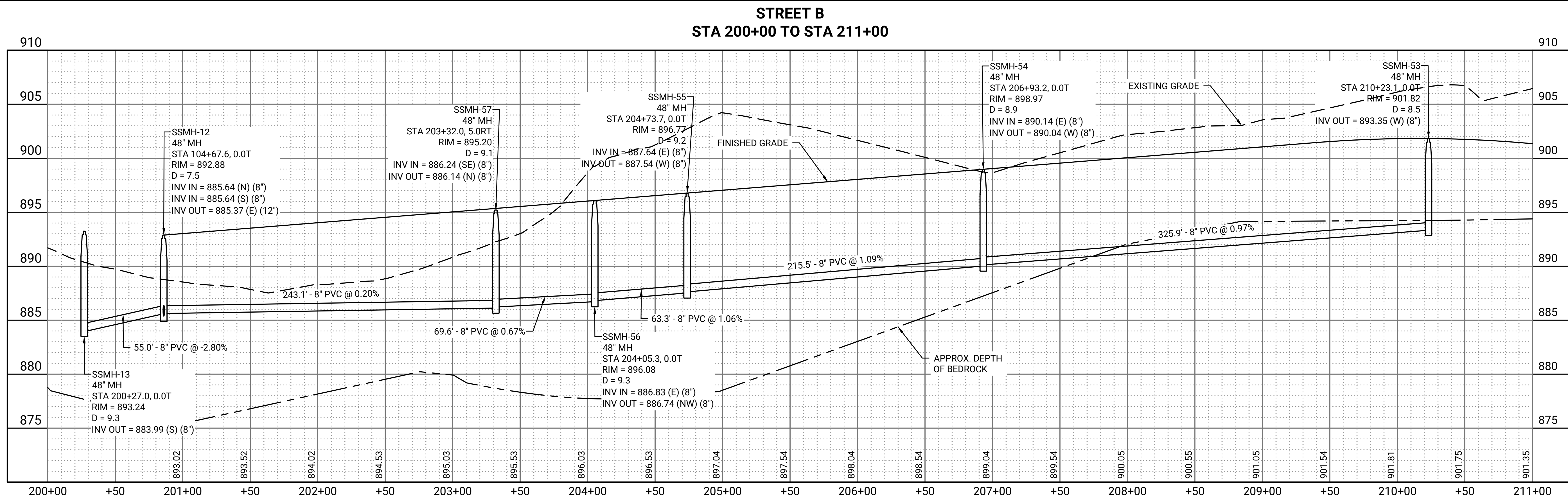
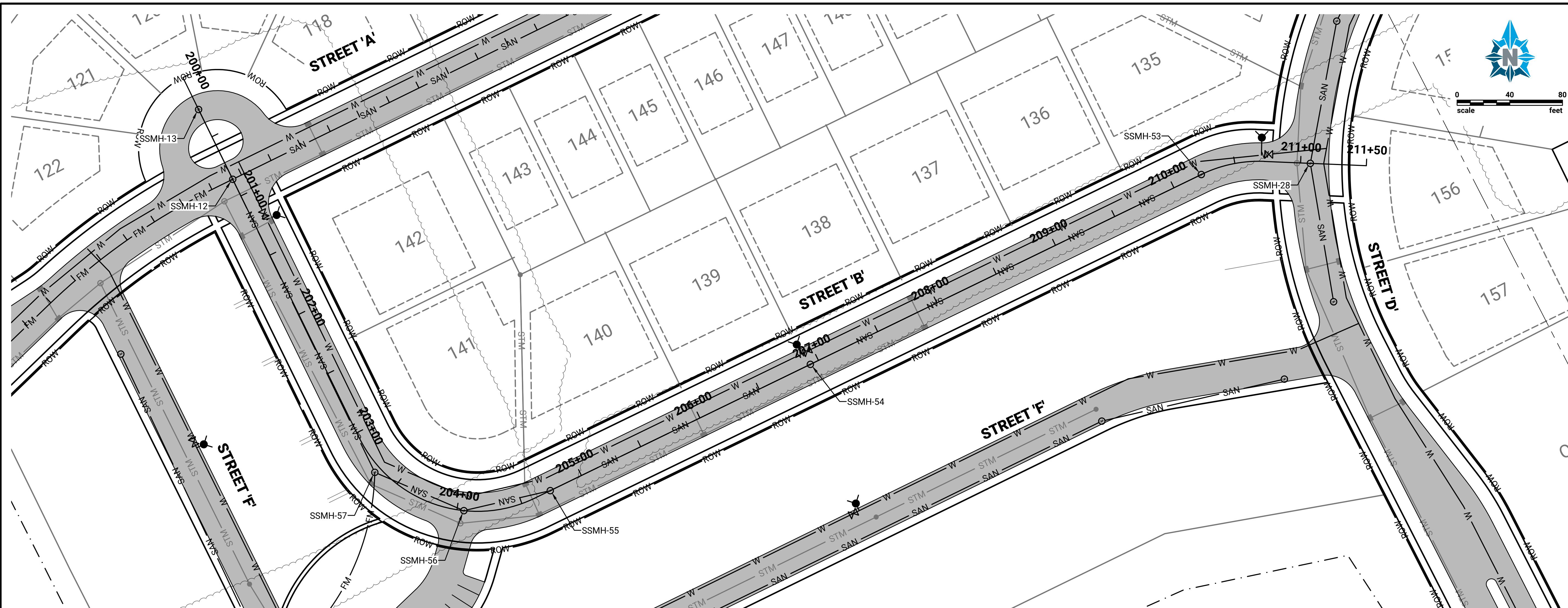


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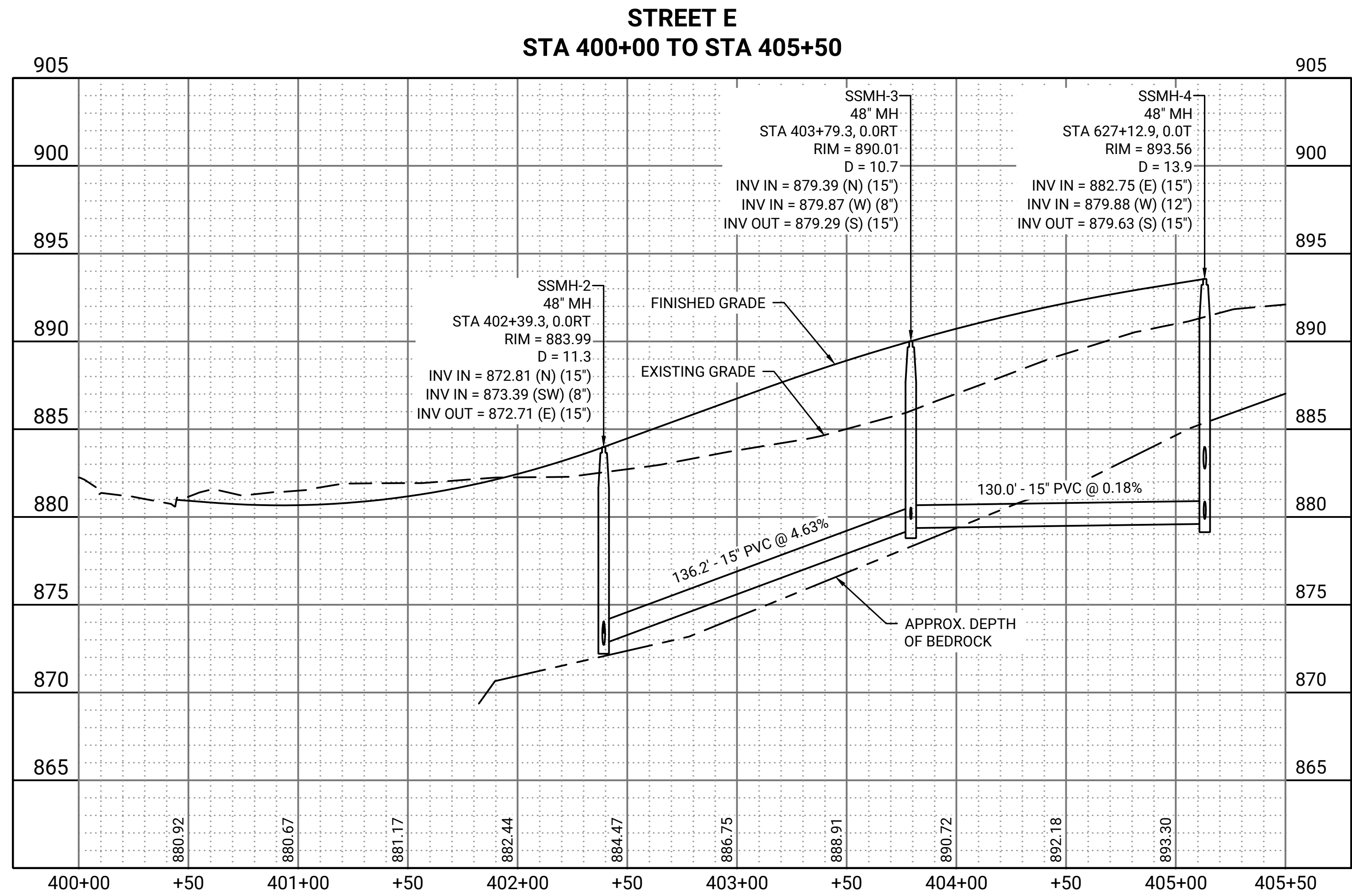
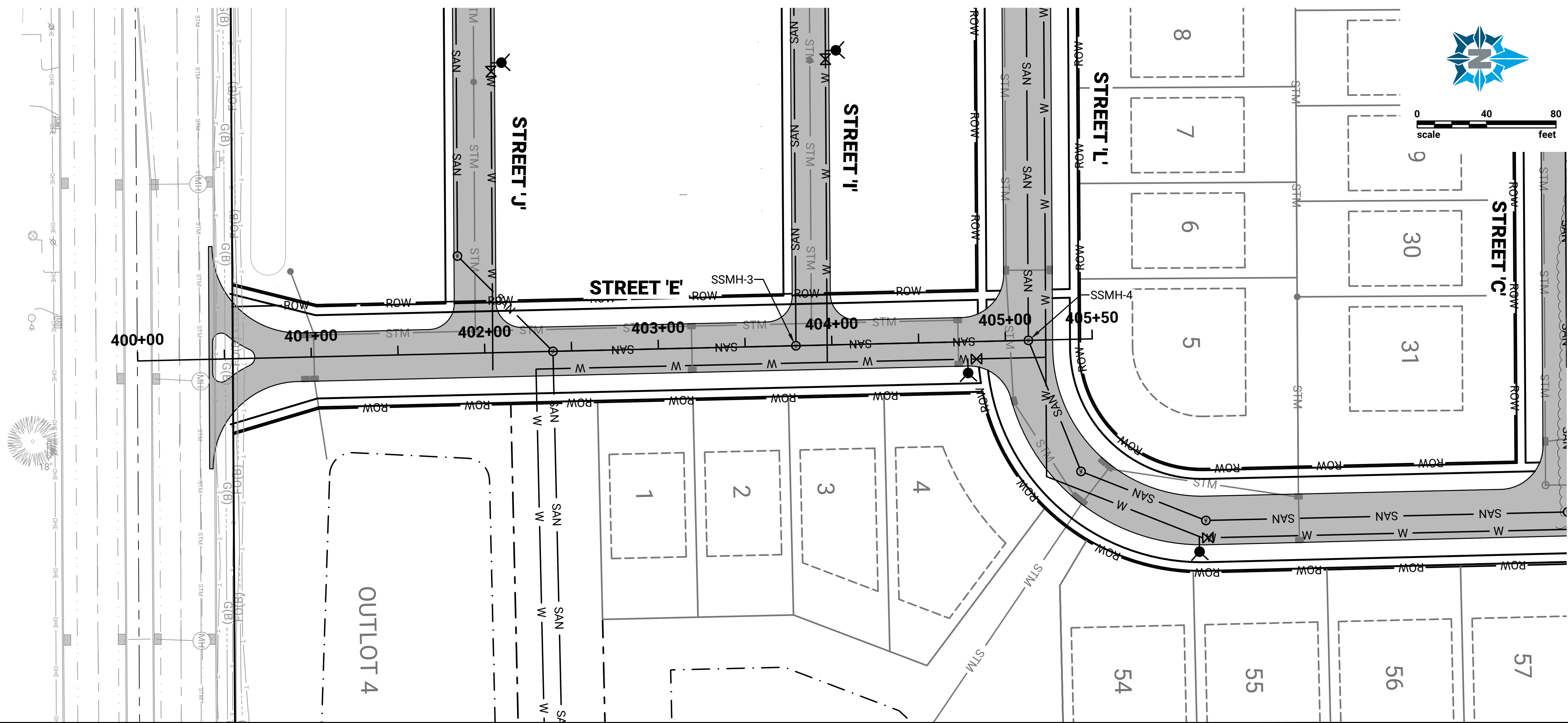
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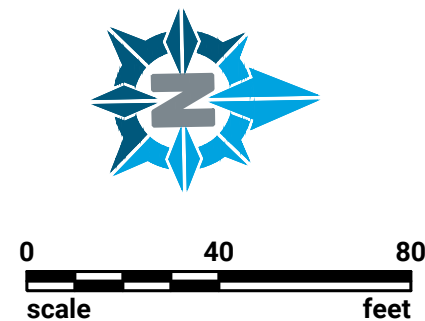
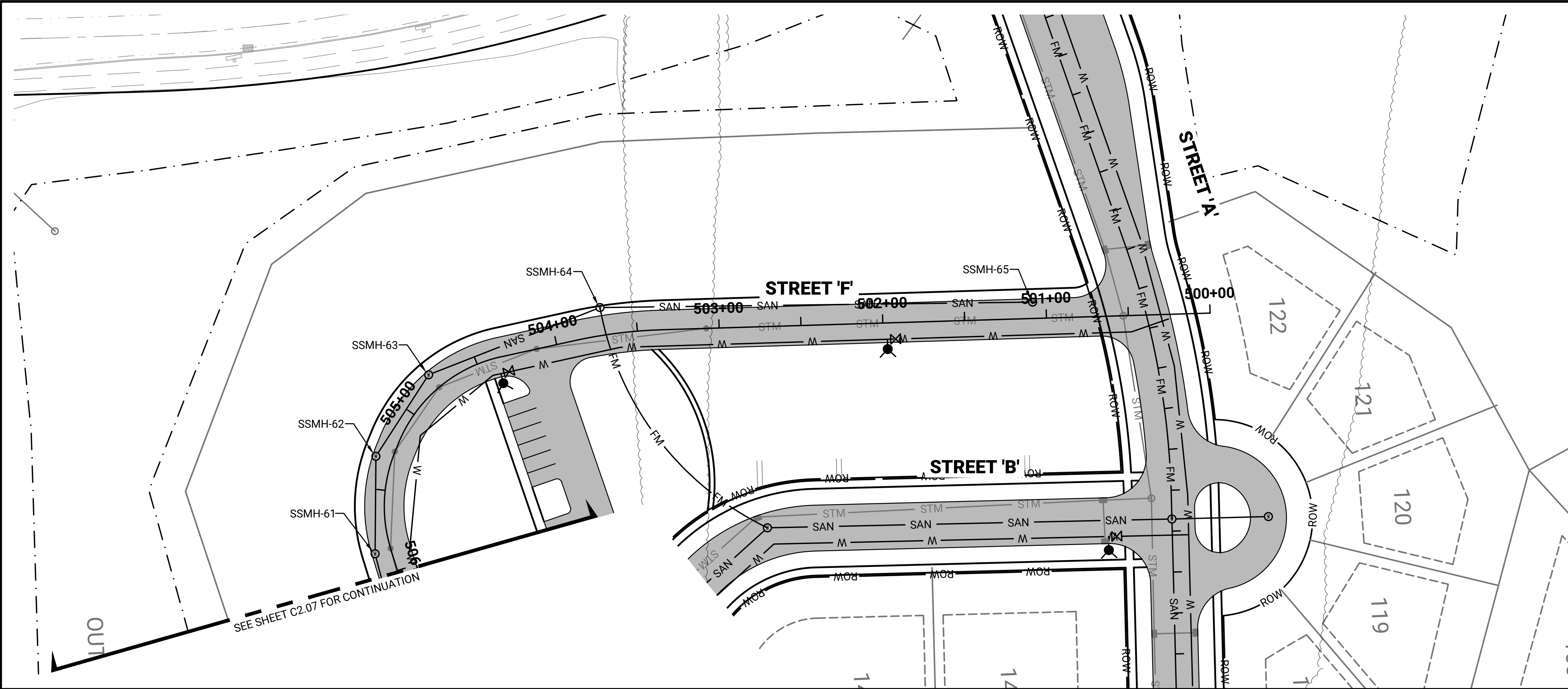
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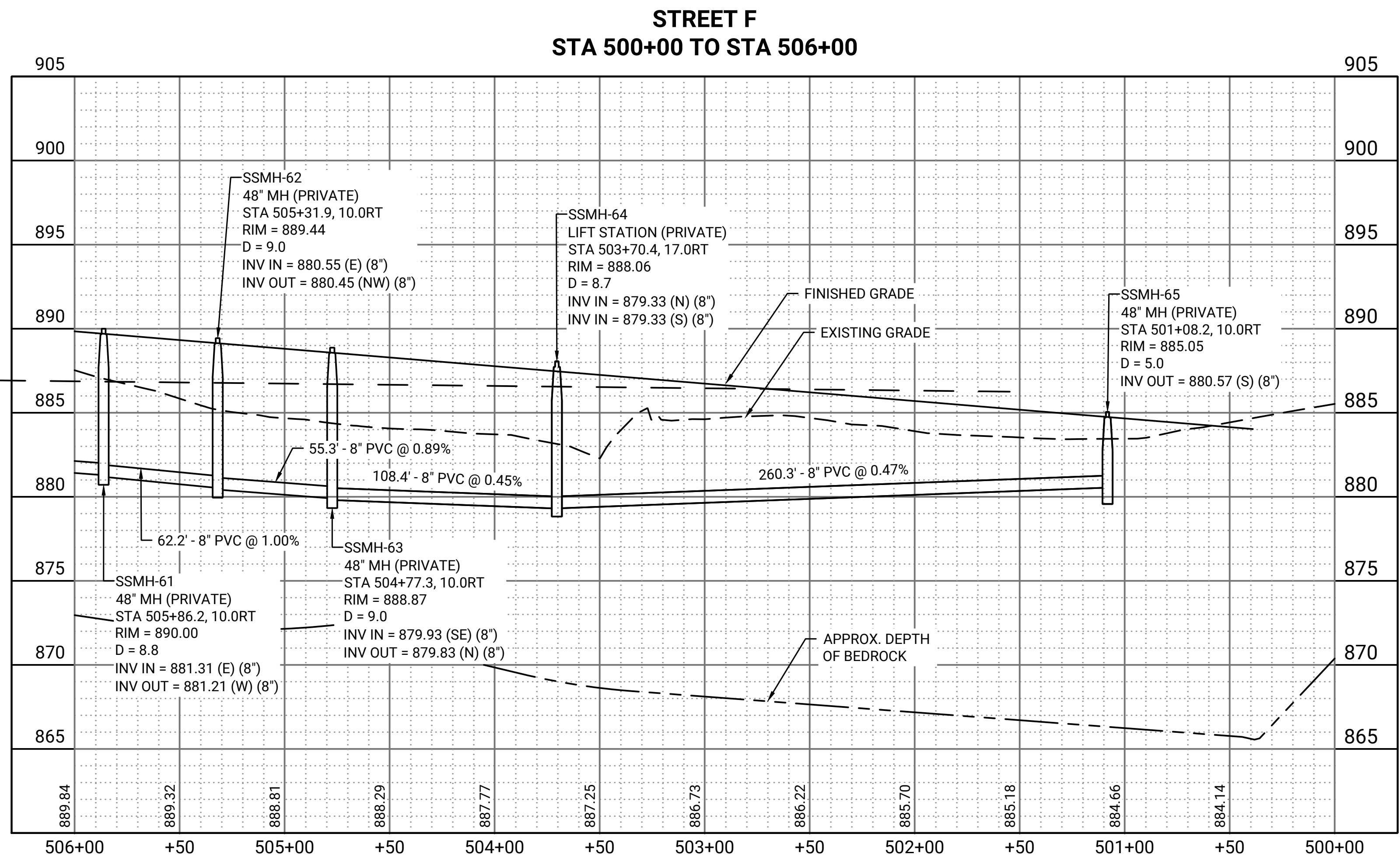


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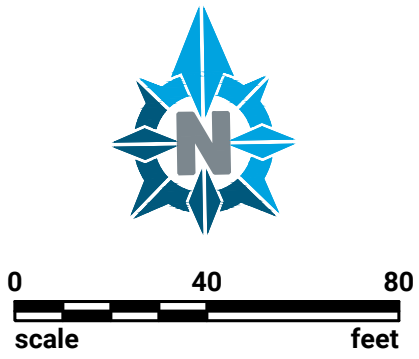
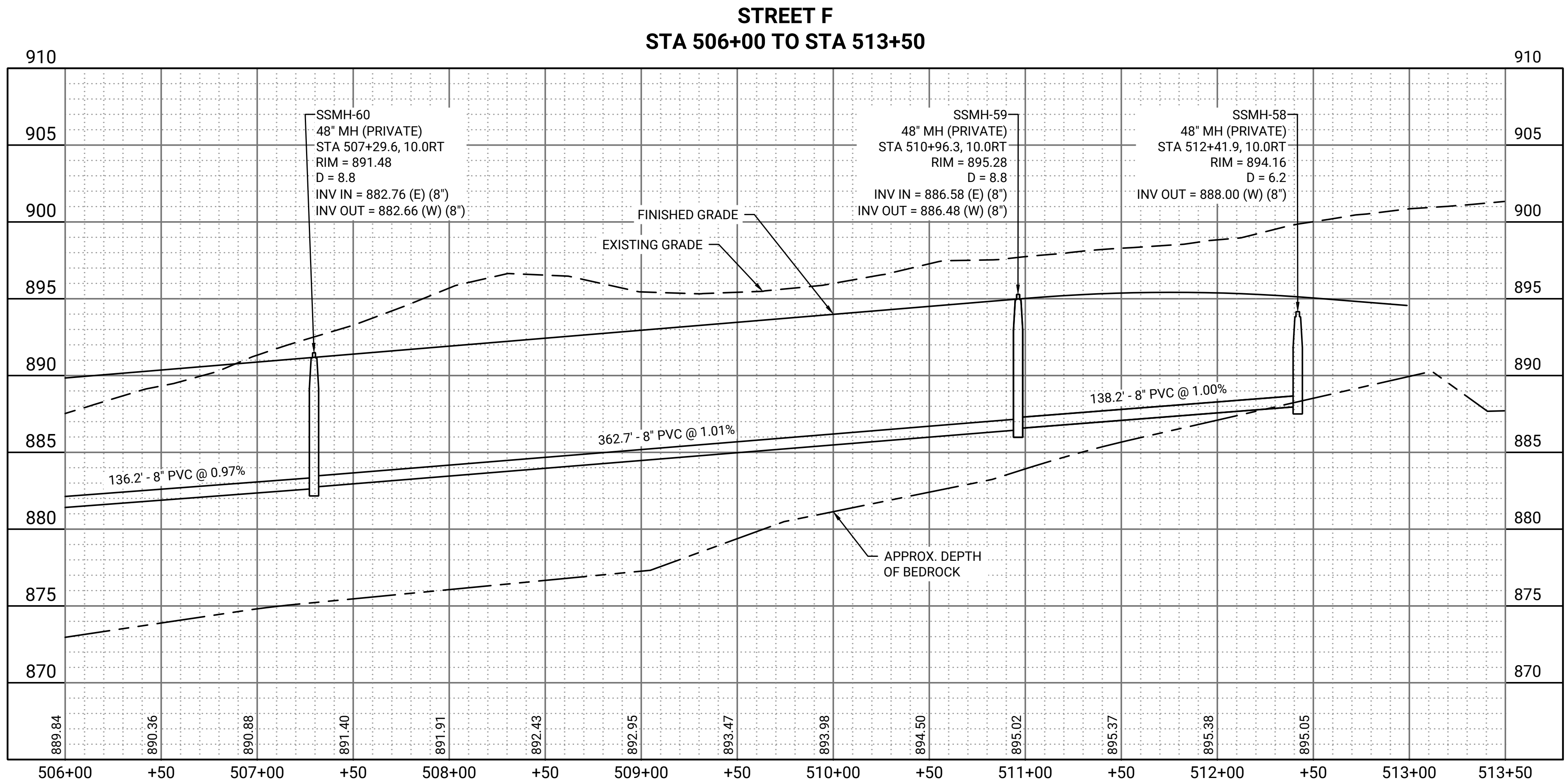
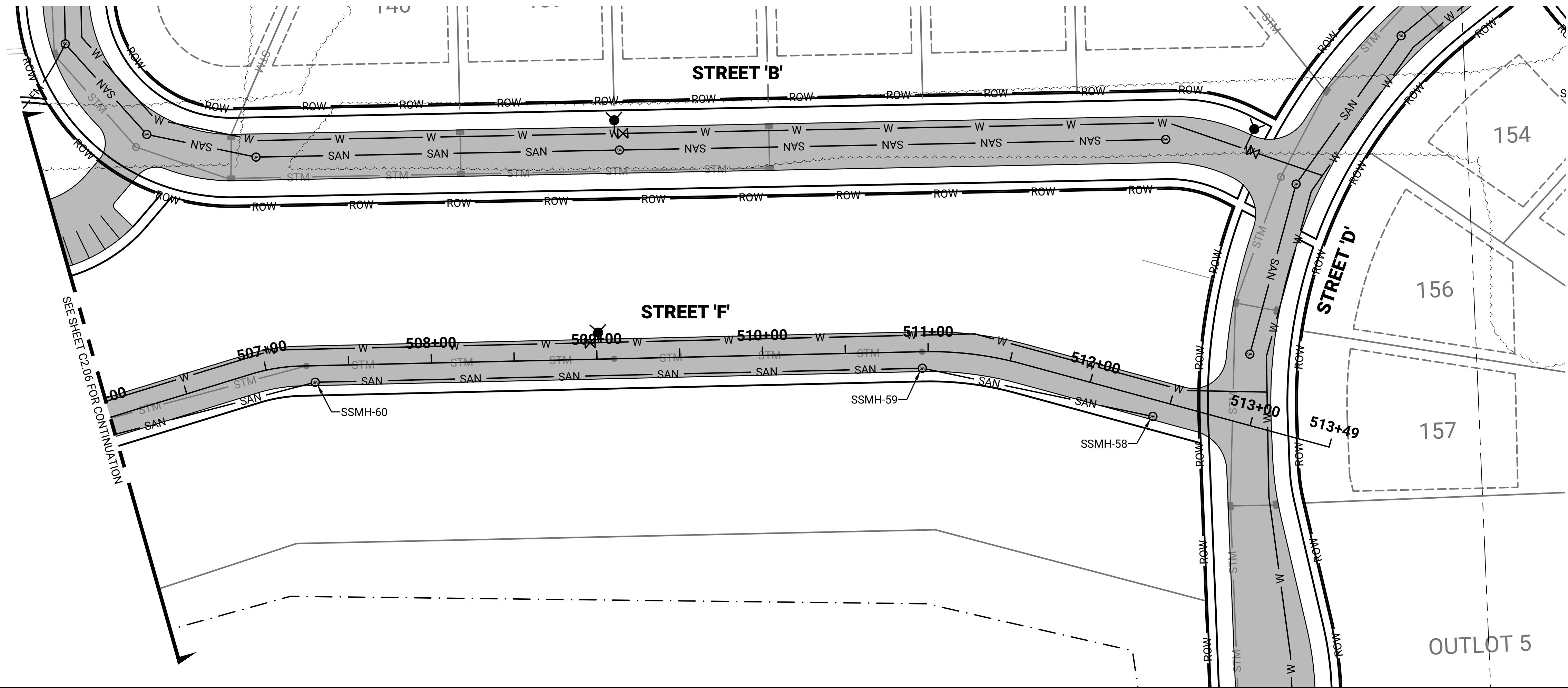


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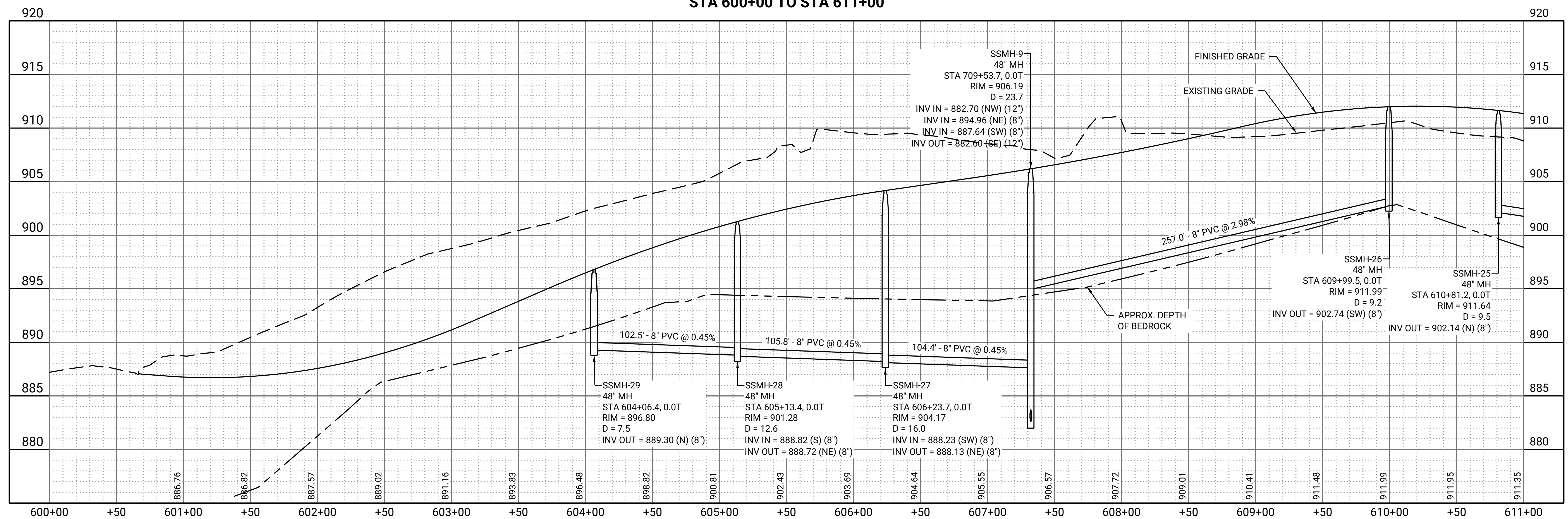
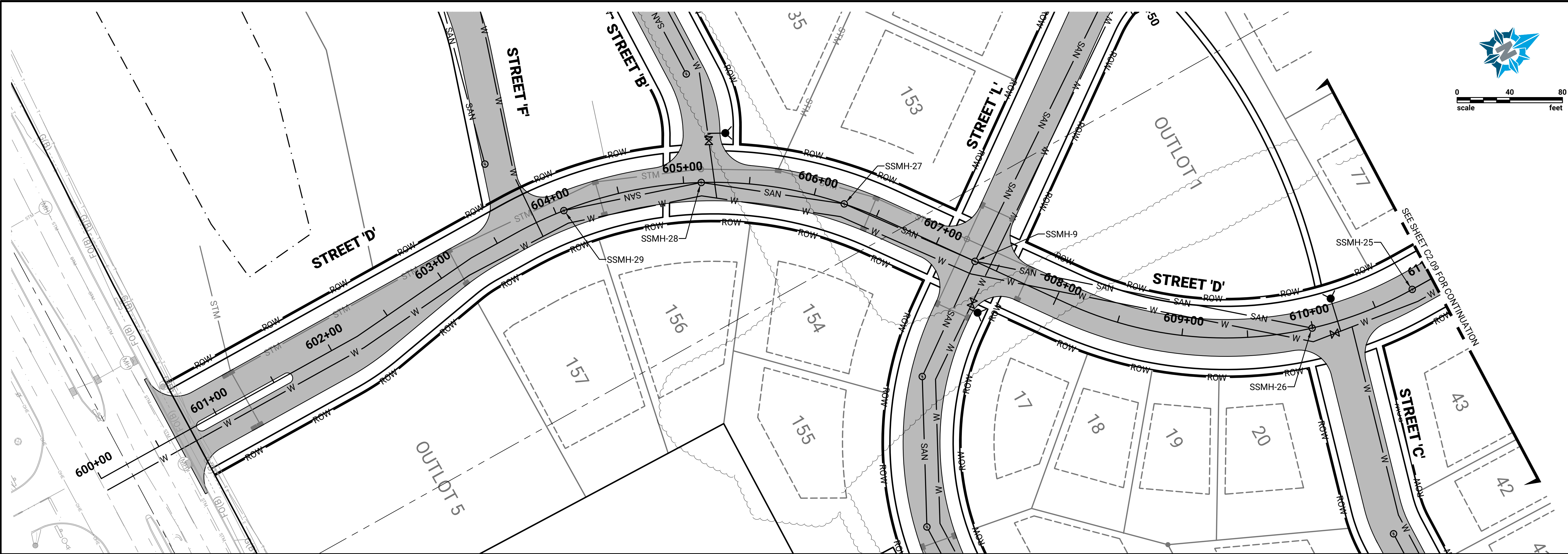
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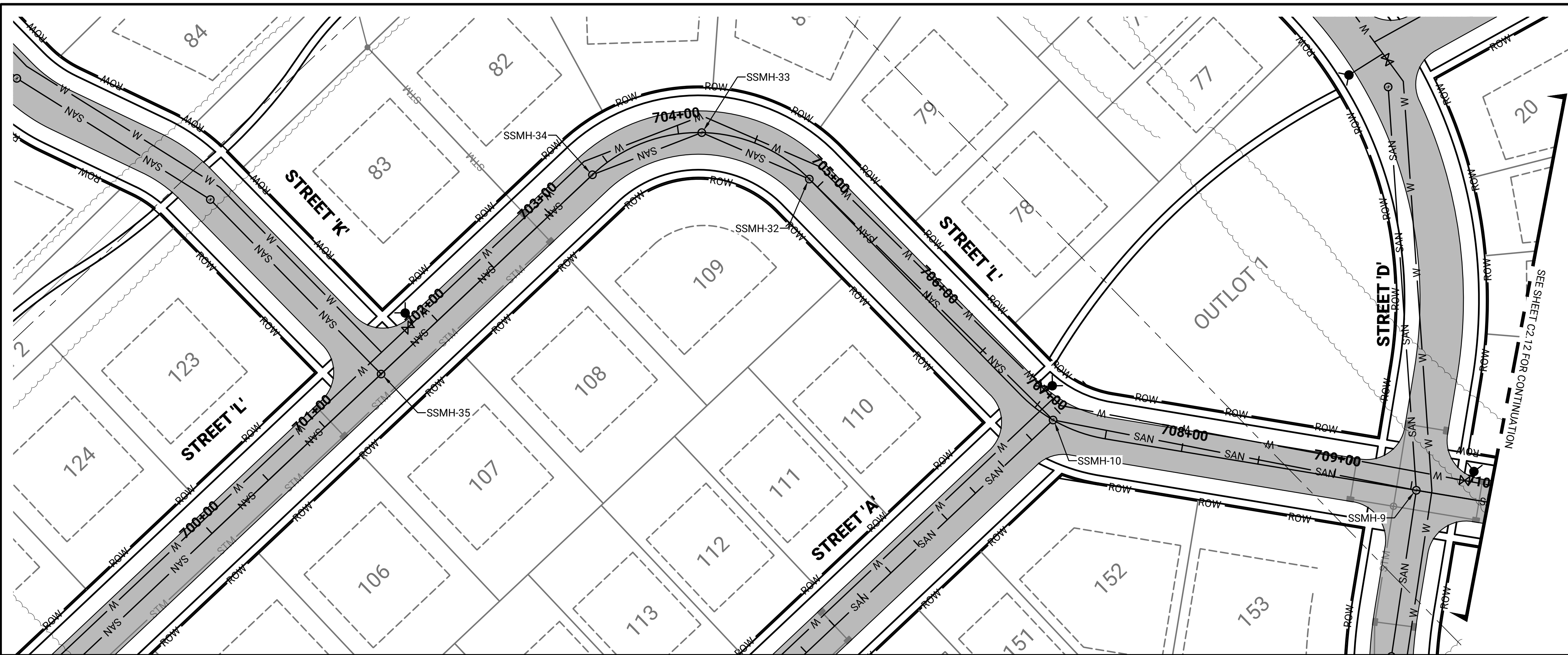
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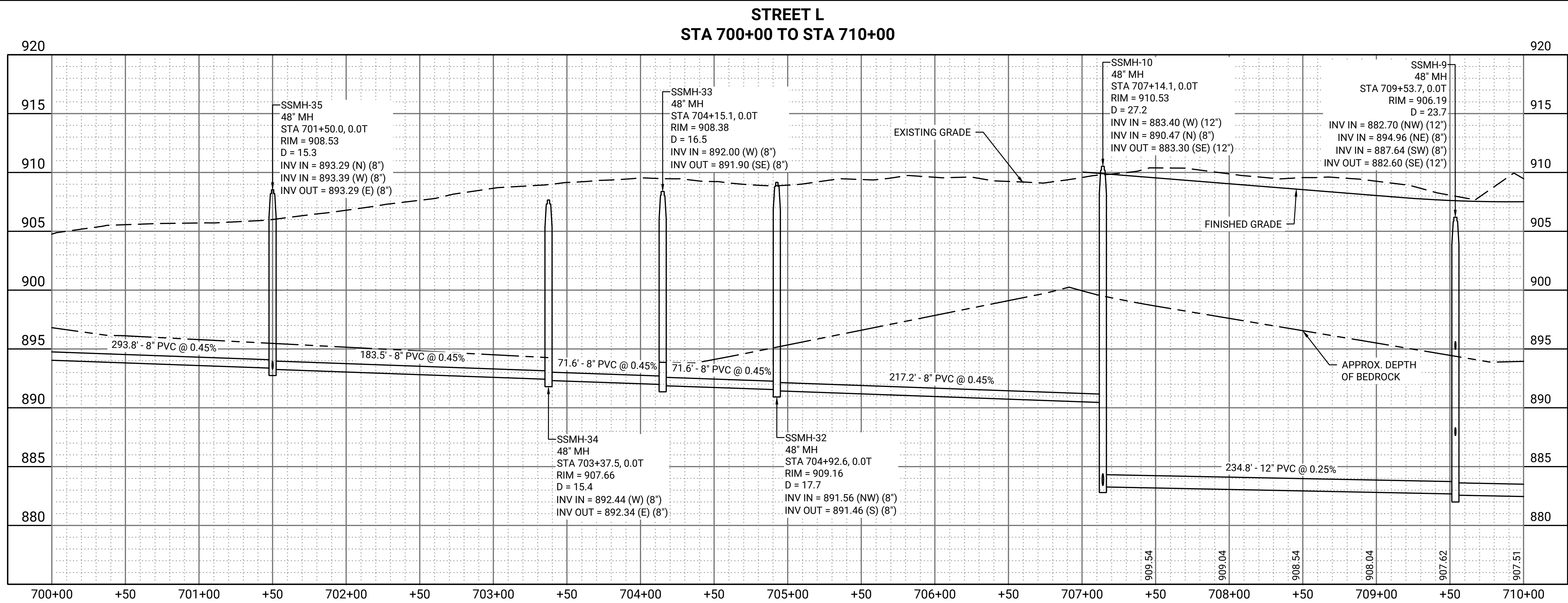
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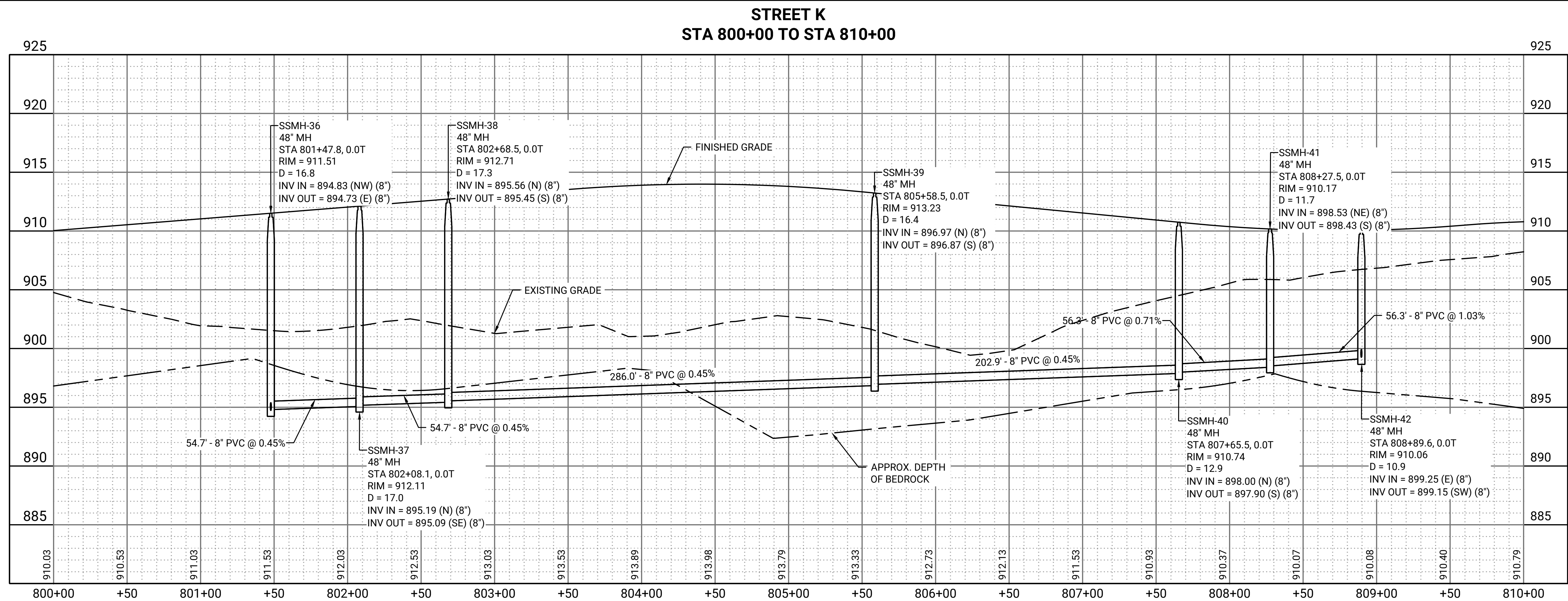
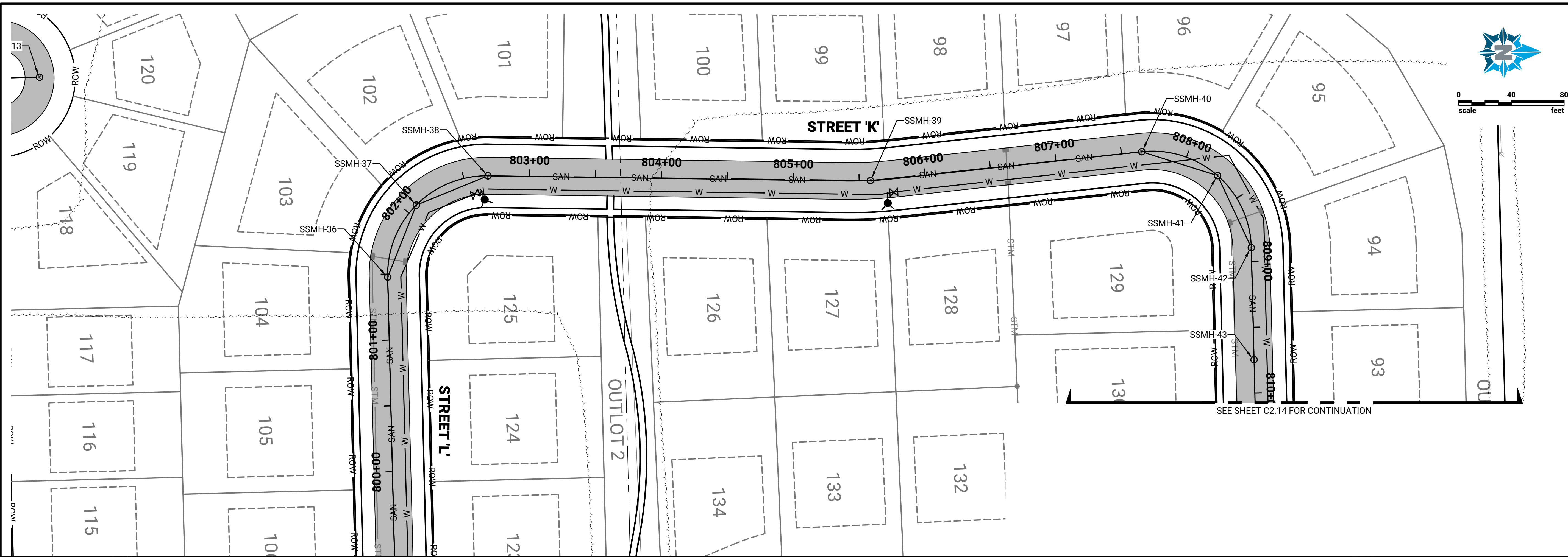
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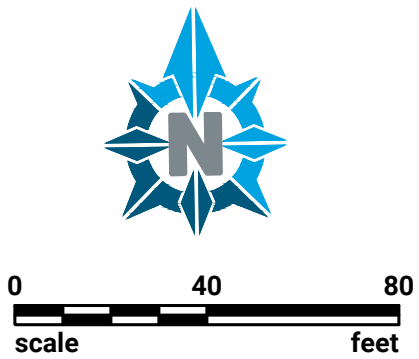
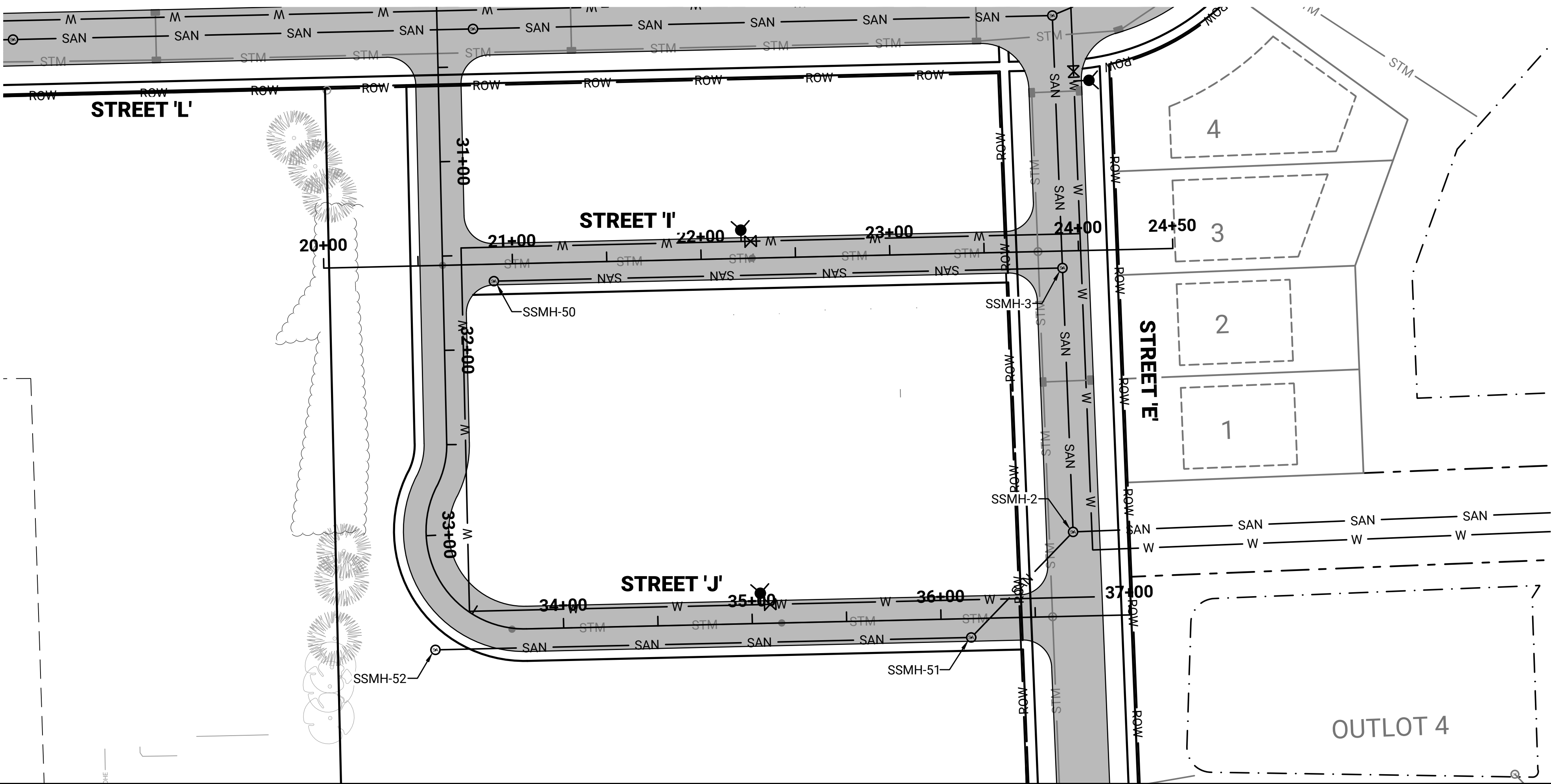


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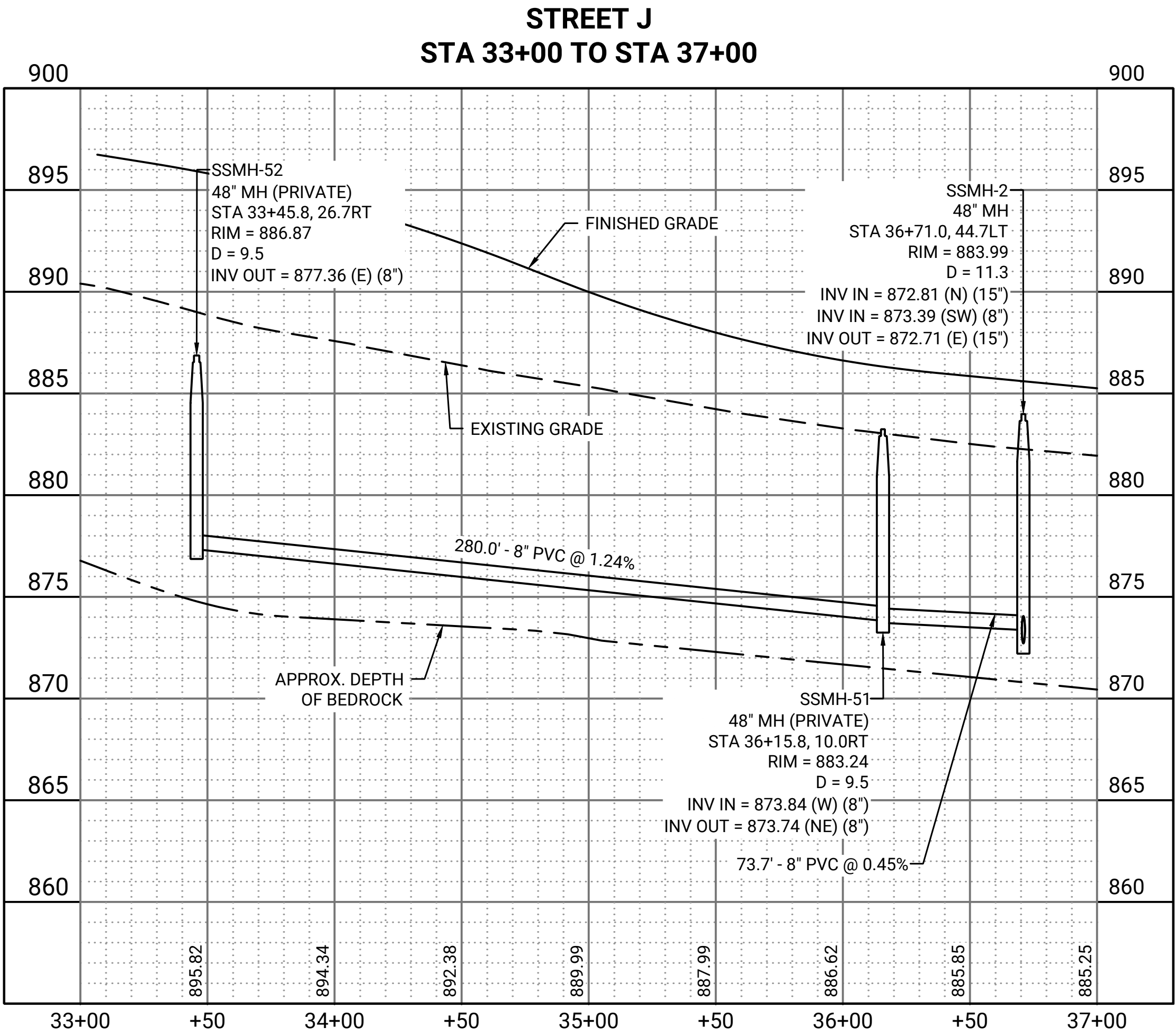
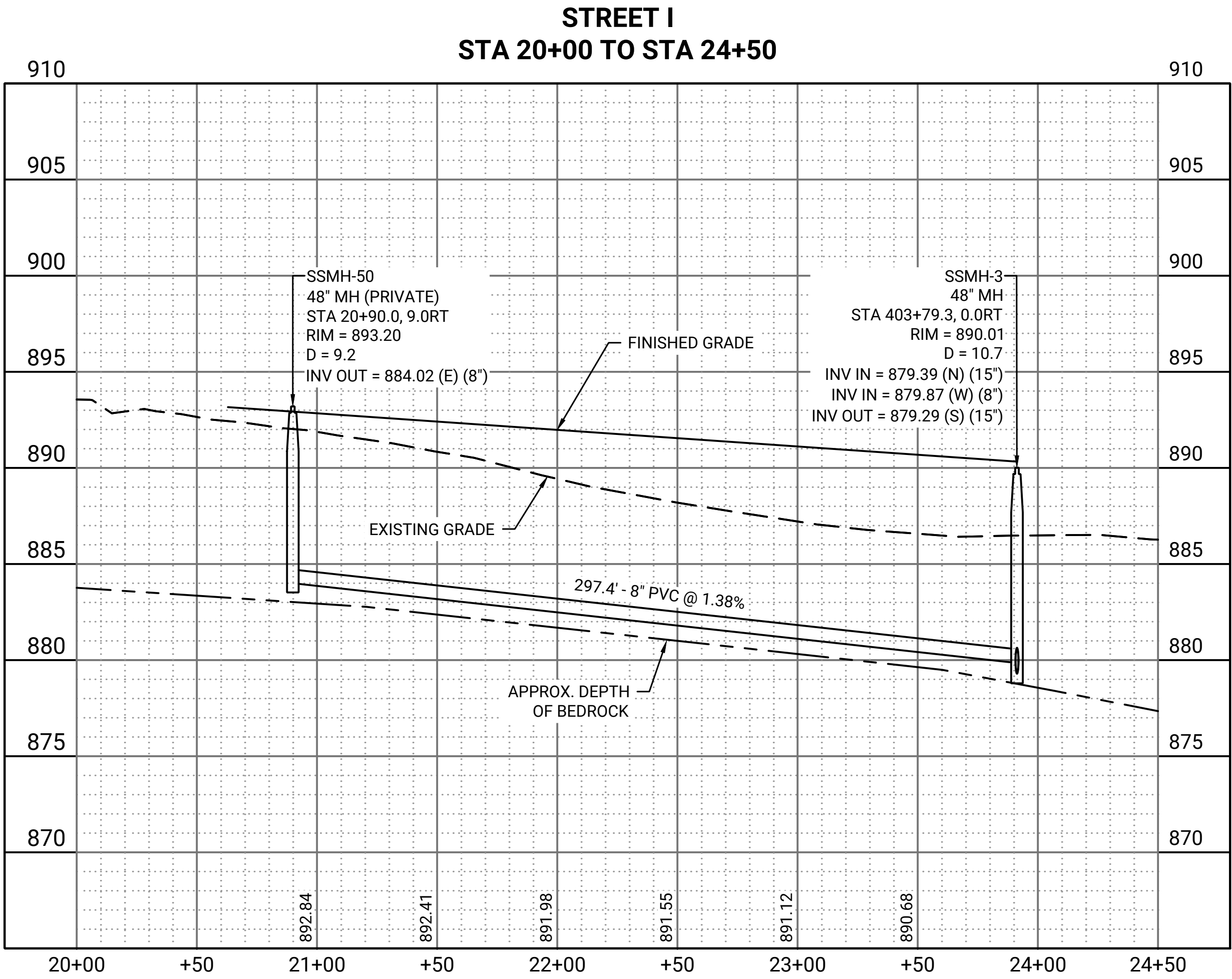
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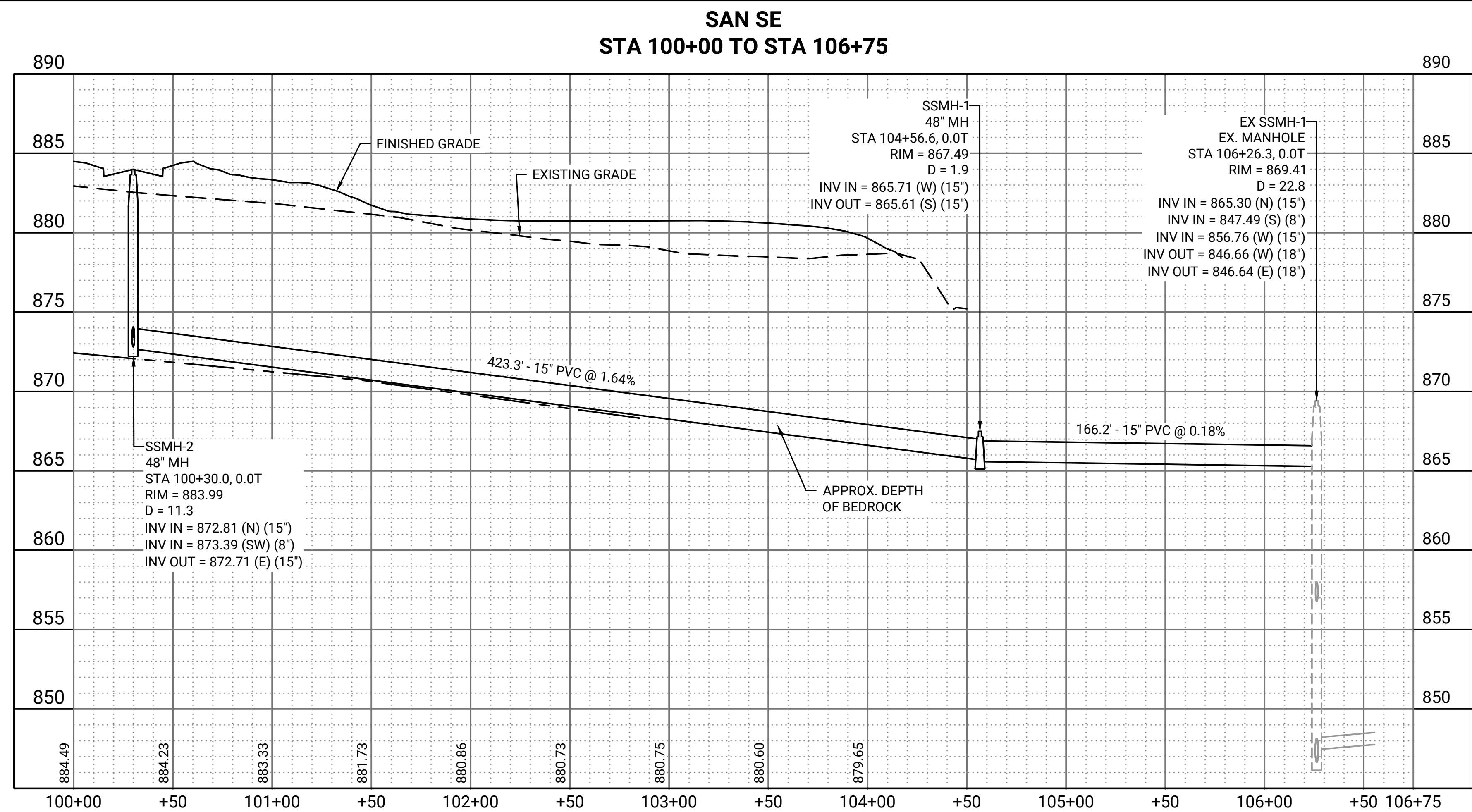
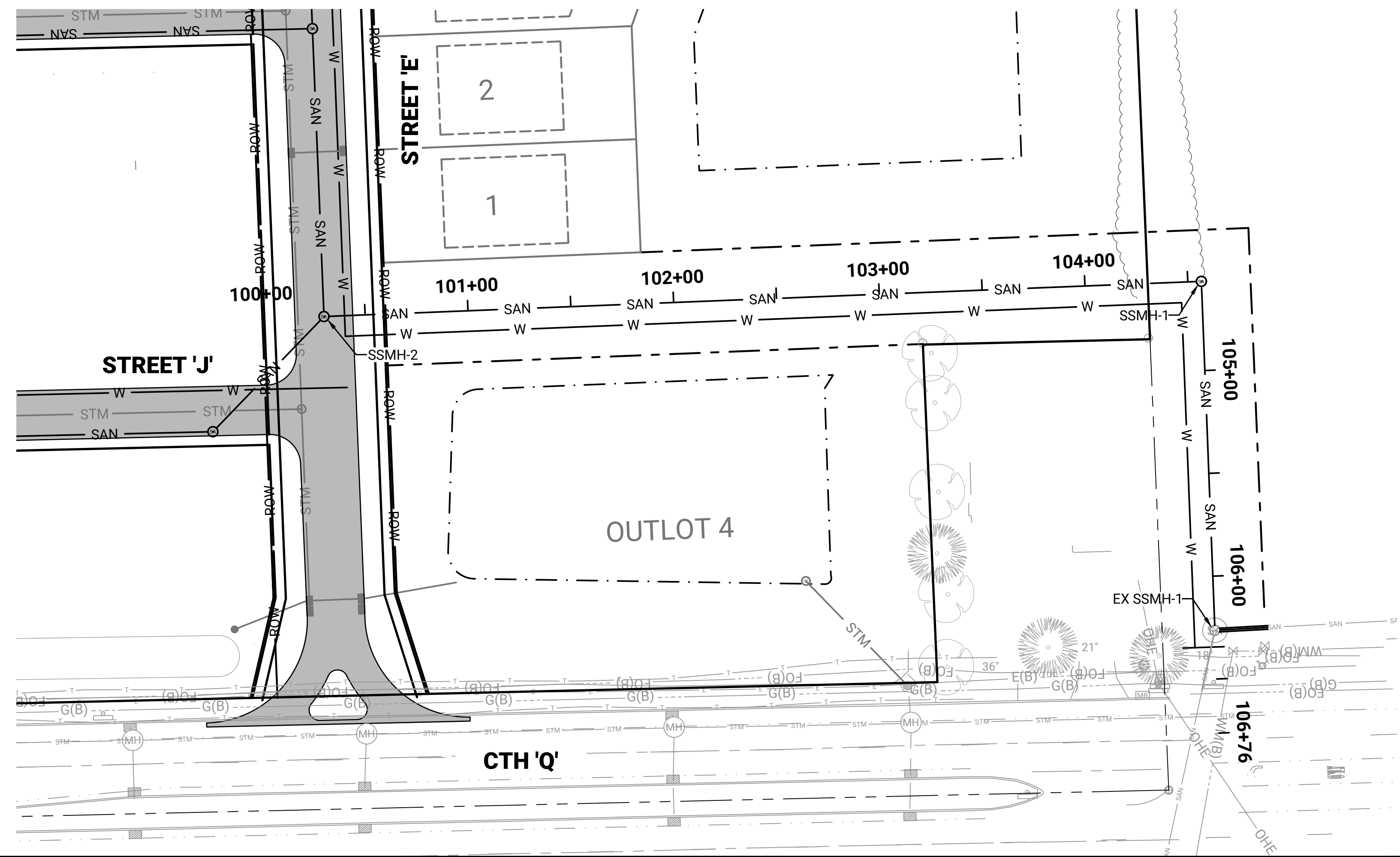
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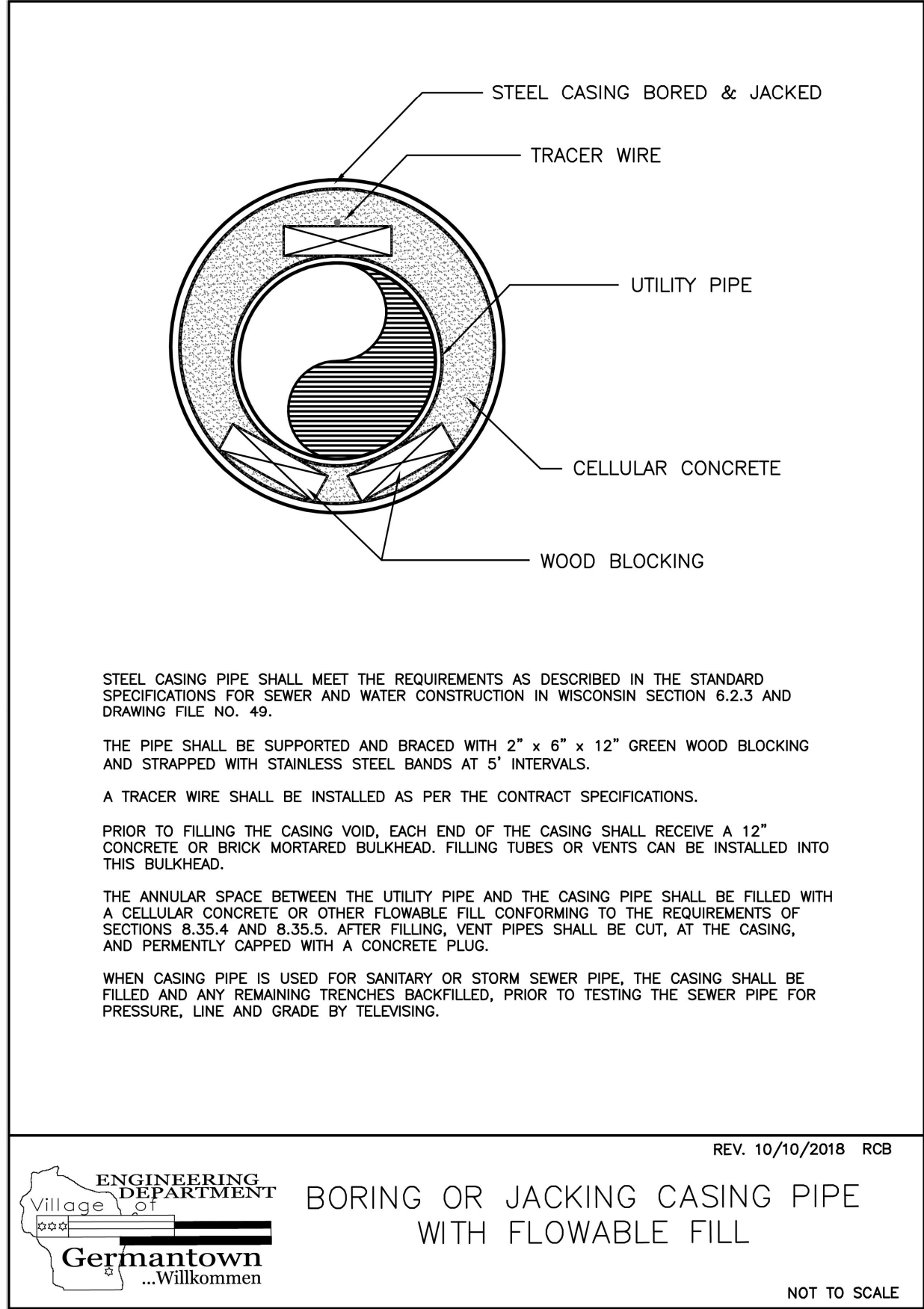
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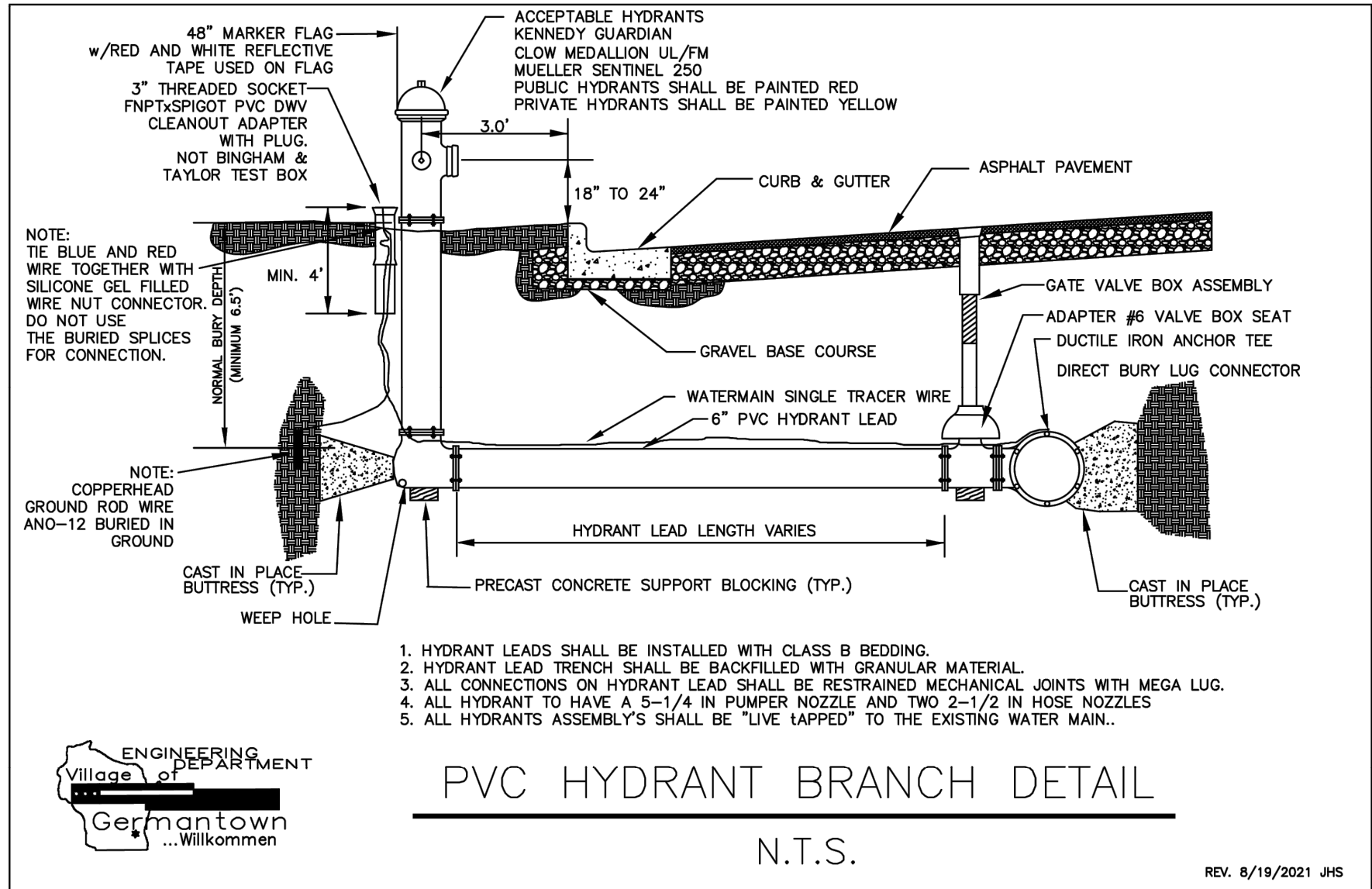






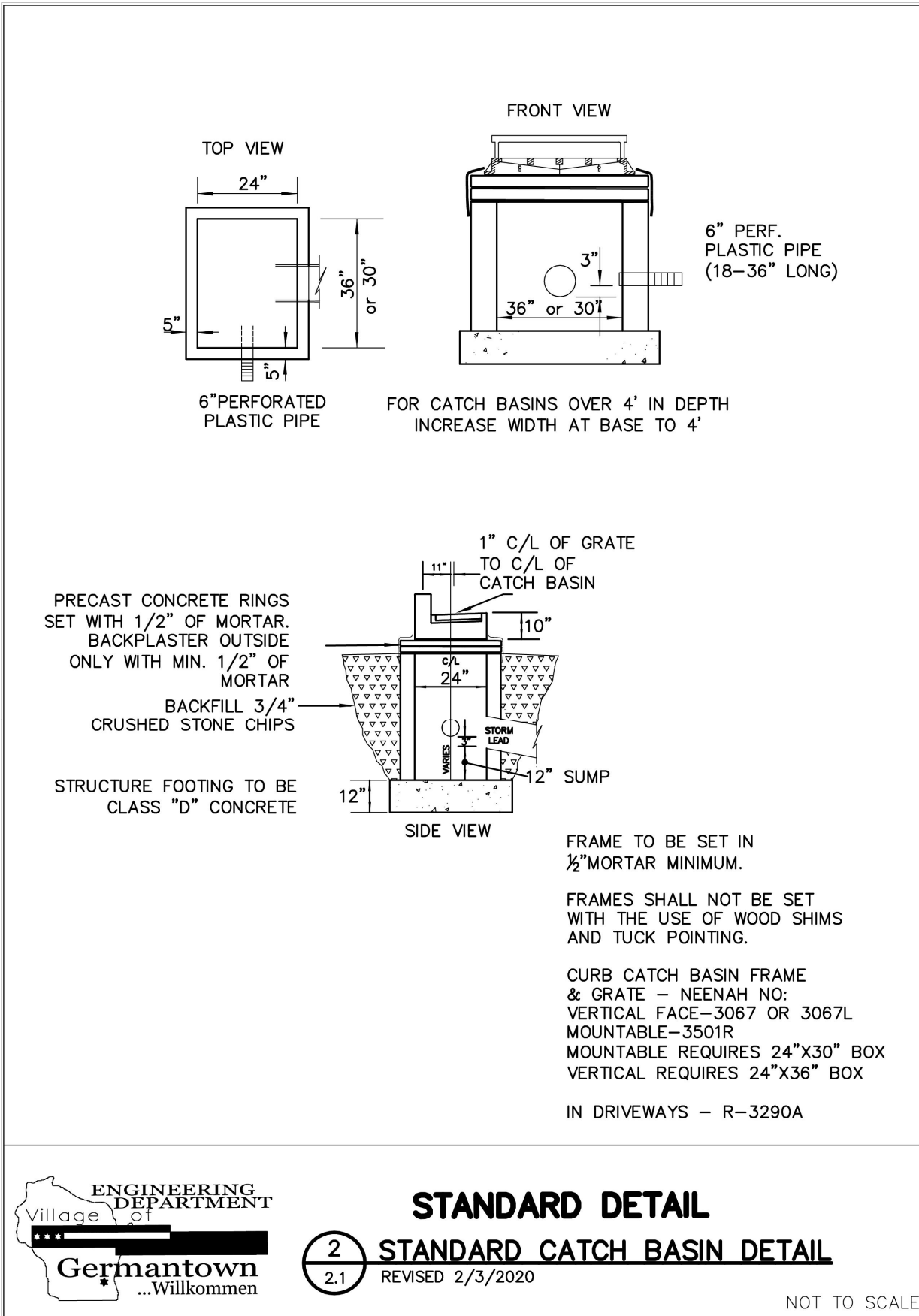
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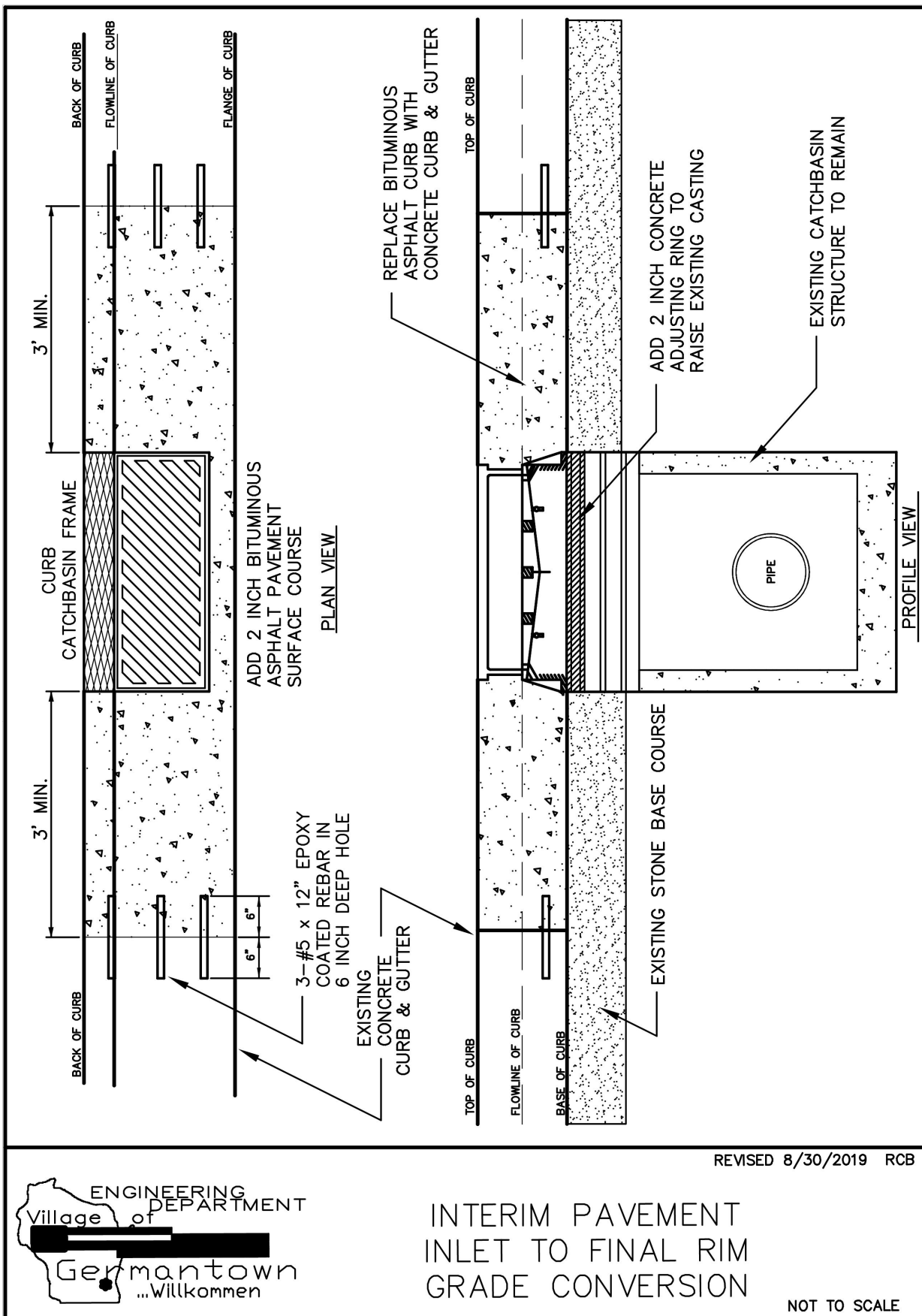
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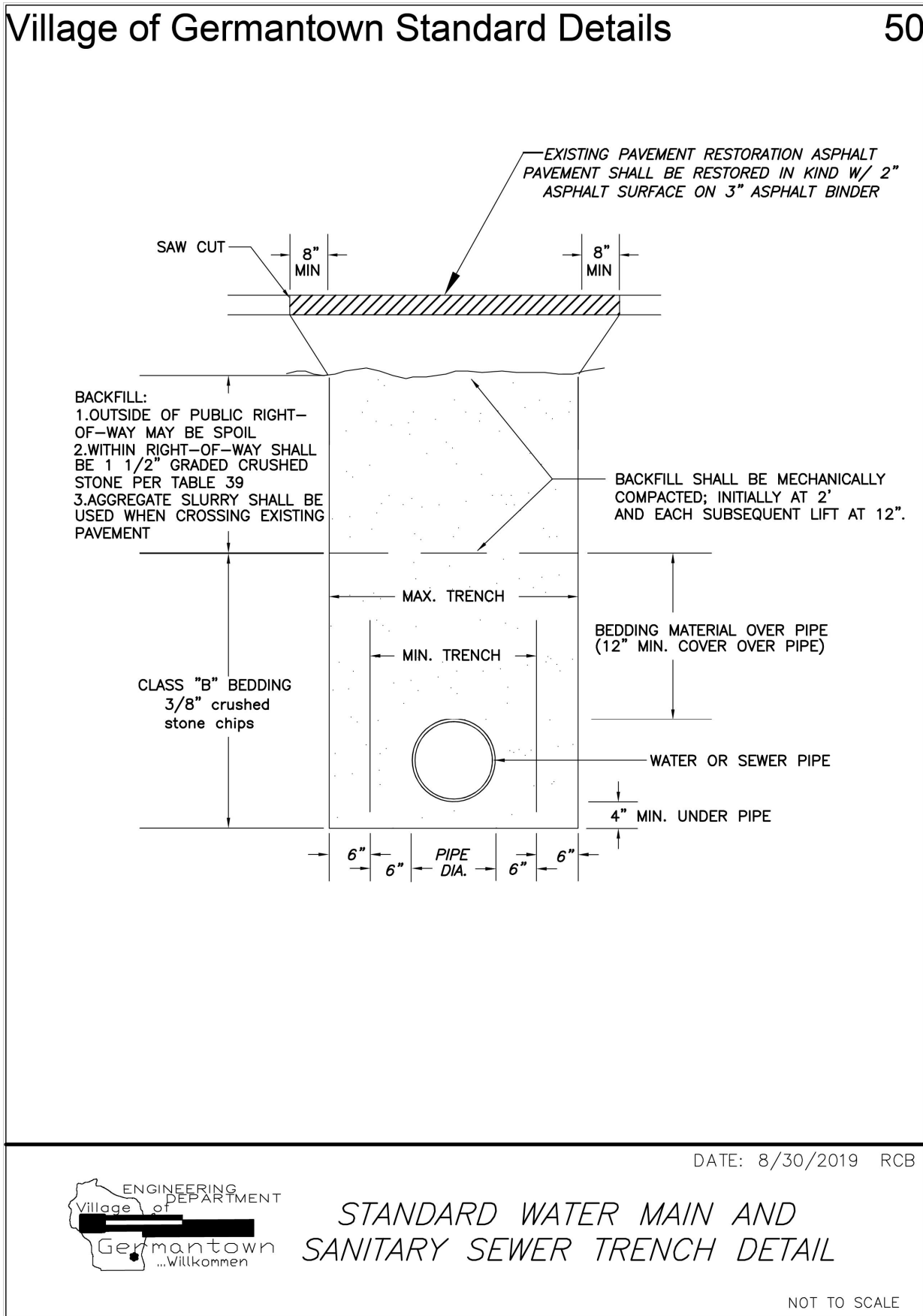
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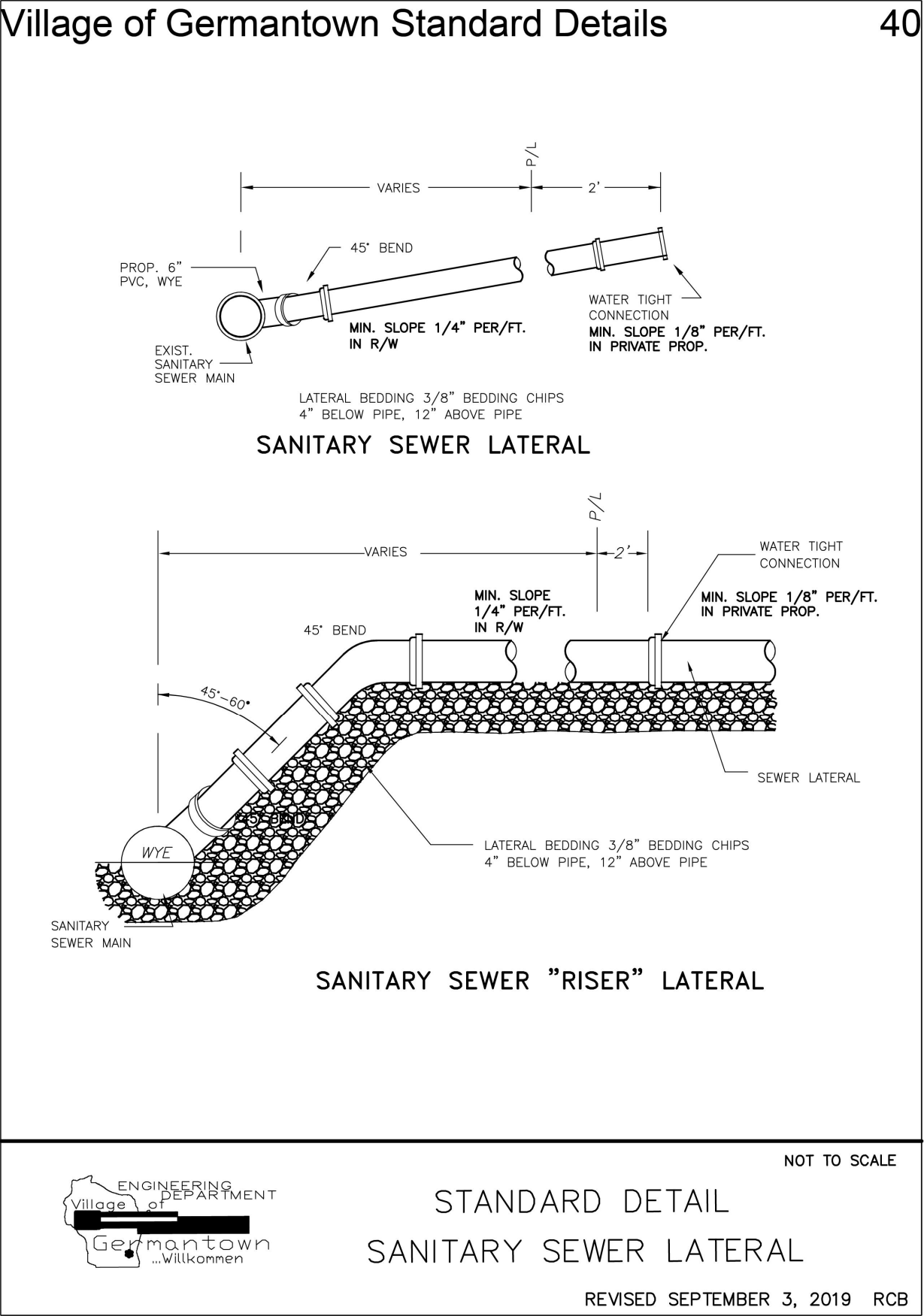
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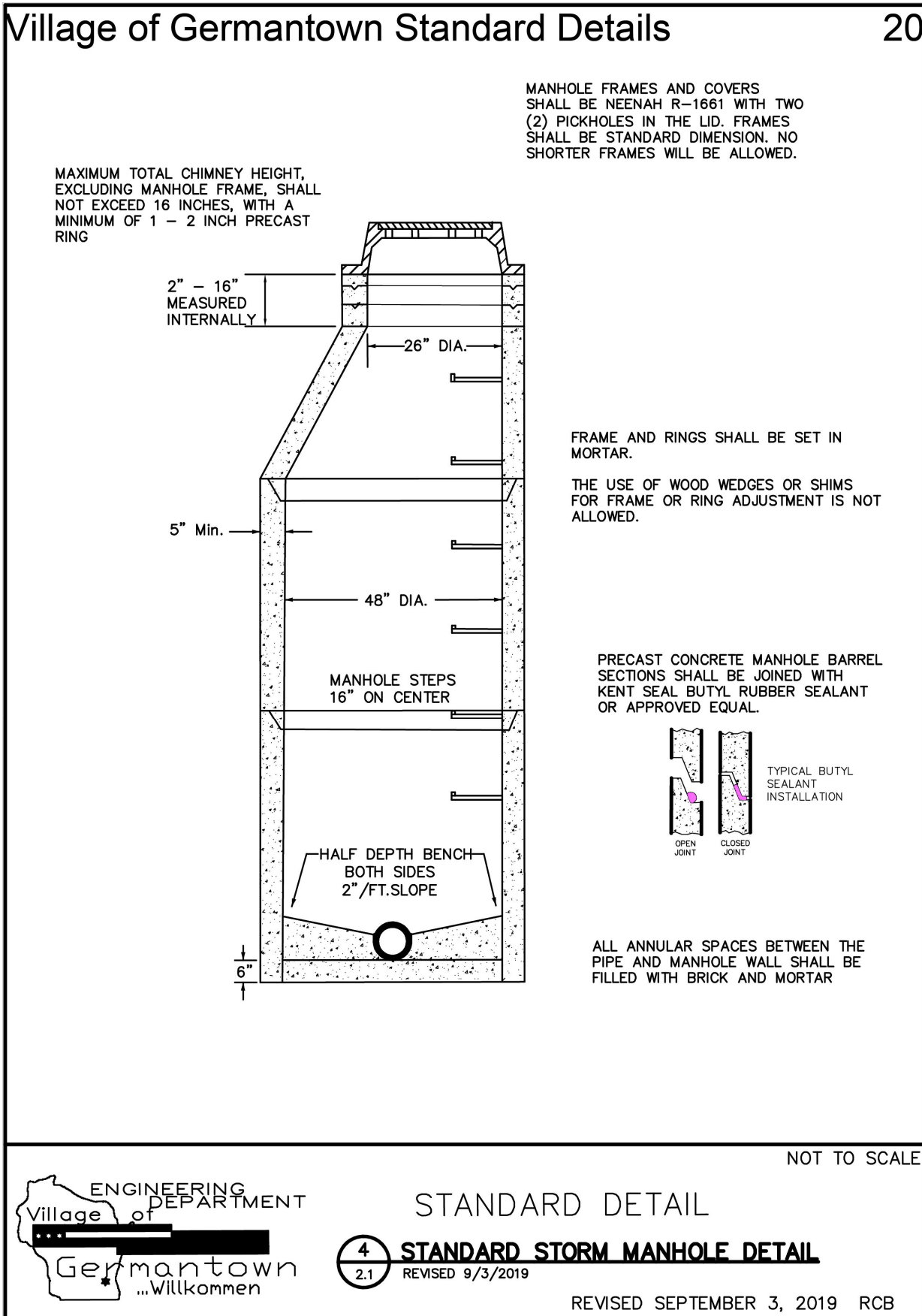
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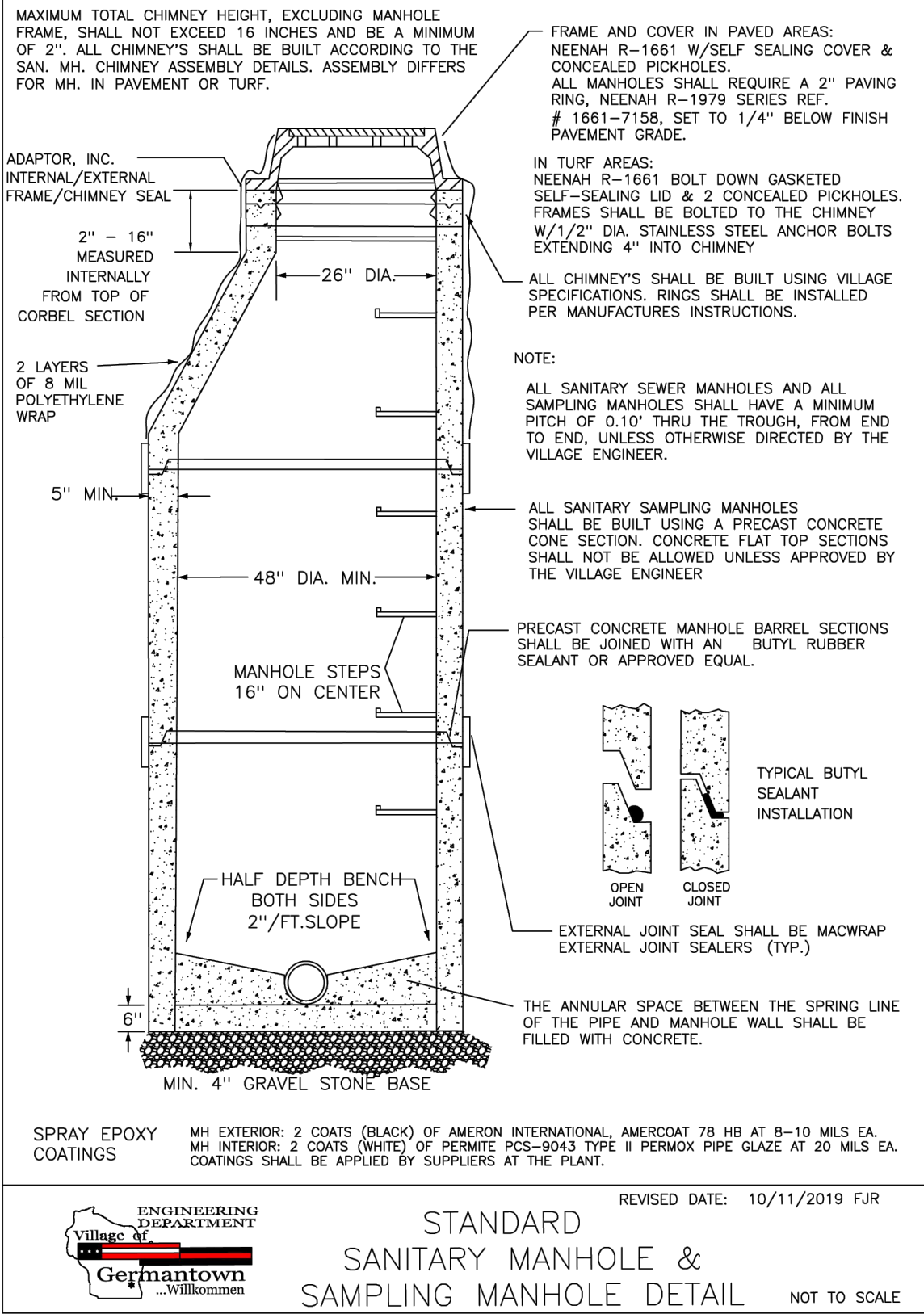
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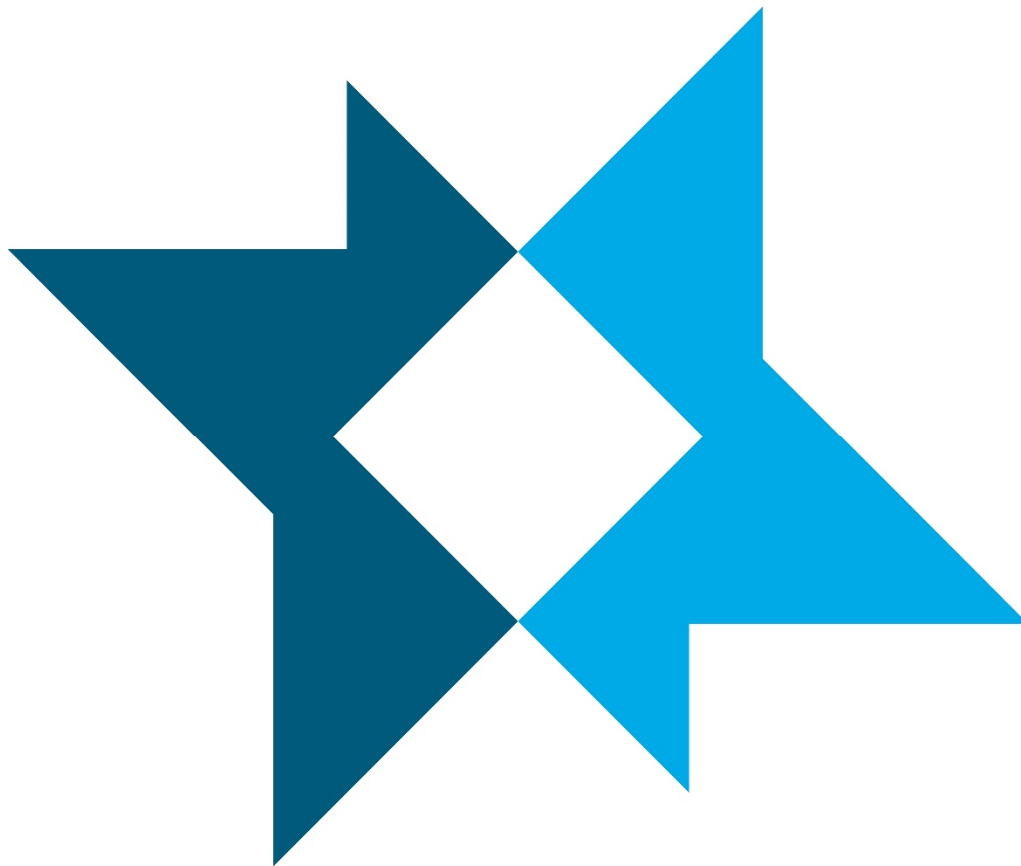




Storm Water Management Plan

MOHRHUSEN FARM

Germantown, Wisconsin



March 2025

Project ID: 25H025.00

**Solving our clients' toughest
science and engineering challenges.**

Storm Water Management Plan

Project ID: 25H025.00

Prepared for
Home Path Financial
Butler, WI 53007

Prepared by
Foth Infrastructure & Environment, LLC

March 2025

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Storm Water Management Plan

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Appendix A	Pre and Post Development Conditions
Appendix B	Preliminary Geotechnical Report
Appendix C	NRCS Soil Report
Appendix D	HydroCAD Report

Purpose

Storm water management for this development is regulated by the Milwaukee Metropolitan Sewerage District (MMSD) and the Wisconsin Department of Natural Resources (DNR). The analysis presented in this report addresses post-construction water quantity, water quality, and construction site sedimentation control.

Methods of Analysis

The hydrologic analysis included in this report was performed using the HydroCAD hydrologic simulation computer model, version 10.20-5c by HydroCAD Software Solutions LLC. The discharges were generated using the SCS Dimensionless Unit Hydrograph Method for a 24-hour duration storm. Model parameters include drainage area, SCS runoff curve number, time of concentration, and 24-hour precipitation events populated from the National Oceanic and Atmospheric Administration (NOAA) Precipitation Frequency Data Server. Rainfall events required to be modeled are the 2-year and 100-year event.

Table 1: Design Storm Events – City of Germantown

Frequency (years)	Duration (hours)	Depth (in)
2	24	2.68
10	24	3.83
100	24	6.34

Site Characteristics

The site is located in the northeast quadrant of the intersection of County Line Road and Lannon Road in the Village of Germantown.

The proposed development includes a variety of single family and ROW homes to be constructed in multiple phases.

The site is approximately 88 acres, with approximately 7 acres of wooded area to remain untouched, 10 acres of wooded area to be disturbed, and the remaining covered by cropland. The site has significant slope change generally from the middle of the site out to the boundary.

Existing site runoff flows offsite either to lower ground to the north or east, or to existing storm sewer systems within County Line Road and Lannon Road to the south and west respectively.

There is bedrock within the site ranging in depth across the site, but generally 8 feet or more below existing ground.

Existing soils are categorized by the USDA NRCS as 0-3 percent slopes: Radford silt loam; 1-3 percent slopes: Kendall silt loam; 2-6 percent slopes: Knowles silt loam, Mayville silt loam, Ozaukee silt loam, Theresa silt loam; 6-12 percent slopes: Knowles silt loam, Ozaukee silt loam, Ritchey silt loam. Most soils are Hydrologic Soil Group C, with a small mix of B/D. Refer to the geotechnical report and boring logs in Appendix B for specific soil layer information. The Hydrological Soil Group on site can be viewed in Appendix C.

Water Quantity Design

Water quantity requirements are regulated by the Milwaukee Metropolitan Sewerage District.

The MMSD requires the “Allowable runoff release rate” for a post-development peak outflow during the 100-year (1% probability) storm event is no more than 0.5 cubic feet per second (cfs) multiplied by the area of the site in acres and a post-development peak outflow during the 2-year (50% probability) storm event is no more than 0.15 cfs multiplied by the area of the site in acres (defined in Chapter 13 Surface and Stormwater Rules and Requirements). The “Allowable runoff volume” is no greater than pre-development volume for both the 100-year and 2-year storm events during the critical time.

Table 2: Proposed Peak Discharge Rates

Design Storm	Area (ac)	Multiplier	Allowable Runoff Release Rate (cfs)	Proposed Peak Discharge (cfs)
2-year/24-hour Type II	81.03	0.15	12.15	6.01
100-year/24-hour Type II	81.03	0.50	40.51	24.87

Table 3: Existing and Proposed Runoff Volumes

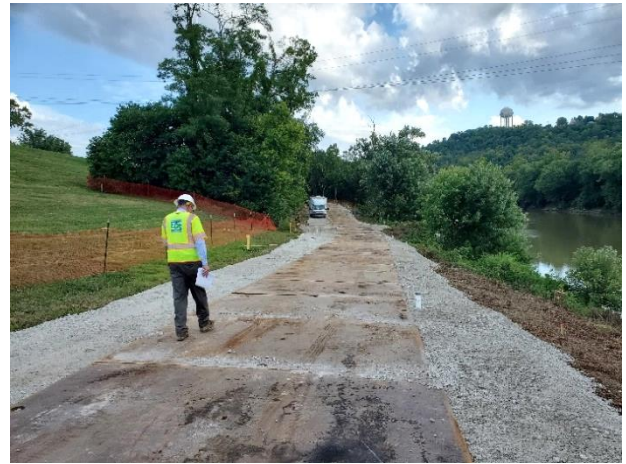
Design Storm	Runoff Volume (af)	
	Existing Condition	Proposed Condition
2-year/24-hour Type II	5.73 af	4.47 af
10-year/24-hour Type II	11.27 af	10.46 af
100-year/24-hour Type II	25.40 af	24.70 af

Drainage maps for both the existing and proposed conditions can be viewed in Appendix A. Both existing and proposed conditions were evaluated and can be viewed in the HydroCAD report in Appendix D.

Summary

Stormwater management facilities for the proposed development site were designed according to the Milwaukee Metropolitan Sewerage District Requirements.

Post-development basins are releasing runoff at a rate equal to or lower than the 100-year and 2-year multiplier as required. The total volume being released in the post development condition is less than the existing condition volume flowing offsite.



ECS Midwest, LLC

Geotechnical Engineering Report

Mohrhusen Farm

County Line Road & Lannon Road
Germantown, Washington County, Wisconsin

ECS Project Number 42:2684

February 4, 2025





February 4, 2025

Mr. Widdy Gentil
Home Path Financial
5116 N 126th Street
Butler, Wisconsin 53007

ECS Project No. 42:2684

Reference: Geotechnical Engineering Report
Mohrhusen Farm
County Line Road & Lannon Road
Germantown, Washington County, Wisconsin

Dear Mr. Gentil:

ECS Midwest, LLC (ECS) has completed the subsurface exploration, field and laboratory testing, and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed scope of services. This report presents our understanding of the geotechnical aspects of the project, the results of the field exploration and laboratory testing conducted, and our design and construction recommendations.

It has been our pleasure to be of service to you on this project. ECS would like to continue its services during design and provide our services during construction to check the assumptions of subsurface conditions made for this report. Please contact us should you have questions about the information contained in this report, or if ECS can be of further assistance to you.

Respectfully submitted,

ECS Midwest, LLC

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- Boring Location Diagram
- Subsurface Cross Section(s)
- Soil Survey Map
- Geologic Map

Appendix B – Field Operations

- USDA Classification System
- Reference Notes for Boring Logs
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- Laboratory Testing Procedures: Index Testing

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- Summary of Generalized Pavement Design Parameters
- Soil Evaluation – Storm Form (SBD10793)

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- Important Information about This Geotechnical-Engineering Report

EXECUTIVE SUMMARY

This Executive Summary is intended as a very brief overview of the primary geotechnical conditions expected to affect design and construction. Information gleaned from this Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- The main site development challenges are expected to include moisture control of the site soils, presence of lower strength soils near surface, and potential excavation difficulties associated with cobbles/boulders and areas of shallow bedrock.
- Undercut and/or subgrade repair is expected to be needed in areas due to the presence of clayey soils with low blow counts and/or high moisture.
- The site soils encountered at the borings located within the proposed stormwater management (SWM) area are anticipated to have low infiltration rates. Shallow bedrock is expected to be a limitation for portions of the eastern SWM basin.
- It is recommended ECS review the design documents to evaluate consistency with our recommendations.
- We recommended ECS be retained for the construction materials testing to help facilitate proper implementation of our recommendations.

1.0 INTRODUCTION

The purpose of this study was to provide geotechnical information for the design of pavements and stormwater management basins for the proposed residential development. The recommendations developed for this report are based on project information supplied by Home Path Financial.

Our services were provided in accordance with ECS Proposal No. 42:3986-GP, dated December 27, 2024, as authorized by William Gentil of Home Path Financial on December 31, 2024, which includes the Terms and Conditions of Service included therein.

This report contains the procedures and results of the subsurface exploration and laboratory testing programs, a description of existing site conditions, engineering analyses, and geotechnical recommendations for the design and construction.

The report includes the following items:

- A brief description of the field and laboratory test procedures and results.
- A description of the observed surface topographical features and site conditions.
- A description of area and site geologic conditions.
- A description of the interpreted subsurface soil stratigraphy with pertinent available physical properties.
- Records of the subsurface explorations (test boring logs).
- General recommendations for pavement design, including a recommended design CBR value.
- Evaluation and recommendations for wet detention pond design in accordance with the Wisconsin Department of Natural Resources Conservation Practice Standard 1001 and NRCS.
- Evaluation of infiltration in accordance with the Wisconsin Department of Natural Resources Conservation Practice Standard 1002 and NRCS.
- Recommendations for site preparation and construction of engineered fills, including an evaluation of on-site soils for use as engineered fills, and delineation of potentially unsuitable soils and/or soils exhibiting excessive moisture at the time of sampling.
- General considerations relative to groundwater.

2.0 PROJECT INFORMATION

2.1 PROJECT LOCATION/CURRENT SITE USE/PAST SITE USE

The project site is located northeast of the County Line Road & Lannon Road intersection in Germantown, Washington County, Wisconsin. The subject property is bounded to the north by a residence and farmland, to the south by County Line Road, to the east by farmland and a substation, and to the west by Lannon Road. The site location is shown in Figure 2.1.1 below, and on the Site Location Diagram in Appendix A.



Figure 2.1.1 Site Location (approximate site outlined in red)

The site is currently undeveloped farmland and woodland. Based on the Boring Overlay plan, the approximate site surface elevations range from EL. 874 to EL. 913 feet.

ECS performed a cursory review of aerial photographs of the subject site, dated 1941, 1950, 1963, 1970, 1980, 1985, 1990, 1995, 2000, 2005, 2010, 2013, 2015, 2017, 2020, available on the Washington County GIS Viewer website. In the earliest available aerial, the site appeared to be vacant farmland with some wooded areas and a residence at the south end of the site. The site remained relatively the same, with the growth of woods between parcels and in other areas through the 2022 aerial. The 2022 aerial shows numerous test pits were dug and backfilled with excavated soils throughout the site. The site remains relatively unchanged through the 2024 aerial.

2.2 PROPOSED CONSTRUCTION

We understand the proposed project will include the construction of pavement for the roadways of a new residential development along with three stormwater management (SWM) basins. It is understood the confirmation of potential bedrock depth in the roadways and a subsurface soil profile are desired. The information in the table below summarizes our understanding of the project.

DESIGN INFORMATION			
Subject		Expectation	
Pavement	Type	Hot mix asphalt	B
	Traffic	Unknown – Expected to be relatively light	B
	Design Service Life	20 years	B
SWM Device	Type	Detention Basin	B
	Bottom Depth/Elevation	4 to 6 feet below site grade	B
Grading	Cut	Less than 4 feet	B
	Fill	Less than 4 feet	B

R: Reported by client and/or design team

B: Based on ECS estimates in absence of information from client and/or design team

If ECS' understanding of the project is not correct or the design changes, please contact ECS so that we may review these changes and revise our recommendations, as appropriate.

3.0 FIELD EXPLORATION AND LABORATORY TESTING

3.1 FIELD EXPLORATION

The exploration procedures are described in greater detail in Appendix B in the insert titled Subsurface Exploration Procedures: SPT.

3.1.1 Borings

ECS used a handheld GPS unit to field locate the borings prior to mobilization of the drilling equipment. The approximate as-drilled boring locations are shown on the Boring Location Diagram in Appendix A. Ground surface elevations at the boring locations were interpolated from the Boring Overlay plan provided to us by Home Path Financial. Ground surface elevations and boring locations determined without professional survey are approximate and may not be appropriate for final design and construction.

Our scope of services included drilling 26 borings at the site on January 23 and 24, 2025 by a subcontracted driller. Borings B-01 through B-20 located in the proposed roadways were each advanced to an approximate depth of 10 feet below existing site grade. Borings B-21 through B-26 located in proposed stormwater management areas were each advanced to an approximate depth of 15 feet. The drill crew utilized a GeoProbe 7822DT track-mounted rotary drilling rig equipped with continuous flight, hollow stem augers to drill the borings.

The drill crew backfilled the boreholes at completion of drilling. Settlement or expansion of borehole backfill can occur over time resulting in a trip hazard. Monitoring the boreholes after initial drilling activities is not within our scope but should be done by the client or property owner.

3.1.2 Explorations by Others

In addition to our borings, a plan that showed exploration locations by others were provided by Home Path Financial for our use. The plan showed the exploration location along with the ground surface elevation and bedrock elevation at those locations. No further details, such as soil encountered, were provided. A few of the locations did not note the ground surface elevation or bedrock elevation. A copy of the plan is included in Appendix B.

It is understood ECS may use and rely on the information provided to us for our analysis in lieu of performing a more complete drilling scope for the proposed development. Client agrees ECS shall not be responsible for the validity or accuracy of information prepared by others.

3.2 SUBSURFACE CHARACTERIZATION

The observed subsurface conditions were generally consistent with published geological mapping. Information regarding the site geology (Soil Survey Mapping and Bedrock Mapping) is included in Appendix A. Below is a generalized characterization of the subsurface materials observed at the boring locations. Please refer to the Boring Logs in Appendix B.

GENERALIZED SUBSURFACE STRATIGRAPHY					
Approx. Depth to Stratum Bottom (feet)	Strata	Description	SPT ⁽¹⁾ N-value Range (bpf)	Calibrated Penetrometer Resistance (tsf)	Moisture Content (%)
Surface	--	Topsoil (1 to 5 inches ±)	--	--	--
2½ - 10	I	(CL) SANDY LEAN CLAY / LEAN CLAY and (CL/ML) SANDY SILTY CLAY, firm to hard	4 – 82/11"	0.5 - 4.5+	9 - 30
3 to 11½	II	(SM) SILTY SAND, (SC) CLAYEY SAND and (SC/SM) CLAYEY/SILTY SAND, loose to very dense	6 - 57	--	--
8 to 15	III	(ML/CL) CLAYEY SILT and (ML) SILT, firm to very stiff [B-11, B-22, B-24, B-25, B-26]	14 - 24	0.5 – 3.0	13 - 17
10 to 15	IV	(CL) LEAN CLAY and (CL/ML) SILTY CLAY, stiff to hard	9 – 61/8"	1.0 – 4.0	10 - 16

1. Standard Penetration Test.

A graphical presentation of the subsurface conditions is shown on the Subsurface Cross Section Diagram(s) included in Appendix A. A heat map of bedrock depth, based on the refusal depths of our borings and the bedrock elevation noted on the plan showing explorations previously done by others, is also included in Appendix A.

An exception to the generalized profile is Stratum I, II, and III may be interbedded at some of the boring locations.

The drill crew noted the near surface soils contained frost at the time of drilling. Therefore, the Standard Penetration Test N-values of the near surface soils may not be representative.

The soil stratification shown on the boring logs represents the interpreted soil conditions at the boring locations. Variations in the stratification can occur between sample intervals and between boring locations. The subsurface conditions at other times and locations on the site may differ from those

found at the boring locations. If different site conditions are encountered during construction, ECS should be contacted to review our recommendations relative to the new information.

Because the split-spoon sampler has a 1½-inch inside diameter, the soil classifications noted on the boring logs may not be representative of the entire soil matrix. Material larger than the 1½-inch inside diameter of the split-spoon sampler cannot be collected and observed directly.

3.3 GROUNDWATER OBSERVATIONS

The drillers observed the boreholes for the presence of measurable free water during drilling and at the completion of drilling. Based on the boring data, ECS estimates the static groundwater level to be at a depth greater than the depths explored at the boring locations. Because the borings encountered mostly poorly draining soils the static groundwater level may take days or weeks to stabilize.

Variations in the long-term water table elevation may result because of changes in precipitation, evaporation, surface water runoff, construction activities, and other factors. Perched water conditions may also develop and/or exist at shallower or variable depths seasonally, particularly within more permeable soil underlain by less permeable soil or bedrock, within existing utility and structure backfill, and within fissured soil.

3.4 LABORATORY TESTING

The laboratory services performed by ECS for this project included classification and index property tests on select representative soil samples.

Each soil sample was visually classified based on texture and plasticity using ASTM D2488, Standard Practice for Description and Identification of Soils (Visual-Manual Procedures) as a general guideline. After classification, the samples were grouped into the major zones noted on the boring logs in Appendix B. The USCS group symbols for each soil type are indicated in parentheses along with the soil descriptions. The stratification lines between strata on the boring logs are approximate; in-situ, the transitions may be gradual.

The soils retained from the infiltration basin borings were also classified using the U.S. Department of Agriculture (USDA) Soil Classification System. The USDA classification system is briefly described in Appendix C. The USDA classifications can be found on the "Soil and Site Evaluation – Storm" form (SBD10793) included in Appendix D of this report.

The results of the laboratory tests are included on the boring logs in Appendix B or separate test sheets in Appendix C. These tests included:

- Moisture content (ASTM D2216)
- Calibrated Penetrometer Resistance

The laboratory procedures are described in greater detail in Appendix C including the insert titled Laboratory Procedures.

The soil samples will be retained in our laboratory for a period of 60 days, after which, the samples will be discarded, unless other instructions are received as to their disposal.

4.0 DESIGN RECOMMENDATIONS

The following sections contain geotechnical design recommendations for pavements and stormwater management devices.

4.1 PAVEMENT DESIGN CONSIDERATIONS

The following sections provide recommendations for pavements. Pavement materials and construction should be in accordance with the AASHTO Guide for Design of Pavement Structures, and the WisDOT Standard Specifications for Highway and Structure Construction.

Subgrade Characteristics: The subgrade soils are expected to mostly consist of existing clay fill with areas of silty sand or clayey sand. The recommended pavement design parameters listed below are based on the encountered subsurface conditions.

The recommended pavement design parameters listed in the table below are based on the boring information, and the primary pedological units described in the Web Soil Survey and the WisDOT Geotechnical Manual. Because the soil conditions encountered are variable, a pavement section design based on these parameters may be over-designed in some areas and under-designed in others. In lieu of the design parameters in the table below, the design parameters presented in Appendix D, based on the general soil conditions encountered at the individual boring locations, could be used to refine the pavement design based on location.

PAVEMENT DESIGN PARAMETERS	
Parameter	(CL) Sandy Lean Clay
AASHTO Classification	A-6
Design Group Index	16
Soil Support Value, SSV	3.7
Frost Index, FI	F-3
Modulus of Subgrade Reaction	75 psi/in
Resilient Modulus	6,000 psi
California Bearing Ratio (CBR)	4

The pavement subgrade soil will impact the design and performance of the pavements. The project alignment falls within the area identified for inclusion of select materials in the pavement subgrade per Chapter 11-5, Attachment 15.1 of the WisDOT Facilities Development Manual (FDM). Considering the soils encountered, select material could be considered below the pavement to improve long-term pavement performance, such as the use of at least 16 inches of breaker run aggregate (Section 311 of the WisDOT Standard Specifications) as the select material. The values in the Table below have been modified to account for the use of 16 inches of breaker run aggregate as the select material.

PAVEMENT DESIGN PARAMETERS WITH SELECT MATERIAL	
Parameter	Properties
AASHTO Classification	A-6
Design Group Index	16
Soil Support Value, SSV	4.2
Frost Index, FI	F-3
Modulus of Subgrade Reaction	125 psi/in
Resilient Modulus	7,900 psi
California Bearing Ratio (CBR)	5.8

The design parameters assume the grading and subgrade preparation will be performed in accordance with the appropriate specifications included in the State of Wisconsin Department of Transportation Standard Specification, current Edition. These values are recommended with the assumption the subgrade will be closely observed and tested; the subgrade will be properly compacted; wet zones will be dried, drained or removed; zones of dissimilar material will be removed, replaced or mixed to achieve a homogeneous subgrade; and adequate subgrade drainage will be provided.

For earthwork, the soil volume shrinkage is estimated to be in the range of approximately 10 to 20 percent for the encountered sand, and approximately 20 to 30 percent for the encountered clay soil. These values correlate to estimated soil volume expansion factors of approximately 11 to 25 percent for the encountered sand, and approximately 25 to 43 percent for the encountered clay soil. For preliminary estimation purposes we recommend an average soil volume shrinkage factor of 20 percent (25 percent expansion factor).

Excavation Below Subgrade (EBS): The estimated EBS is based on the subsurface conditions encountered at the boring locations at the time of drilling. Approximately 12 to 24 inches of EBS may be needed because of native subgrade soils, which had low blow counts, lower shear strength and/or high moisture. The estimate of EBS at each boring locations is listed in the Summary of Pavement Design Parameters table in Appendix D. The estimated EBS may vary outside the boring locations.

EBS will also depend on the conditions just prior to and at the time of construction and appropriate precautions taken to protect the subgrade during construction from weather and construction traffic related effects. During construction the subgrade soil is often adversely impacted by construction equipment (i.e., traffic disturbance) and/or unfavorable weather (i.e., ponding of water or freeze-thaw). The degree of impact is generally a function of the soil type, presence of groundwater, weather conditions prior to and during construction, and the construction methods and equipment used. For these reasons, some additional EBS could be required during construction. We recommend an undistributed quantity of EBS be included to help account for these potential impacts during construction. Where EBS is needed, an additional foot of lateral excavation (from edge of shoulder) is recommended for each vertical foot of EBS to help provide adequate lateral confinement of the backfill fill below the roadway.

The EBS could be reduced with the use of a geogrid. The amount of reduction will depend on the geogrid properties. The geogrid should be placed in accordance with the manufacturer's recommendations. The seams between geogrid strips should be overlapped a minimum of 1 foot or the amount recommended by the manufacturer, whichever is greater, or attached per the manufacturer's recommendations.

Drainage: An important consideration with the design and construction of pavements is surface and subsurface drainage. Water which infiltrates the pavement and remains trapped within the pavement components during traffic loading is one of the leading causes of premature pavement failure. Based on the estimated groundwater level, surface water infiltration and seasonal perched water are expected to be the main sources of water for pavement design.

Areas of shallow apparent bedrock are present. The apparent shallow bedrock should be taken into consideration in establishing the site grades. The bedrock will have a low permeability, which means where a bedrock subgrade is present will not drain well and water may easily become trapped within the base course. Therefore, where rock will be present within approximately 2 feet of the pavement subgrade, a pavement underdrain may be critical for pavement performance. The installation of an underdrain will aid in improving long-term performance of the pavement sections, as well as helping reduce maintenance costs.

The permeability of the clay subgrade is expected to be low, which can cause water to remain within the base material for longer periods and reduce the base material support characteristics. The pavement surface is recommended to be shaped or crowned to properly direct surface water to suitable on or off-site stormwater drainage infrastructure. The pavement subgrade should be properly sloped or crowned to avoid dips or pockets where water may become trapped. Dips in the subgrade can result in a “bathtub” effect, which may trap water. This trapped water can soften the subgrade and potentially heave the pavement during freezing weather. The subgrade in areas requiring undercut and backfill with granular soils are recommended to be graded to drain toward a drainpipe. The drainpipe should be sloped a minimum of $\frac{1}{2}$ to 1 percent to discharge to nearby storm sewers, drainage ditches or other appropriate drainage facilities. Edge drains should be installed where site grades slope toward the pavement edge to reduce the potential for water to enter the base course layer. Edge drains should be sloped to the nearest appropriate drainage facility. Water that ponds on the subgrade surface can lead to deterioration of the subgrade soils, reduction of the base course support characteristics, and result in pavement heave during freezing conditions. Good drainage should help reduce the possibility of the subgrade materials being wet over a long period of time. Water should not be allowed to pond behind curbs and saturate the pavement base course and subgrade. In downgrade areas, the base course should extend through the slope face to allow water to drain from the base course layer.

Maintenance: A sound maintenance program should be implemented to help maintain and enhance pavement performance and help attain the design service life. A preventative maintenance program should be started early in the pavement life to be effective. The “standard in the industry” supported by research indicates that preventative maintenance should typically begin within 2 to 5 years of the placement of pavement. However, maintenance of pavement on undocumented fill sites may require more maintenance and sooner. Failure to perform preventative maintenance will reduce the service life of the pavement and increase the costs for corrective maintenance and full pavement rehabilitation. Seal joints and cracks with elastomeric caulk in a timely manner to help reduce water infiltration through the pavement section into the base course layer, which may result in softening of the subgrade and deterioration of the pavement. Pavements should be observed for distresses, such as cracks, depressions and poor drainage, at least twice a year, typically once in the spring and once in the fall.

Shrinkage cracking is common with asphalt and occurs with age. Development of cracks should be expected with normal exposure to weather, wear and age. These cracks may become larger when exposed to such things as weather and vegetation growth and should be treated promptly.

Pavement Sections: The recommended minimum pavement sections listed in the table below are based on the anticipated usage of the project site and a 20-year design service life, but were not developed based on specific traffic patterns, loading and resiliency factors, as those parameters were not provided by the design team. ***ECS should be contacted for potential revision of the pavement design recommendations once the traffic is known; otherwise, increased pavement maintenance and a shortened pavement life could result.*** The preliminary pavement sections below are guidelines that may or may not comply with local jurisdictional minimums.

RECOMMENDED MINIMUM PAVEMENT SECTIONS		
Pavement Material	Compacted Material Thicknesses (Inches)	
	Flexible Pavement	Rigid Pavement
Portland Cement Concrete ⁽¹⁾	--	6
Hot Mix Asphalt ⁽²⁾ Surface Course	1½	--
Hot Mix Asphalt ⁽²⁾ Binder Course	2½	--
Dense Graded Crushed Stone Base ⁽³⁾	10	6

1. Section 415 of WisDOT Standard Specification for Highway and Structure Construction (WisDOT Standard Specs).
2. Section 460 of WisDOT Standard Specs.
3. Section 305 of WisDOT Standard Specs. ECS recommends dense graded crushed stone base. If crushed gravel or some other material is used in lieu of crushed stone, the material may have a lower structural coefficient and a thicker base may be required.

In frequent and higher stress traffic areas, such as where trucks frequently turn and points of ingress or egress, heavy duty rigid (concrete) pavement is recommended.

Pavement materials and construction should be in accordance with the AASHTO Guide for Design of Pavement Structures, and the WisDOT Standard Specifications for Highway and Structure Construction.

If the pavements will be constructed early during site development to accommodate construction traffic, consideration should be given to the construction of designated haul roads, where thickened pavement sections are provided to accommodate the construction traffic, as well as the future in-service traffic.

Rigid Pavements: ECS recommends an air-entrained concrete mix (compressive strength of at least 4,000 pounds per square inch at 28 days) for rigid pavement. Adequate construction joints, contraction joints and isolation joints should be provided in the areas of rigid pavement to reduce the impacts of cracking and shrinkage. Please refer to ACI 325.12R-02 *Guide for Design and Construction of Jointed Concrete Pavements for Streets and Local Roads*. The ACI Guide recommends an appropriate spacing strategy for the anticipated loads and pavement thickness. It has been our experience that joint spacing closer to the recommended values in ACI results in a pavement with less cracks outside the joints and better long-term performance. Control joint spacing should be determined in accordance with the current ACI code. Separation joints should be provided where the pavement abuts fixed objects, such as the buildings and light poles.

Drainage: An important consideration with the design and construction of pavements is surface and subsurface drainage. Water which infiltrates the pavement and remains trapped within the pavement components during traffic loading is one of the leading causes of premature pavement failure. Based on the estimated groundwater level, surface water infiltration and seasonal perched water are expected to be the main sources of water for pavement design.

The permeability of the clay subgrade is expected to be low, which can cause water to remain within the base material for longer periods and reduce the base material support characteristics. The pavement surface is recommended to be shaped or crowned to properly direct surface water to suitable on or off-site stormwater drainage infrastructure. The pavement subgrade should be properly sloped or crowned to avoid dips or pockets where water may become trapped. Dips in the subgrade can result in a "bathtub" effect, which may trap water. This trapped water can soften the subgrade and potentially heave the pavement during freezing weather. The subgrade in areas requiring undercut and backfill with granular soils are recommended to be graded to drain toward a drainpipe. The drainpipe should be sloped a minimum of ½ to 1 percent to discharge to nearby storm sewers, drainage ditches or other

appropriate drainage facilities. Edge drains should be installed where site grades slope toward the pavement edge to reduce the potential for water to enter the base course layer. Edge drains should be sloped to the nearest appropriate drainage facility. Water that ponds on the subgrade surface can lead to deterioration of the subgrade soils, reduction of the base course support characteristics, and result in pavement heave during freezing conditions. Good drainage should help reduce the possibility of the subgrade materials being wet over a long period of time.

Installation of “stub” or “finger” drains around catch basins and in other low-lying pavement areas should be considered to help reduce the accumulation of water above and within the subgrade soils and aggregate base. As an alternative to stub or finger drains, existing manholes and storm sewer inlets could be perforated with 1-inch diameter holes at 2-foot centers at the subgrade level. The holes are recommended to be covered with a wire mesh and the manhole/inlet wrapped with a non-woven geotextile to reduce migration of material into the manhole/inlet. The excavation around the manhole is recommended to be backfilled with free draining granular materials. Consider installation of pavement edge drains or trench drains to reduce the accumulation of water within the base course and on the subgrade soils.

Water should not be allowed to pond behind curbs and saturate the pavement base course and subgrade. In downgrade areas, the base course should extend through the slope face to allow water to drain from the base course layer.

Sheet drainage across large pavement areas allows more water to enter the pavement through openings, cracks and weak points which can adversely affect the base course and subgrade. This can increase the potential risk of premature pavement deterioration, distress and long-term pavement maintenance issues. Intermediate drains should be installed at adequate intervals to reduce the length of sheet flow across the pavement surface.

Maintenance: A sound maintenance program should be implemented to help maintain and enhance pavement performance and help attain the design service life. A preventative maintenance program should be started early in the pavement life to be effective. The “standard in the industry” supported by research indicates that preventative maintenance should typically begin within 2 to 5 years of the placement of pavement. However, maintenance of pavement on undocumented fill sites may require more maintenance and sooner. Failure to perform preventative maintenance will reduce the service life of the pavement and increase the costs for corrective maintenance and full pavement rehabilitation. Seal joints and cracks with elastomeric caulk in a timely manner to help reduce water infiltration through the pavement section into the base course layer, which may result in softening of the subgrade and deterioration of the pavement. Pavements should be observed for distresses, such as cracks, depressions and poor drainage, at least twice a year, typically once in the spring and once in the fall.

Shrinkage cracking is common with asphalt and occurs with age. Development of cracks should be expected with normal exposure to weather, wear and age. These cracks may become larger when exposed to such things as weather and vegetation growth and should be treated promptly.

4.2 INFILTRATION CONSIDERATIONS

The recommendations presented in this section are limited to stormwater infiltration considerations, which follows the general guidelines of WDNR Conservation Practice Standard 1002, Site Evaluation for Stormwater Infiltration. The recommendations in this section are based on the soil and groundwater conditions observed at Borings B-21 through B-26 anticipated to be within the area of the proposed stormwater management (SWM) devices.

Specific details of the proposed infiltration device and its location were not available at the time of this report preparation; it is recommended ECS be provided the infiltration device plans, when available, to check that the recommendations provided herein are applicable. ECS should be retained to provide observation and testing during infiltration device construction.

Our scope of services is not inclusive of each step involved in the initial site screening (Part A) of the WDNR Technical Standard 1002. Therefore, other conditions may exist at, or near the site that could exclude or exempt the site, or portions of the site from the infiltration requirements.

Infiltration Rates: Estimated soil infiltration rates based on the textural classification of the soils encountered and the guidelines provided in the WDNR Conservation Practice Standard 1002 ranged from 0.03 to 0.13 inches/hour and are listed on the Soil and Site Evaluation - Storm form (SBD10793) included in Appendix D. Infiltration rates based on soil textural classification and the guidelines provided in Table 2 of the WDNR Conservation Practice Standard 1002 should be adjusted for the least permeable soil layer within 5 feet of each of the listed intervals. These infiltration rates are estimates only. If better estimates of infiltration are required, ECS recommends field double ring infiltrometer tests be conducted.

Estimation of the final design infiltration rate should consider the effects of engineered fill placed, surface vegetation, erosion control devices, and potential groundwater mounding. Prior to and during construction, the design infiltration rate of the soil at the SWM device bottom should be verified. Compaction of the basin bottom subgrade during and following construction should be prevented as this may reduce the infiltration rate of the soil. This may require exclusion of construction traffic from the infiltration bottom, or loosening of the subgrade soil, such as by raking or discing. Sediment allowed to accumulate at the basin bottom will reduce infiltration. Measures should be taken to reduce accumulation of sediment. Periodic removal of sediment should be expected.

Seasonal High Water Table: Intermittent wet and dry periods may lead to soil mottling. The NRCS considers soil matrix or mottle colors of chroma 2 or lower (gray colors) as a potential indication of horizons that may be saturated for at least part of the year. The upper limits of this matrix or mottle coloration have been used to estimate the seasonal high water table. The presence of low chroma or gray soil colors or mottles in the observed soils suggest the estimated seasonal high water level may be at the approximate depths/elevations noted in the table below.

ESTIMATED SEASONAL HIGH WATER LEVEL		
Boring	Estimated Water Level	
	Approximate Depth (feet)	Approximate Elevation
B-21	Below 4	Below 880.5
B-22	Below 11.9	Below 869.6
B-23	Below 14.2	Below 874.3
B-24	11.5	868.5
B-25	Below 15	Below 885
B-26	Below 13	Below 8887

Estimation of the seasonal high water level based on colors (redoximorphic features) may not be reliable. Redox features can be difficult to distinguish in sandy soils. Also, we often don't know how often or long the soil is saturated at a given depth from color alone. A better estimate of the seasonal high groundwater table would require installation of groundwater observation wells along with observing the wells over a long time period.

Bedrock: Bedrock is estimated to be at an approximate depth of 4 feet to deeper than 15 feet at the stormwater management area borings.

4.3 WET DETENTION POND DESIGN CONSIDERATIONS

The recommendations presented in this section are limited to a wet detention pond, which follows the general guidelines of Wisconsin Department of Natural Resources (WDNR) Conservation Practice Standard 1001, Wet Detention Ponds.

The predominant site lean clay soils are considered to have relatively low infiltration rates. The sands are considered to have moderate rates. The construction and use of a wet detention basin is considered to be feasible at this site provided sands and silts are lined with clay.

Construction of a liner is recommended to reduce lateral and/or vertical movement of water through the basin walls and bottom, particularly if a stable pool elevation is desired. Based on the boring information and laboratory test results the lean clay excavated to construct the pond is expected to be adequate for use as a clay liner. Testing of compacted samples of the soil to be used as liner material is recommended to check its suitability for use as a wet detention basin liner. Scarification and recompaction of the basin sidewalls and bottom, to help disrupt fissures or more permeable soil seams or lenses, is recommended before basin liner construction. A minimum 2-feet-thick, compacted clay liner is recommended at the basin sides and bottom. Moisture content adjustment of the existing lean clay soils prior to placement and compaction is expected to be needed. Scarification and recompaction of basin walls and bottom, and construction of the clay liner are recommended to be observed and tested by ECS.

Liner material is recommended to conform to WDNR Conservation Practice Standard 1001, Type A or Type B Liner requirements, as appropriate, which include the properties listed below.

RECOMMENDED CLAY LINER MATERIAL PROPERTIES		
Material Characteristic	Material Values	
	Type A Liner	Type B Liner
USCS Classification	CL or CH	CL or CH
Percentage Passing a No. 200 Sieve	50% minimum	50% minimum
In-Place Hydraulic Conductivity (cm/sec)	1×10^{-7} or less	1×10^{-6} or less
Liquid Limit (%)	25 or greater average, no value less than 20	16 or greater average, no value less than 14
Plasticity Index (%)	12 or greater average, no value less than 10	7 or greater average, no value less than 5
Organic Content per ASTM D2487	Less than 3% loss on ignition	Less than 3% loss on ignition

Clay liner material is recommended to be compacted at a moisture content 0 to 4 percent above the optimum moisture content and to a minimum of 90 percent of the maximum dry density determined by Modified Proctor (ASTM D1557) or to a minimum of 95 percent of the maximum dry density determined by Standard Proctor (ASTM D698). Compact with a footed compactor weighing at least 25,000 pounds, operated continuously, in loose lift thicknesses not to exceed the smaller of 6 inches or the length of the teeth on the footed compactor used. The liner material must not contain deleterious materials. Materials considered deleterious include but are not limited to miscellaneous construction material, rubble fragments, wood fragments, material greater than 3 inches in nominal diameter, and hazardous materials.

A higher density than the minimum required by Natural Resources Conservation Practice Standard 1001 may be required depending on permeability requirements and should be determined based on laboratory testing of compacted samples of the liner material to be used. USDA-NRCS Wisconsin Construction Specification 300 Clay Liner gives additional information pertaining to selection and compaction of engineered fill for the clay liner. In addition to the USDA-NRCS Wisconsin Construction Specification 300 Clay Liner requirement that the water content of fill material be above the optimum moisture content, it is recommended the water content of fill material be no more than 4 percent above the optimum moisture content. The clay is recommended to be mechanically processed, such as with discing, prior to compaction to break up clods of clay to no more than half the loose lift thickness in size. The clay liner, once placed, should be protected from desiccation caused by drying of the soil. The formation of desiccation cracks will increase the risk of water loss through the clay liner.

As an alternative to a compacted clay liner, Appendix D of the WDNR Conservation Practice Standard 1001 outlines other acceptable liner materials, which include high density polyethylene (HDPE) and Geosynthetic Clay (GCL) liners.

Water control measures may be needed during excavation activities to remove runoff and perched water. If water control measures require a dewatering system, then it should be installed outside of the perimeter of the pond to avoid liner penetrations that could compromise the integrity of the liner system. Remove water that accumulates in excavations and other construction areas, along with unstable soil as soon as possible.

Take measures to reduce seepage along conduits where inlet and outlet pipes are constructed. Typically accepted measures may include the use of granular filters, anti-seepage collars or bentonite.

Provide erosion protection to protect the pond side slopes and embankments. The placement of a granular riprap and/or establishment of vegetation can be considered for erosion control within the pond and surrounding areas. The interior slopes of the ponds should be constructed at an inclination of 3:1 (Horizontal: Vertical) or flatter to help reduce the potential for instability related problems. If steeper slopes are required, then slope stability analysis is recommended to be conducted.

5.0 SITE CONSTRUCTION CONSIDERATIONS

5.1 SUBGRADE PREPARATION

The method of site preparation will be influenced by factors unknown at the time this report was prepared, which may include weather before and during construction, the possibility of subsurface conditions not revealed by the boring(s), and the final project details.

5.1.1 Stripping and Grubbing

The subgrade preparation should include stripping pavement, vegetation, rootmat, topsoil, and other soft or otherwise unsuitable materials from the 10-foot expanded building limits, 5-foot expanded pavement limits, and 5 feet beyond the toe of engineered fills, where feasible. Topsoil deposits (approximately 1 to 5 inches thick) were observed at the boring locations. Deeper topsoil or organic laden soils may be present, particularly in wet, low-lying, and poorly drained areas. In wooded areas, root masses may extend deeper and require additional localized excavation depth to completely remove the organics (root mass). The project team should be prepared to remove unsuitable material in its entirety within the limits noted above. Because topsoil depths can vary greatly across a site the contractor should verify topsoil depths as part of their bidding process. Note topsoil removal should not be based on soil coloration alone. After removal of the rootmat, it may be possible to leave some darker

soils in place provided the soil contains no more than 5 percent organic matter, by dry weight, as determined by Loss on Ignition ASTM D2974, has the recommended strength characteristics and is stable under proofroll. ECS should be retained to observe and document that topsoil and other unsuitable surficial materials have been removed prior to the placement of engineered fill or construction of structures.

The subgrade should not be left exposed to the elements or construction traffic for a prolonged time as the subgrade may become disturbed and/or softened. If pavement or other protective coverings are not placed within a few days after exposing the final design subgrade, consideration should be given to leaving the subgrade approximately 1 foot above the final design subgrade, where feasible, to help reduce softening of the design subgrade soil.

5.1.2 Proofrolling

Prior to fill placement or other construction on subgrades, the subgrades should be evaluated by ECS. The exposed subgrade is recommended to be thoroughly proofrolled with construction equipment having a minimum axle load of 10 tons (e.g., fully loaded tandem-axle dump truck for clayey soils or a large vibratory smooth drum roller for sandy soils). The subgrade should be traversed with the proofroll equipment in two perpendicular (orthogonal) directions with overlapping passes of the vehicle. This procedure is intended to assist identification of yielding subgrade materials.

Unstable or pumping subgrade areas identified during the proofroll should be repaired prior to the placement of subsequent engineered fill or other construction materials. Unstable subgrade repair methods, such as undercutting, or moisture conditioning and recompaction, or chemical stabilization, should be discussed with ECS to evaluate appropriate procedures to repair the existing conditions causing the instability. Test pits may be excavated in unstable areas to explore the shallow subsurface materials and to help determine the appropriate remedial action to stabilize the subgrade.

Seasonal reduction of the near surface soil strength can occur during wet times of the year (such as during the spring and fall months) or immediately following extended periods of rain. This may result in additional unstable or pumping subgrade areas. ***The high moisture content and/or low blow count soils present near surface at most of the boring locations, may not pass a proofroll, and may need to be undercut or repaired.*** Some undercutting or repair of unstable subgrade soils should be anticipated during subgrade preparation. Dependent on the results of proofroll observations, undercuts of approximately 1 to 2 feet are estimated to be necessary to help develop a stable subgrade. The method of subgrade repair or improvement chosen may be influenced by several factors such as weather and schedule, area, depth, and nature of the unstable subgrade soils. Depending on these and other factors the actual depth of subgrade undercut and/or stabilization method should be determined at the time of construction. Some common subgrade repair methods include the following or a combination of the following:

- Scarification, aeration, and recompaction;
- Undercut and replacement with engineered fill;
- Placement of a geogrid on the subgrade along with granular engineered fill; or,
- Chemical stabilization/modification techniques. Alterations to the pavement sections to include additional drainage, such as an open-graded aggregate subdrainage layer, may be needed if a chemically modified subgrade is used.

5.1.3 Site Temporary Dewatering

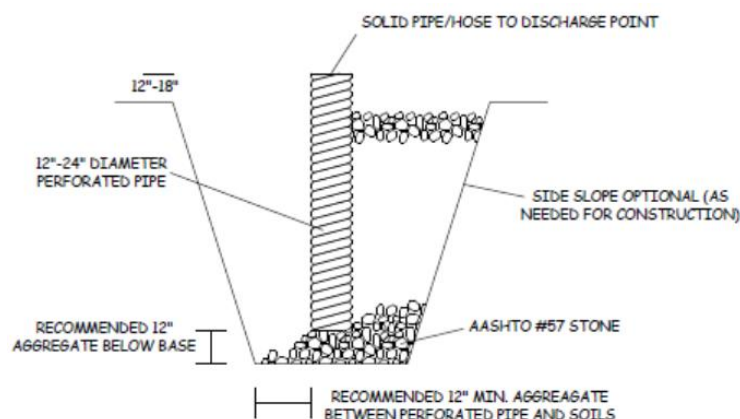
The contractor shall make their own assessment of temporary dewatering needs based upon the limited subsurface groundwater information presented in this report. Soil and groundwater conditions may vary between sampling intervals. If the contractor believes additional subsurface information is needed to assess dewatering needs, the contractor should obtain such information at their own expense. ECS makes no warranties or guarantees regarding the adequacy of the provided information to determine dewatering requirements; such recommendations are beyond our scope of services.

Dewatering systems are a critical component of many construction projects. Dewatering systems must be selected, designed, and maintained by a qualified and experienced (specialty or other) contractor familiar with the geotechnical and other aspects of the project. The failure to properly design and maintain a dewatering system for a given project can result in delayed construction, unnecessary undercuts, detrimental phenomena such as 'running sand' conditions, heaved subgrades, internal erosion (i.e., 'piping'), the migration of 'fines' down-gradient towards the dewatering system, localized settlement of nearby infrastructure, foundations, slabs-on-grade and pavements, etc. Water discharged from site dewatering systems are recommended to be discharged in accordance with local, state and federal requirements.

Surface Water: The surface of the site should be kept properly graded to enhance drainage of the surface water to appropriate discharge or storage areas during construction. Effort should be made to enhance the natural drainage without interrupting its pattern.

Subsurface Water: Groundwater observations are described in the **Groundwater Observations** section of this report. Based upon the results of the subsurface exploration and proposed construction, ECS' opinion is that construction dewatering at this site will be mainly to remove accumulated runoff water and perched water. Strategies for addressing groundwater are discussed below.

Strategies for Addressing Perched Groundwater: The typical strategy for addressing perched groundwater seepage into excavations and where excavations extend typically less than 1 to 2 feet below the water level, especially in areas containing primarily clay soils, is pumping from trench (or French) drains and sump pits with sump pumps which are backfilled with drainage aggregate such as AASHTO Size No. 57 Stone or open-graded bedding material. A typical sump pump drain (found in a sump pit or along a French drain) is depicted below. The inlet of the sump pump is placed at the bottom of the corrugated pipe and the discharge end of the sump is directed to an appropriate stormwater drain.



Sump Pit/Pump Conceptual Sketch

A typical French drain consists of an 18 to 24-inch wide by 18- to 24-inch-deep bed of AASHTO No. 57 aggregate (or similar open graded aggregate) wrapped in a medium duty, non-woven geotextile and (sometimes) containing a 6-inch diameter, Schedule 40 PVC perforated or slotted pipe. Actual dimensions should be determined during construction. After installation, the geotextile should be wrapped over the top of the aggregate and pipe followed by placement of backfill. The top of the drain should be positioned at least 3½ feet below the design subgrade elevation. Drains should not be routed within the expanded building limits.

Pumping wells or a vacuum system could also be used to address perched groundwater. These techniques often are only effective during the initial depletion of the perched water quantity and may quickly be ineffective at addressing accumulation of water from rain, snow, etc.

Strategies for Addressing Long-Term Groundwater Levels: Where water control cannot be maintained with sump pumps, or where excavations extend more than 2 feet below the groundwater level, dewatering likely will require installation of a more specialized dewatering system, possibly in conjunction with tight sheeting to help cut off water bearing seams/layers. However, depending on location, driving of sheeting may not be possible due to shallow rock. Where needed, ECS recommends the groundwater level be lowered to at least 3 feet below planned subgrades to help reduce the potential development of an unstable subgrade. Techniques for lowering groundwater commonly include pumping from deep wells with down-hole submersible pumps, vacuum system dewatering (i.e., well points) and possibly eductor wells. These techniques are more complex than pumping from sumps or drains and require engineered design. Lowering the static groundwater level can adversely affect nearby structures, utilities and other construction. ECS recommends a delegated design for dewatering and hiring a contractor specialized in design, installation and management of dewatering systems. ECS should be retained to review the delegated design before it is implemented. Dewatering should continue until earthwork operations and backfilling have extended sufficiently above the water table.

The stabilized pumping rate for the temporary dewatering system is recommended to be established by calculation submitted in the delegated design. The actual dewatering flow rates should be measured during construction to confirm the adequacy of the delegated design.

As is often the case, a saturated subgrade can exist even after the implementation of the strategies mentioned above. In these instances, adding supplemental dewatering such as French drains and sump pumping (described in the **Strategies for Addressing Perched Groundwater** subsection above) are often required.

5.2 EARTHWORK OPERATIONS

The following sections describe soil reusability and recommendations for engineered fill.

5.2.1 Engineered Fill

Product Submittals: Prior to placement of engineered fill, representative bulk samples (typically at least 50 to 100 pounds) of on-site and off-site borrow per material type should be submitted to ECS for laboratory testing, which may include natural moisture content, organic content, grain-size distribution, Atterberg limits, and moisture-density relationships for compaction. Import material should be tested prior to being hauled to the site to determine if it complies with project specifications. Alternatively, Proctor data from other accredited laboratories can be submitted if the test results are within the last 90 days.

Satisfactory Engineered Fill Materials: Engineered fills should consist of materials free of debris with the following engineering properties.

ENGINEERED FILL INDEX PROPERTIES		
Subject		Property
Plasticity	Upper 2 feet in Pavement Areas	$LL \leq 40, PI \leq 15$
	Below 2 feet in Pavement Areas	$LL \leq 50, PI \leq 20$
Max. Particle Size		3 inches
Max. Organic Content (by dry weight)		5 percent

Open-graded materials, such as coarser sands, and gravels (SP and GP), which contain increased void space in their mass may need to be encapsulated within a filter geotextile. If the engineered fill is to provide low-frost susceptible characteristics, the engineered fill must be classified as a clean GP or GW (or clean coarser SW or SP) per Unified Soil Classification System (ASTM D-2487) and must be properly drained.

Unsatisfactory Materials: Unsatisfactory fill materials, which do not satisfy the requirements for suitable materials, include topsoil and organic materials (PT, OH, OL), silt (ML) within the frost zone, and high plasticity soils elastic silt (MH) and fat clay (CH).

Pea gravel is not recommended to be used as engineered fill. Pea gravel has round/smooth characteristics, no fines and does not interlock when compacted, which makes it more susceptible to future movement and instability resulting in excessive and variable settlement.

On-Site Borrow Suitability: Natural soil deposits that meet the definition of Satisfactory Engineered Fill Materials are expected to be present at the site. Site soil used as engineered fill must not contain more than 5 percent organic matter as determined by ASTM D2974, and must be free of frozen matter, deleterious materials, over-sized material (maximum 3-inch particle diameter), or chemicals that may result in the material being classified as "contaminated." The on-site soil may be feasible to use as engineered fill with proper moisture conditioning during favorable conditions, with an exception being the silt soil which is generally difficult to moisture condition properly and compact even under favorable condition. Additionally, the silt soil is not recommended to be reused within the frost zone due to its high frost susceptibility. Site soil considered for use as engineered fill should be further evaluated by ECS prior to its use.

Several soil samples had relatively high moisture contents so some drying of site soil prior to reuse as engineered fill is expected to be needed. This may involve spreading and discing to aerate, chemical modification or other methods to reduce the soil moisture to within a narrow range of the soil's optimum moisture content to facilitate placement and compaction. Reuse of soils having elevated moisture content is often a point of contention and a source of delays and change orders. From a technical standpoint, soils with moisture contents wet of optimum can be reused provided the moisture is properly adjusted to within a workable range of the material optimum moisture content. From a practical standpoint, wet soils can be difficult to dry, particularly within small or congested areas or during unfavorable weather, and such difficulties should be considered during planning and budgeting. A clear understanding by the general contractor and grading subcontractor regarding the reuse of excavated soils will be important to reduce delays and unexpected cost overruns. It is important to establish as part of the contract whether soils having elevated moisture content will be considered suitable for reuse. Some conditions at the time of construction, such as wet or freezing weather, may

preclude the use of on-site soil, and use of an imported less moisture sensitive and/or less frost susceptible granular material may be needed. Some sorting to remove over-sized material (i.e., cobbles and/or boulders) may be needed prior to re-use of on-site soil as engineered fill.

5.2.2 Compaction

Subgrade Benching: Fill material should be placed in horizontal lifts. Where fill materials will be placed to widen existing embankment fills, or placed up against sloping ground, the soil subgrade should be scarified, and the new fill benched and keyed into the existing material. Placement and compaction of fill is recommended to be on a 5 (H):1 (V) or flatter slope, or stepped or benched as required to flatten.

Engineered Fill Compaction: Engineered fill is recommended to be placed and compacted in appropriate thickness loose lifts as recommended below. Give as much importance to the moisture content requirements of the material as the density requirements during placement and compaction considering the moisture sensitivity of the soil.

ENGINEERED FILL COMPACTION RECOMMENDATIONS		
Subject		Recommendation
Compaction Standard		Modified Proctor, ASTM D1557
Recommended Compaction	Structural Areas	≥ 95 percent of Maximum Dry Density
	Landscape/Greenspace Areas	≥ 88 percent of Maximum Dry Density
Moisture Content	Fine-grained	-1 to +3 % points of the material's optimum value
	Coarse-grained	-3 to +3 % points of the material's optimum value
Maximum Loose Thickness		8 inches prior to compaction ⁽¹⁾

1. The maximum loose lift thickness depends upon the type of compaction equipment used and material being compacted. Density testing during fill placement is important to check and document that the specified compaction is being achieved. In some cases, thinner lifts than noted above and/or more compaction energy may be needed to achieve the required degree of compaction.

Compaction equipment appropriate for the material type being compacted should be used. Sheepsfoot compaction equipment is typically used for the fine-grained soils (clays). A vibratory steel drum roller is typically used for compaction of coarse-grained soils (sands and gravels) as well as to help seal compacted surfaces. Vibratory compaction methods should be done with caution near the water table because an unstable subgrade condition could develop. Static compaction and thinner lifts may be needed near the water table.

5.3 GENERAL CONSIDERATIONS

Fill Placement Considerations: Fill materials should not be placed on frozen soils, on frost-heaved soils, on excessively wet soils, or soils that are otherwise unstable. Borrow fill materials should not contain frozen materials at the time of placement, and frozen or frost-heaved soils should be removed prior to placement of engineered fill or other fill soils and aggregates. Excessively wet soils or aggregates should be scarified, aerated, and moisture conditioned.

Excavation Safety: Excavations and slopes should be maintained in accordance with OSHA excavation safety standards. The Contractor is solely responsible for designing and constructing stable, temporary excavations and slopes and should shore, slope, or bench the sides of the excavations and slopes as required to maintain stability of both the excavation sides and bottom. The Contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation

depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. In some cases, the use of shoring, bracing, or trench boxes may be required. ECS is providing this information solely as a service to our client. ECS is not assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred.

Drain Tile: Drain tile may exist at the site from past use of the property. Drain tile may drain large adjacent areas so care should be taken not to plug or damage existing drain tile. Drain tiles that are damaged should be repaired and relocated away from the proposed building area, as needed. Drain tile are recommended to be relocated around the proposed development and discharged to suitable drainage facilities.

Crop Tillage: The upper soil profile may be disturbed due to crop tillage. Therefore, some undercut and/or repair of the subgrade soil should be expected.

Bidding/Estimating Considerations: Contractors bidding or undertaking work at the site should examine the results of the subsurface exploration, satisfy themselves as to the adequacy of the information for bidding and construction, make their own interpretation of the data, and consider the effect it may have on their cost proposal, construction techniques, schedule, and equipment capabilities. Furthermore, it is recommended contractors complete additional fieldwork and exploration they deem necessary to properly prepare a cost proposal for the site work. Soil borings do not provide the same wide-scale view of the subsurface conditions that is obtained during site grading, excavation or other aspects of earthwork construction. Additional scope may be required to obtain more detailed subsurface information needed for earthwork bid preparation, which could include test pits to better understand the lateral and vertical extents of subsurface materials of concern, particularly topsoil and existing undocumented fill, which may not be as easily identifiable from disturbed auguring and/or with spilt-spoon samples. Even with this additional information, budget contingencies should be carried in construction to help cover potential variations in subsurface conditions.

5.4 DIFFICULT EXCAVATION

Excavation and site grading difficulties may occur due to cobbles, boulders and/or shallow bedrock, but will depend on the final site grades.

The degree of excavation difficulty generally depends upon the depth of excavation and capabilities of the excavation equipment. The rip-ability of extremely dense material and bedrock depends on several factors, including the nature of the soils/rock, moisture content, strength, degree of weathering, and the type of excavation equipment. Based on historical data and conversations with excavation contractors, it is our opinion that standard penetration test (SPT) N-values provide only a preliminary general indicator of the rip-ability of extremely dense soil/weathered rock. Soils having SPT N-values less than 50 bpf can usually be excavated with standard construction techniques. Soils with N-values above 50 bpf, and where auger refusal has not yet been met, can usually be excavated with larger machinery equipped for ripping rock. Some of the likely attachments would include heavy shanks (ripping teeth), shank protectors, and narrow track shoes. Extremely dense soils and rock where auger refusal has been met will likely need blasting to remove the rock. Excavatability of bedrock material will be greatly controlled by in-situ jointing and bedding and may vary from location to location.

Excavation contractors should expect special excavation equipment to be necessary and excavation rates will be slow where bedrock is shallow relative to the planned grades. The boundary between soil and rock may not be sharply defined due to variations in weathering and potential presence of cobbles and/or boulders in the till above the bedrock. Consider test pits to better evaluate the most cost-effective excavation methods, and to confirm the material types and depth of bedrock. Test pits

performed are recommended to be backfilled with engineered fill properly benched out into the surrounding soil.

The approximate depth and elevation of difficult excavation anticipated at the test boring locations is indicated in the table below. The depth/elevation of difficult excavation should be preliminarily considered in establishing the site grades. The depth is expected to be variable based on the test borings. Therefore, the depth and elevation of difficult excavation outside the test boring locations may be shallower or deeper than interpolated from the table.

APPROXIMATE DEPTH/ELEVATION OF ANTICIPATED DIFFICULT EXCAVATION		
Test Boring	Depth Below Ground Surface (Feet)	Elevation
B-01	9	897
B-02	8½	893.5
B-03	8½	896.5
B-04	8½	897
B-05	9½	899.5
B-06	8½	889
B-07	> 10	< 880
B-08	8	895
B-09	> 10	< 895
B-10	> 10	< 887
B-11	> 10	< 892
B-12	9	889
B-13	9	874
B-14	3½	891.5
B-15	9½	877.5
B-16	> 10	< 892
B-17	> 10	< 900
B-18	7	914
B-19	6½	885.5
B-20	7	881
B-21	1½	883
B-22	11½	870
B-23	14	874.5
B-24	> 15	< 865
B-25	> 15	< 885
B-26	13	887

Excavation and removal problems may occur and should be expected and budgeted for this project. Geophysical testing could be done to help estimate the ripability of the bedrock for a given piece of equipment. The anticipated depths and elevations of difficult excavation should be taken into consideration when establishing site grades. To help reduce excavation difficulties, site grades should be kept as high as practical.

If blasting is performed, it should be done so carefully by a qualified specialty contractor so that nearby construction is not damaged. Pre- and post-blast video surveys of the surrounding properties are recommended to be performed in the presence of the adjacent property owners or representatives to help reduce the potential for fraudulent post-blast liability claims. A maximum peak particle velocity of less than 2 inches per second is typically considered the threshold for building damage, but the human annoyance threshold is less. Therefore, control of blasting vibrations and vibration monitoring is

recommended. Additionally, blasting of bedrock has a potential to cause carbon monoxide gas to develop and migrate through utility trenches or fractures in the bedrock. Appropriate precautions should be taken to prevent migration of gases and nearby property owners should be notified.

Blasting frequently results in over-break (rock breakage exceeding that required for excavation to design grade), or fractures and disturbance to a greater depth than desired. If it is necessary to blast, over-break should be removed and replaced with structural compacted fill. Disturbed or loosened rock that is left in-place could cause excessive structural settlement. The distinction between soil and rock excavation should be clearly delineated in the construction documents; otherwise, costly contract disputes and change orders could result.

The specifications should call out excavation as being either classified or unclassified. Unclassified excavation means it is left up to the contractor to determine his own means and methods to excavate material and one unit price is used for excavation regardless of the material that is present on the site. Classified excavation is typically used on sites where excavation problems are expected either due to difficult excavation from shallow bedrock or granular (caving) soil. On sites with shallow bedrock, such as this site, specifications typically read that material that can be excavated with a given piece of equipment with a given amount of torque (foot-pounds) will be considered "normal" excavation and excavation requiring equipment with a greater amount of torque (foot-pounds) will be considered "special" excavation. Contractors are then required to provide unit rates for "normal" excavation and a separate rate for "special" excavation.

5.5 UTILITY INSTALLATIONS

Utility construction should follow *The Standard Specifications for Sewer and Water Line Construction in Wisconsin*.

Utility Subgrades: The soils encountered at the boring locations are expected to generally be adequate for support of utility pipes. It is recommended ECS be retained to observe and test the subgrade materials encountered at the time of construction for stability. Soft, very loose or otherwise unsuitable materials encountered at the subgrade should be removed and replaced with appropriate engineered fill or pipe bedding material.

Utility Backfilling: The granular bedding material (often AASHTO No. 57 stone) should be at least 4 inches thick, but not less than that specified by the civil engineer's project drawings and specifications. We recommend that the bedding materials be placed up to the springline of the pipe. Fill placed for support of the utilities, as well as backfill over the utilities, should satisfy the recommendations for engineered fill and fill placement.

6.0 CLOSING

ECS has prepared this report to guide geotechnical-related design and construction aspects of the project. We performed these services in accordance with the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at this time in the region. No other representation, express or implied, and no warranty or guarantee is included or intended in this report.

The description of the proposed project is based on information provided to ECS. If this information is inaccurate, either because of our interpretation of the documents provided, or site or design changes

that may occur later, ECS should be contacted so that we can review our recommendations and provide additional or alternate recommendations as may be required to reflect the proposed construction.

We recommend ECS review the project's plans and specifications so that we may evaluate consistency of those plans/specifications with the intent of the geotechnical report recommendations.

Field observations and quality assurance testing during earthwork and foundation installation are an extension of, and integral to, the geotechnical design recommendations. We recommend that ECS be retained to apply our expertise throughout the geotechnical phases of construction, and to provide consultation and recommendations should issues arise.

ECS is not responsible for the conclusions, opinions, or recommendations of others based on the data in this report.

TIA TECHNICAL MEMORANDUM

Date: May 6, 2025

For: Widdy Gentil
Home Path Financial, LP

By: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: **Traffic Impact Analysis**
Home Path Financial CTH Q Residential Development
Germantown, Wisconsin

INTRODUCTION

A 283-unit residential development is proposed on 88.3 acres in the northeast quadrant of the Lannon Road (CTH Y) intersection with County Line Road (CTH Q) in the Village of Germantown, Washington County, Wisconsin. Access is proposed at both CTH Y (Washington County jurisdiction) and CTH Q (Waukesha County jurisdiction). This traffic impact study (TIA) report was prepared to evaluate the traffic impacts from the new development at study intersections and proposed site driveways along CTH Y & CTH Q. [Exhibit 1](#) shows the location of the development site and proposed study intersections.

PROPOSED DEVELOPMENT

The conceptual site plan for the proposed development is on [Exhibit 2](#). Development of the site includes 136 single-family attached housing units (108 rowhomes and 28 paired ranch villas) and 147 single-family detached housing units. The site access to CTH Y is proposed to be located approximately 740 feet north of the center of CTH Q and would operate with full-access turning movements. The western site access to CTH Q is proposed to be located directly opposite Woodside Lane, and would also operate with full-access turning movements due to the median opening on CTH Q. The eastern site access to CTH Q is proposed to be located about 440 feet east of Wellington Drive. There is no median opening on CTH Q at this location, so the eastern site driveway would operate with right-in/right-out only movements.

STUDY AREA

The study intersections are identified on [Exhibit 1](#) and listed below:

- Appleton Avenue (STH 175) & CTH Y (roundabout)
- CTH Q & CTH Y (traffic signal)

- CTH Q & Club Circle Drive (northbound stop)
- CTH Q & Woodside Lane (northbound stop)
- CTH Q & Wellington Drive (northbound stop)
- CTH Q & Cross View Way
- STH 175 & CTH Q (traffic signal)

The study intersections also include proposed site access roads to CTH Y and CTH Q. The existing geometrics, traffic control, speed limits, and distances between the intersections and roadways are shown on [Exhibit 3](#).

EXISTING TRAFFIC VOLUMES

TADI collected weekday morning (6:00-9:00 a.m.) and weekday afternoon (3:00-6:00 p.m.) turning movement traffic counts at the study intersections in January and February 2025. All traffic count data collected for this study is in [Appendix A](#). Based on the traffic counts, the common weekday peak hours were calculated as:

- Weekday AM peak hour: 7:00-8:00 a.m.
- Weekday PM peak hour: 4:15-5:15 p.m.

The traffic volumes were compiled for these peak hours as shown on [Exhibit 4A](#). These volumes were balanced between intersections on CTH Y, between CTH Q and STH 175 and on CTH Q, between CTH Y and Cross View Way. The balanced traffic volumes are on [Exhibit 4B](#).

DEVELOPMENT TRAFFIC VOLUMES

Trips for the proposed residential development were calculated using fitted curve equations (FCE) from the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. As shown on [Table 1](#), ITE equations for the 283 residential units result in 2,430 new trips on a typical weekday, with 170 new trips in the weekday AM peak hour and 225 new trips in the weekday PM peak hour.

Table 1. Full Buildout Trip Generation

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	147 Units	1,440 FCE	25 (26%)	80 (74%)	105 FCE	90 (63%)	55 (37%)	145 FCE
Single-Family Attached Housing	215	136 Units	990 FCE	15 (25%)	50 (75%)	65 FCE	45 (59%)	35 (41%)	80 FCE
Total New Trips		283 Units	2,430	40	130	170	135	90	225

Trip distributions for the proposed residential development were based on existing traffic patterns with adjustments made based on the location of population centers and proximity to I-41 interchange ramps (present to the northeast along CTH Y and the east along CTH Q).

The trip distributions are listed below and also shown graphically on [Exhibit 5](#).

- 30% to/from the east on CTH Q
- 10% to/from the west on CTH Q
- 30% to/from the northeast on CTH Y

- 10% to/from the south on CTH Y
- 5% to/from the northwest on STH 175
- 15% to/from the southeast on STH 175

The new residential trips were assigned to the study intersections based on the above trip distribution. The new trips are shown on [Exhibit 6](#). The new trips were added to the existing balanced traffic volumes on Exhibit 4B to generate the Build traffic volumes, as shown on [Exhibit 7](#).

INTERSECTION SIGHT DISTANCE

Intersection sight distance was evaluated at the proposed site access roads to CTH Y and CTH Q. Sight distances were calculated in accordance with the latest edition of the American Association of State Highway Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* and with the latest WisDOT FDM design guidelines (Procedure 11-10-5). Sight distance compliance was evaluated using on-line aerial and street-view photography, as well as road profiles from Google Earth. All sight distances should be verified during the design phase of the site access roadways.

Sight distance requirements were calculated based on the roadway design speeds (five mph over the posted speed limits), geometry (widths of through lanes, medians, turn lanes, and shoulders), and design vehicle (passenger car and single-unit truck). Using Google Earth, street view and profile view (as needed) evaluations of sight distance were completed.

The sight distance calculation worksheets and evaluation exhibits for proposed Site Access “A”, Site Access “B”, and Site Access “C” are in [Appendix B](#). The AASHTO minimum ISD controlling distances for left and right-turns exiting the site access roads, along with Google Earth photo evaluation to determine visibility extents are on [Exhibit 8](#).

At the Site Access “A” approach to CTH Y, a crest vertical curve on CTH Y north of the driveway obstructs views of southbound oncoming traffic. Google Earth profiles were used to determine that the AASHTO ISD distance for passenger cars making a left-turn onto CTH Y (looking right toward the crest vertical curve) is positioned near the top of the curve/hill, where clear visibility from turning vehicle to object (oncoming vehicle) can be seen. The AASHTO ISD distance for single-unit trucks making a left-turn onto CTH Y is positioned further north as the pavement drops from view. The Google Earth profiles were used to determine that with the taller eye height for single-unit trucks, clear visibility from truck turning vehicle to object can be seen. Even with the roadway curvature to the south of the Site Access “A”, unobstructed views to oncoming traffic for vehicles making a right turn (looking left) exceed AASHTO ISD requirements for both design vehicle types.

At the Site Access “B” and Site Access “C” approaches to CTH Q, Google Earth photos show unobstructed views to oncoming traffic both left and right of the site access locations at distances that exceed the AASHTO ISD requirements for all turning movement and design vehicle types.

PEAK HOUR TRAFFIC OPERATIONS & QUEUES

Definition of LOS

The study intersections were analyzed using the Synchro 12 traffic analysis model (outputs based on the Highway Capacity Manual, 7th Edition) and the peak hour turning movement volumes

developed for each intersection. The existing conditions analysis was completed with the existing lane geometrics, traffic control types, and traffic signal timings for the study intersections. The build conditions analysis was completed with the additional residential development roadways: Site Access “A”, Site Access “B”, and Site Access “C” as follows:

- Site Access “A” – evaluated with a single lane westbound approach and a southbound left-turn lane striped within the two-way center left-turn lane on CTH Y.
- Site Access “B” – evaluated with a single lane southbound approach and an eastbound left-turn lane constructed within the median (to oppose the existing westbound left-turn lane) on CTH Q.
- Site Access “C” – evaluated as a right-in/right-out only intersection.

Intersection operation is defined by “level of service.” Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS ‘A,’ to very poor, represented by LOS ‘F’. For the purposes of this study, LOS D or better was used to define acceptable peak hour operating conditions. The descriptions of each LOS are in [Table 2](#).

Table 2. LOS Descriptions

LOS	Signalized Intersections Control Delay/Vehicle (sec/veh)	Unsignalized Intersections Avg. Control Delay (sec/veh)	Relative Delay
A	≤10	≤10	Short Delays
	Free-flow traffic operations at average travel speeds. Vehicles completely unimpeded in ability to maneuver. Minimal delay at signalized intersections.		
B	> 10 - 20	> 10 - 15	
	Reasonably unimpeded traffic operations at average travel speeds. Vehicle maneuverability slightly restricted. Low traffic delays.		
C	> 20 - 35	> 15 - 25	
	Stable traffic operations. Lane changes becoming more restricted. Travel speeds reduced to half of average free flow travel speeds. Longer intersection delays.		
D	> 35 - 55	> 25 - 35	Moderate Delays
	Small increases in traffic flow can cause increased delays. Delays likely attributable to increased traffic, reduced signal progression, and adverse timing.		
E	> 55 - 80	> 35 - 50	
	Significant delays. Travel speeds reduced to one-third of average free flow travel speed.		
F	> 80	> 50	Long Delays
	Extremely low speeds. Intersection congestion. Long delays. Extensive traffic queues at intersections		

Source: *Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2010*

Traffic Operations

The peak hour traffic operations with the existing and build traffic volumes are listed below. The list also indicates the Appendix location for the corresponding Synchro analysis files.

- [Exhibit 9 \(Appendix C\)](#): Existing Traffic Capacity/LOS Analysis
- [Exhibit 10 \(Appendix D\)](#): Build Traffic Capacity/LOS Analysis

With the existing (no development) and build (proposed residential redevelopment) traffic volumes, all movements at the study intersections operate acceptably at LOS D or better during the weekday AM and PM peak hour time periods.

RECOMMENDATIONS

The recommended geometric and traffic control for the site access roads are listed below and shown graphically on [Exhibit 10](#). No changes are required or recommended at other existing intersections in the study area.

Site Access “A”

Position Site Access “A” at CTH Y north of CTH Q as shown on the site plan. Provide a single left-turn/right-turn lane and stop sign control on the westbound approach of Site Access “A.” Stripe a southbound left-turn lane within the two-way left-turn lane on CTH Y.

Site Access “B”

Position Site Access “B” at CTH Q across from Woodside Lane as shown on the site plan. Provide a single left-turn/right-turn lane and stop sign control on the southbound approach of Site Access “B.” Construct an eastbound left-turn lane within the median of CTH Q, opposite the westbound left-turn lane for Woodside Lane.

Site Access “C”

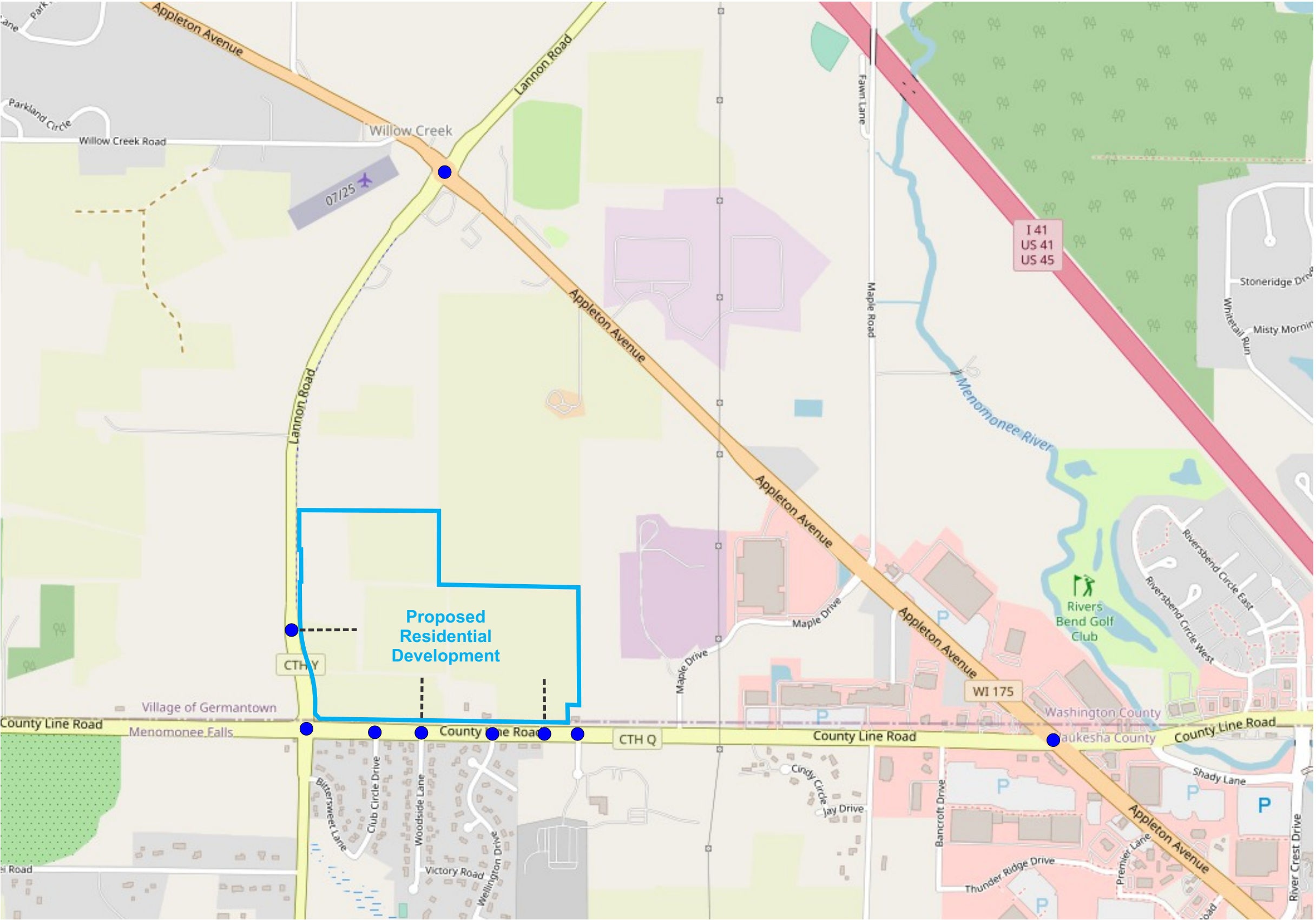
Position Site Access “C” at CTH Q between Wellington Drive and Cross View Way as shown on the site plan. Due to the median on CTH Q, the access will be restricted to right-in/right-out only movements. Provide a single right-turn lane and stop sign control on the southbound approach of Site Access “C.”

CONCLUSION

With the recommendations listed above, acceptable peak hour traffic operations are expected with buildout of the proposed residential development and site access roadways to CTH Q and CTH Y.

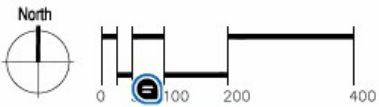
LEGEND

- Study Intersection
- Proposed Site Access



SITE DATA			
Gross Site Area	88.3 acres		
Gross DU/ Acre	3.2 du/acre		
Gross Sq Ft per unit	13,591 sf/unit		
Total Density 283 units			
Rowhomes	108		
Paired Ranch Villas	28		
Pathway Ltd. Homes	47		
Pathway + Homes	56		
Flagship Homes	44		
Total Homes	283		
Proposed ROW	13.2 Ac.	14.9%	
Open Space	28.2	32.0%	
Total Net Site Area	46.9 Ac.		
Net DU/Acre	5.3 du/ac		

LOT DATA			
Single Family & Paired Setbacks:			
Front: Single Family & Paired	30'		
Front: Row Home	25'		
Side: Flagship	12'		
Side: Pathway	6'		
Side: Paired	6'		
Side @ Corner	25'		
Rear: Flagship/Pathway	30'		
Rear: Paired	25'		
Rear: Row Home	20'		
Flagship Single Family 44 units			
Average Footprint	69'w x 65'd		
Typical Lot	93'w x 135'd		
Pathway + SF 56 units			
Average Footprint	53'-65'w x 65'd		
Typical Lot	65'-77'w x 130'd		
Pathway Ltd. SF 47 units			
Average Footprint	43'-45'w x 65'd		
Typical Lot	55'-57'w x 130'd		
Paired Homes 28 units			
Average Footprint	87'w x 70'd		
Typical Lot	99'w x 125'd		
Row Homes 28 units			
Average Unit	24'w x 38'd		
Typical Lot	24'w x 80'd		



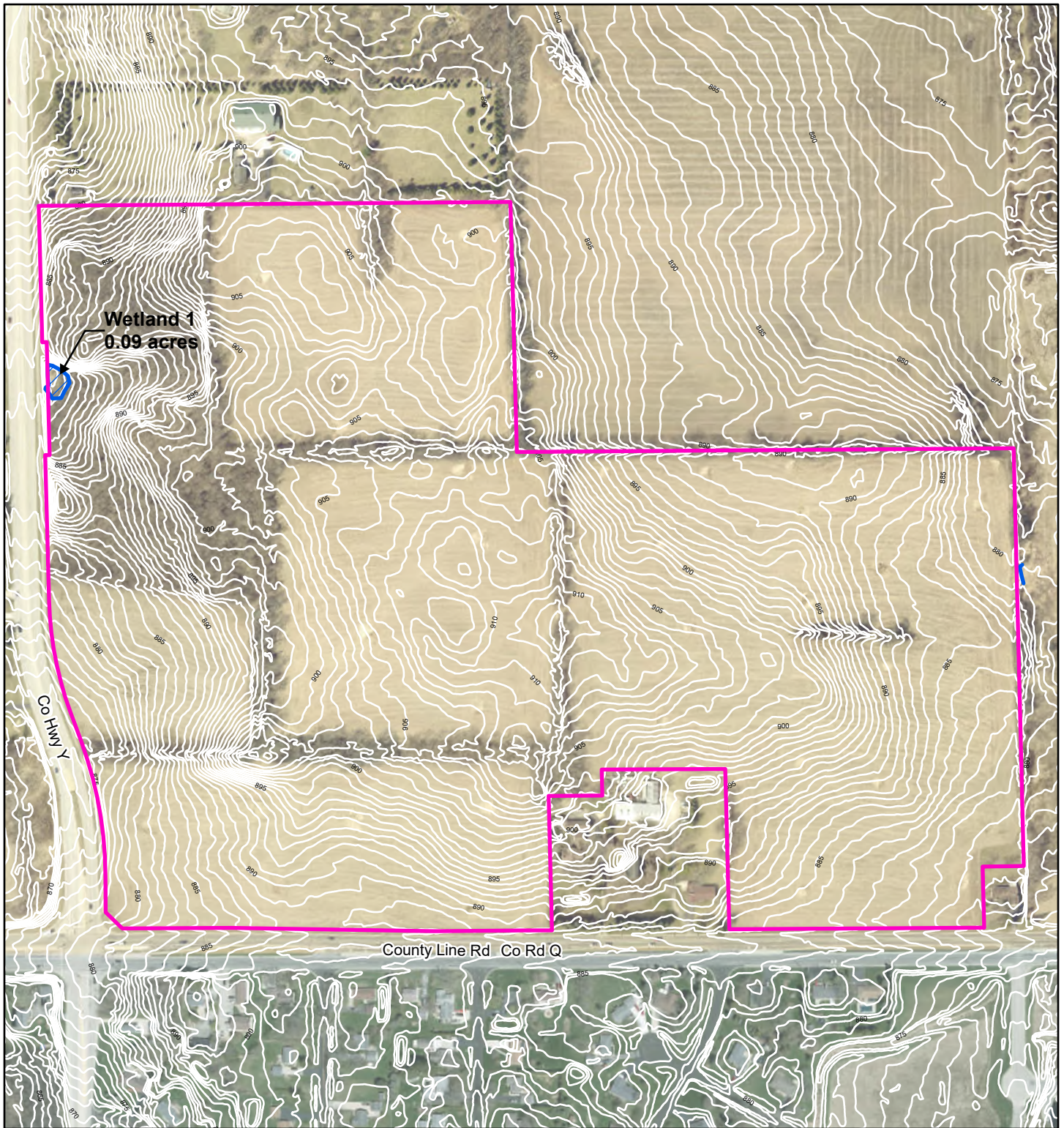
Site Illustrative Plan

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

Lannon & County Line Neighborhood
Germantown, Wisconsin

Date: December 30, 2024





Scale:

0 375 Feet

Project Number: 24-0337

Prepared by:

Orientation:



Date: 10/24/2024

Legend:

- Project Boundary
- Surveyed Wetland Boundary
- Off-site Surveyed Wetland

Project Name:

County Line Road - Germantown

Prepared for:

Home Path Financial

Aerial Date:

2022

Exhibit Title:

Surveyed Wetland Boundaries

Exhibit:

7

ARTICLE V

HOMEOWNERS' ASSOCIATION AND ASSESSMENTS

1. **Establishment of Association.** An association (herein referred to as the “*Association*”) of the Residential Owners of Lots in the Subdivision is hereby created for the purposes of:

- a. Managing and controlling the common affairs of the Subdivision;
- b. Creating, owning, managing, controlling, maintain, granting easements to or selling any common areas in the Subdivision, if applicable;
- c. Maintaining Common Areas and Outlot 1 and working in conjunction with Bain Station Crossing Home Owners Association, Inc. as described in Exhibit E Memorandum Of Understanding relating to Outlot 4, private lot landscaping (cutting, trimming, and fertilizing). Street lighting and sidewalk maintenance and repair, and snow removal from the driveways and sidewalks of each Lot and common sidewalks, after snowfalls of two (2) inches or more;
- d. Enforcing compliance of the Residential Owners with the applicable provisions of the Declaration;
- e. Performing other duties as set forth herein for the common benefit of the Residential Owners; and
- f. Obtaining insurance for the Common Areas (defined below).

The Association shall be known as _____ and shall be incorporated as a nonstock corporation under Chapter 181 of the Wisconsin Statutes. The affairs of the Association shall be governed by bylaws to be enacted by the Declarant as incorporator of the Association.

2. **Common Areas.** Declarant shall have the right to designate and improve such portions of any undeveloped Lot or any other portion of the Plat as a common area unless or until such undeveloped Lot or other portion of the Plat has been sold to a Residential Owner (all portions of the Plat not designated as a Lot or otherwise dedicated to the Village, including without limitation Outlot 1, Outlot 4 retention pond of the Bain Station Crossing subdivision plat, and all retaining walls within the lots and Outlot 1 abutting Lots 11-15 shall constitute the “*Common Areas*”). All Common Areas and related facilities as developed per the approved Final Plat shall be used for the common benefit of all the Residential Owners in the Subdivision and each Residential Owner will own an undivided fractional interest in such Common Area which shall be appurtenant to the Lot. Such Common Areas may only be used for recreational or other activities by Residential Owners in accordance with the terms, conditions and restrictions contained herein or as are later adopted or approved by the Declarant or the Association. The Declarant shall have the right to erect signs in the common areas to promote the sale of Lots or Residences in the Subdivision. Any signs, monuments, structures or other common facilities constructed by Declarant or the Association on any Common Areas shall be operated and properly maintained and repaired by Declarant or Association (as the case may be) so as to be neat and attractive in appearance. The Association shall properly maintain the Common Areas so that they are neat and

attractive in appearance (including, without limitation, proper care and cutting of grass and other vegetation).

3. **Mandatory Membership.** Every Residential Owner, upon acquiring title to a Lot, or upon entering into a land contract for the purchase of a Lot, shall automatically become a member of the Association and shall remain a member thereof until such time as the ownership of such Lot ceases for any reason, at which time membership in the Association shall automatically cease. In the event a Lot is owned by more than one (1) person or entity, the person or entity who shall be entitled to vote for the Lot shall be the person or entity named on a certificate executed by all of the co-owners of the Lot and filed with the Secretary of the Association.

4. **Board of Directors.** The Association shall initially be governed by a Board of Directors, hereinafter referred to as the “**Board of Directors**” or “**Board**,” which shall be solely responsible for the activities of the Association. The initial members of the Board will be appointed by the Declarant and shall not exceed three (3) in number (the “**Initial Directors**”). After the term of the Initial Directors, the Board shall consist of not more than five (5) directors, to be elected pursuant to the Bylaws of the Association. Notwithstanding the foregoing, so long as the Declarant owns any Lots or any Expansion Area, the Board shall consist of directors appointed solely by the Declarant.

5. **Qualification of Directors.** To qualify as a member of the Board, a person must be either a Residential Owner or a duly designated officer, agent or representative of a Residential Owner or the Declarant.

6. **Initial Term of Office of Directors.** The term of office of the Initial Directors (which have been appointed by the Declarant) shall commence upon the date of recording of this Declaration and shall continue until two (2) calendar years after the year in which Declarant no longer owns any of the Lots then subject to this Declaration (including any Expansion Areas added hereto), or upon such earlier time as may be designated by Declarant (the “**Initial Term**”). During such Initial Term, Declarant shall have the right to appoint, remove or replace all three Directors. Declarant may relinquish or reassert all or any part of the rights provided to the Board or the Association at any time or times during such Initial Term.

7. **Duties of the Board.** In addition to any duties set forth in the Bylaws of the Association, the Board shall have the following duties:

- a. To provide for the maintenance of improvements in any common areas;
- b. To establish dates and procedures for the election of members to the Board;
- c. To promulgate operating procedures for the conduct of the Association’s and the Board’s affairs;

d. To enforce the terms, conditions and restrictions contained in this Declaration according to the terms thereof; and

e. To establish the Committee.

Notwithstanding anything to the contrary, Declarant shall have the right to retain the power to appoint the members of the Committee. Once control of the Committee has ceded to the Association by the Declarant, such Committee shall consist of three (3) persons appointed by the Board.

8. **Board Powers.** In addition to any powers of the Board set forth in the Bylaws of the Association, the Board shall have the following powers:

a. To take such actions as may be necessary to cause any common areas to be maintained, repaired, landscaped (where appropriate) and kept in good, clean and attractive condition;

b. To enter into contracts and to employ agents, attorneys or other for purposes of discharging its duties and responsibilities hereunder;

c. To levy and collect assessments in accordance with the provisions of Article VI, Section 8 below; and

d. To do anything or take any other action which is incidental to or necessary for the Board to perform its duties and discharge its obligations under and enforce this Declaration.

9. **Assessments.** The Board shall levy and collect assessments in accordance with the following and in accordance with the Bylaws of the Association:

a. The Board shall establish an annual budget in advance of each calendar year of all Association expenses for such year that may be required for the proper operation and management of the Association. Such budgeted amount shall be collected from the Residential Owners on a prorata basis through a general assessment (the “**General Assessment**”). The prorata share of a Residential Owner of a Lot shall be a fraction, the numerator of which shall be one and the denominator shall be the total number of Lots subject to this Declaration at the time of the General Assessment. Said costs shall include, but not be limited to, taxes, insurance, repair, replacement and additions to any improvements made to any common areas; repairs, replacements, and additions to any storm water improvements to the extent the Association is required to contribute thereto; equipment; materials; labor, management and supervision thereof; and, all costs of the Association reasonably incurred in conducting its affairs and enforcing the terms, conditions and restrictions contained in this Declaration. The Board shall also have the power to levy a special assessment (“**Special Assessment**”) against any individual

Residential Owner for failure of such Residential Owner to: maintain said Residential Owner's Lot in accordance with reasonable standard of the Subdivision; or otherwise fail to comply with the terms, conditions and restrictions contained in this Declaration. General Assessments and Special Assessments may be referred to collectively as "**Assessments**."

b. There shall be an established reserve account to be used by Residential Owners for the repair and replacement of foundations, structural components, roof of any Residences, windows, siding, chimneys, retaining walls, and other exterior elements. In the event it is determined a repair or replacement of such component is necessary, the Residential Owner shall submit two (2) bids for the work to be performed to the Association. The Association shall then disburse directly to the contractor amounts owed for such repair or replacement. Such components, to the extent they are shared by Residences, shall be replaced at the same by the same contractor, e.g., if the roof of one Residence is in need of replacement, the roof of the attached Residence shall be replaced at the same time by the same contractor.

c. Declarant shall not be required to pay any Assessment on any Lots owned by Declarant.

d. Assessments shall be approved by the Declarant or at a duly convened meeting of the Board.

e. Upon the initial sale of any Lot by Declarant to a third party, the purchaser shall pay an initial assessment of \$500 or such other amount reasonably acceptable to Declarant, to be used to initially capitalize the Association.

f. Written notice of an Assessment shall be personally delivered to each Residential Owner subject to the Assessment or delivered by regular mail addressed to the last known address of such Residential Owner.

g. Assessments shall be due and payable on or before thirty (30) days after the mailing or personal delivery of the notice, as the case may be.

h. Any assessment, or installment thereof, not paid when due shall bear interest, at the rate of twelve percent (12%) per annum from the date when due until paid. Each Residential Owner shall be personally liable to pay any assessment including interest thereon and costs of collection which shall include reasonable attorneys' fees. The Association may bring an action against the Residential Owner for the collection of any unpaid assessment.

i. The Board may record a document with the Register of Deeds in Kenosha County, Wisconsin, giving notice of a lien for any such unpaid Assessment and upon payment or satisfaction of the amount due record a document cancelling or releasing any

such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorneys' fees relating to any such document or the collection of an Assessment shall be borne by the affected Residential Owner. Enforcement of such lien by the Association shall be in conformity with the provisions of section 779.70, Wis. Stats. In the event Declarant or the Association incurs attorneys' fees or other costs in connection with the enforcement of this Declaration, the Residential Owner shall be obligated to reimburse Declarant or the Association for its actual attorneys' fees and other enforcement costs.

j. In the event any member whose fees and assessments are paid in full, shall, during the year in which such fees and assessments are paid, terminate his or her membership by sale of his or her Lot, he or she shall be entitled to assign to the buyer the benefit of the paid fees and assessment.

[THE FOLLOWING CAN BE MODIFIED TO APPLY TO THE PRIVATE LIFT STATION AND PRIVATE ROADS]

To the extent that the Village performs any such above ground work or related maintenance activities, in the dedicated storm water drainage easement, storm sewer, access and maintenance areas, the Homeowners Association, collectively the lot 1 through 18 owners, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such owners as special assessment or special charges under section 66.60 (or successors or similar provisions) of the Wisconsin statutes or otherwise according to law. This covenant shall run with the land, shall be binding upon the Homeowners Association, and its lot 1 through 18 owners, their successors, assigns and successors-in-title of the lots, in their capacity as owners of lots 1 through 18 and shall benefit and be enforceable by the village.

Home Product Offering-Flagship



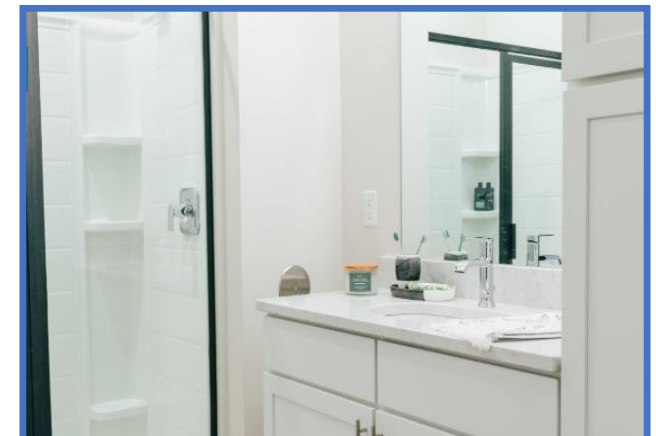
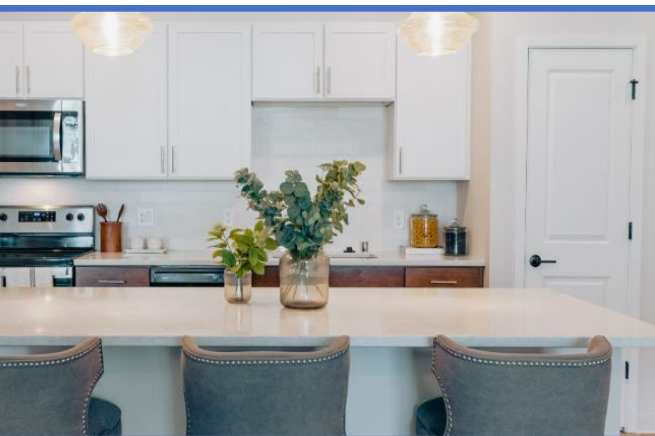
Home Product Offering-Pathway



Home Product Offering-Ranch Villas



Home Product Offering-Attached Single Family





TYPE 1 - REAR ELEVATION
Character Elevation



TYPE 1 - FRONT ELEVATION
Character Elevation



Front Elevation
Scale: 3/16" = 1'-0"

TYPE 3 - FRONT ELEVATION
Character Elevation



TYPE 3 - REAR ELEVATION



TYPE 2 - FRONT ELEVATION
Character Elevation



Engineering Department Memorandum

To: Jeff Retzlaff, AICP - Director of Community Development

From: Kevin Driscoll, PE - Village Engineer

Date: 5/16/2025

Re: Site Plan Review - Sutton Farm (GTNV_323986, GTNV_323995, GTNV_323987)

Items Reviewed:

1. Site Plan Review Application: March 2025 - Mohrhussen Farm Subdivision, Homepath Financial
2. Civil Plan Set – March 25, 2025
3. Storm Water Management Plan – March 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 will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. Provide copies of approved artificial wetland exemptions.
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village Engineering division to obtain permits.
8. Provide documentation for WisDOT approval of the work shown in the ROW.
9. Provide documentation for County approval of the work shown in the ROW.
10. 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.
11. Developer to enter into a Development Agreement and provide a letter of credit prior to construction activity.
12. Village DPW Staff does not recommend private roads and private sanitary mains and lift station due to future maintenance and replacement obligations.
13. Add Construction Phasing Plan.
14. Details On cover page reference use of NAD83 and NAVD88 the Wisconsin State Plane Coordinate System – South Zone.

15. Add parcels IDS to cover page in lieu of Address: GTNV_323986, GTNV_323995, GTNV_323987
16. Provide drawings as outlined in the Village of Germantown Development Handbook: Section 1 – Construction Plan Requirements

Typical Section

- G3.00 - Private Residential Street identified in typical section. List streets that are proposed as private. (A-J?)
- Identify where utility easements would be required. (Streets F, I & J ?)
- G3.00 - List streets that are proposed as public. (A-J?)

Grading

- Lots 54-61 have very steep back yards 10 ft elevation change, plus another 10 feet for pond grading. Great sledding!
- Lots 96-106 are steep back yards & side yards 5 ft elevation change.
- C1.04 - Outlot between Lots 103-104 & 121-119 are very steep (910-890=20 ft elevation change). Is a retaining wall proposed ? If so, provide example covenant for HOA maintenance responsibility (and when HOA dissolves who covers the costs).
- Identify drainage easements through private property. The Village staff receives complaints about owners not being aware of drainage easements and wanting to fill them in.

C1.08

1. Add elevations to the berm details.
2. Provide cross sections of the basins showing depth, safety shelf, clay liner, etc.
3. Show bedrock elevations on the cross sections.
4. Provide erosion control plans.

Drainage Pond Details

- Sheets C1.08 & C1.09 missing elevation, details, for berms, spillways, piping

Sanitary Sewer Utility

- All sewer shall be designed in accordance with Germantown Development Handbook.
- Design Public facilities to serve area identified in 2050 facilities plan. Complete analysis of Section 31 with 2.2 units per acres in area bounded by Will Creek Road to the north,

County Line Road to the south, Lannon Road to the east, and Amy Bell Road (extended) to the south. Anticipate extension of 18-inch diameter sanitary interceptor from County Line Rd as interceptor to Lannon Road.

- All sanitary sewer to be public and designed along the centerline.
- Manholes 12,57,56,55 will be epoxy sprayed after construction with Raven 405 or HDPE manhole liners cast in.
- private lift stations are not recommended by staff. Developer to Provide examples of responsibilities and outcomes for 68+/- homes on a private lift station
- Identify where utility easements would be required.
- Sanitary Building Sewer Laterals missing. Provide table with footing clearances.
- C1.11 – show offset clearances from sanitary to water main
- C2.01 – Sanitary depth 27 ft. Exceeds standard equipment. Conventional depth is 10-ft of cover. Some sections extend to ~20 however additional training, equipment, crews may be required.
- C2.03 - Add SMH as Street D along avoid secant/tangent alignment outside of roadway. No storm in centerline.
- C2.04 – Sanitary slope 4%. That is steep. Clarify what is design velocity.
- C2.04 – Show vertical clearance in profile between sanitary and water near Street L and Street E.
- C2.05 – 5ft of cover is not accepted per the Development Handbook: 3.1.1.2.9 Minimum sewer depth shall be 8 feet from finished grade to top of pipe, except under exceptional circumstances and approval of Village Engineer. Sewer depths shall provide gravity flow for basement floor drains and plumbing fixtures.
- C2.08 – Show vertical clearance in profile between sanitary and water near Street D and Street G.
- C2.08 – Show vertical clearance in profile between sanitary and water near Street E and Street H.

Water Utility

- Coordinate siting a well and upsize the water main

- Water main layout has connection from CTH Q through A” street west, but no connection is shown on CTH Y (Lannon Rd). Design for looped system.
- Identify land for Water Utility future well site.
- Identify where utility easements would be required.
- C1.11&C1.12 – show offset clearances from water main to sanitary to adhere with NR811 (Street L near Street A) (Street D near Street B) (Street F near Private Parking)(street
- C1.13&C1.14 – show offset clearances from water main to sanitary to adhere with NR811 (Street H near Street L)
- C1.11&C1.12 – show offset clearances from water main to storm sewer to adhere with NR811
- C2.03 – show offset clearances from water main to sanitary sewer to adhere with NR811 near intersection of Street D and Street C.
- Show minimum horizontal clearances on all plan sheets.
- Water profile missing. Show vertical clearances of water and sanitary and storm crossing on all profile sheets.
- Driveway locations missing and Curb Stop locations missing. Show driveways and curb stops. Avoid curb stops in driveways.

Streets / Highways

- County Line Road (CTH Q) connection requires Washington County approval.

Any change in use or subdivision of land requires a permit. Securing a County permit is required as a provision of this subdivision approval, and applicants to work with County staff as early in the process as possible.

Review of sight distance was part of their overall study. Washington County has jurisdiction on Lannon Rd, Waukesha County has authority on this portion of County Line Rd. and they have been involved in the process. The County does not anticipate needing any additional RW at this point.

- STH 167 / Lannon Road connection requires Wisconsin Department of Transportation approval. Complete form DT1504 and DT1248 and transmit to Village staff for transmittal to WisDOT, SE Region contact <https://wisconsindot.gov/Pages/doing-bus/real-estate/permits/apply.aspx> - 141 NW Barstow St PO Box 798 Waukesha, WI 531884

Kevin Koehnke kevin.koehnke@dot.wi.gov (262) 548-5891

- C1.12 – Private Parking Lot. Provide HOA Covenant for maintenance, repair, reconstruction of parking lot outside of proposed right of way between Street B and Street F. Address snow plowing.
- Developer to explain rational for both public and private roadways within the development and maintenance expectations for the parking lot.
- Driveway locations missing. Show driveways and curb stops. Avoid curb stops in driveways.

Traffic

- TIA provided. 283 single family units.
- Has state been contacted regarding Signal requirements STH167/Lannon Rd at New Site Access? (full access designed)
- Has county been contacted regarding Signal requirement for CTH Q at New Site Access? (west bound only designed, keep existing median)
- Has county been contacted regarding Signal requirement for CTH Q at Woodside Lane? (west bound only designed, keep existing median)

Trees

- Landscape plan missing. Identify spacing for small, medium, large plantings per Village of Germantown Tree Plan.
- County Line Road (CTH Q) connection requires Washington County approval. After Village Highway Potential overcrowding of street trees.

Sidewalk and Paths

- Address Sidewalk system within residential area as it relates to current ordinance language regarding maintenance.
- Provide sidewalk connectivity at Lannon and extend along County Line Road frontage.
- G3.00 – typical section shows sidewalk on one side within subdivision. Clarify for consistency with G1.03.

- C1.03 – overview shows sidewalk on both sides within subdivision. Clarify for consistency with G3.00.

Park / Outlot

- Clarify “park” as outlot responsibility of Homeowners Association, where a Developers Agreement is written and addresses maintenance by the HOA. Refer to outlot 1 on plat.

Stormwater

- Provide storm water management plan with a Storm Water Maintenance Agreement.
- Closer review of storm water system and materials.

C1.04

1. Show storm sewer and rim elevations on the grading plan.
2. Provide spot elevations at all lot corners and high and low points
3. Show overland flow path through the site with large bold arrows.
4. Show basin outlet locations and method of erosion control.

Stormwater Management Plan

1. Provide soil boring logs for review
2. Rainfall shall be MSE distribution, not Type II
3. Provide information on the amount of impervious area that was assumed for each lot. Impervious area shall match the max allowed by zoning code.
4. Adjust Tc times for the proposed conditions to use actual computed Tc times and not just 5.0 minutes.
5. Provide water quality calculations.

Easements

- Identify where utility easements would be required.

Plat

- Identify parcel number corresponding with storm water management facilities and Storm Water Maintenance Agreement.

Development Agreement

- Address garbage collection (public v. proposed-private).
- Sidewalk areas.



Engineering Department Memorandum

To: Jeff Retzlaff, AICP - Director of Community Development

From: Kevin Driscoll, PE - Village Engineer

Date: 6/6/2025

Re: Sutton Farm Comments (GTNV_323986, GTNV_323995, GTNV_323987)

Item Reviewed:

1. Homepath Financial responded on 5/30/2025 to address Village staff comments in a memo dated 5/16/2025. The memo dated 5/16/2025 was Staff's response to the Developer's March 2025 Re-Zoning Application of Mohrhussen Farm

Staff Comments:

Village staff had their first meeting with the Developer and indicated that all sewers to be designed in accordance with Germantown Development Handbook.

The Developer responded that they cannot meet standard depth and go deeper because of bedrock (due to cost). *Note that the Village has a permit process for blasting bedrock, when necessary, and sanitary sewer has been built through bedrock in Germantown.* In lieu of designing to standard depth, the Developer proposes to construct a private lift station.

Staff commented to the Developer that private lift stations are not recommended by staff, and requested that the Developer provide examples of responsibilities and outcomes for 68+/- homes on a private lift station. Staff met again with the Developer following this comment and requested they share an example of a successful private lift station that they've installed.

The Developer responded that they have lift stations on a smaller project and that they can provide examples. The Developer indicated that the maintenance and management of a private lift station can be absorbed by the new 102+/- units, and that the condo budget will have a maintenance and capital reserve account included for their improvements (private lift station and forcemain). In addition, the Developer indicated that their Declarations are to have provisions for the Village to assess liens against properties in the event the Village is forced to maintain and/or repair the private facilities constructed by the Developer.

Staff has identified the following conditions, prior to approval of the development agreement:

1. Developer to provide examples of successful private lift stations they've installed/operated/maintained.
2. Developer to provide clarification on the financial guarantee for private repair, maintenance, and replacement of the proposed private lift station. Specifically, the Village would like to see a life cycle analysis that identifies an appropriate funding level to cover operations, maintenance and repair, and eventual replacement. This analysis should cover all components of the private lift station including plumbing, repair and replacement of mechanicals (pumps), electrical (controls), and structures (wet well and dry well), along with any required site/civil work.
3. Developer to provide clarification on the financial guarantee for private repair, maintenance, and replacement of the proposed private road. Specifically, the Village would like to see a life cycle analysis that identifies an appropriate funding level to cover operations (snow removal), maintenance and repair (crack filling, sealcoating, etc), and eventual replacement.
4. Developer to establish a provision in the Declarations that allows the Village to assess liens against properties in the event special assessment is needed to properly maintain private facilities.

Public Works/Engineering Staff Comment: The Developer suggested this remedy. It acknowledges the Village may ultimately become responsible for the private lift station. While this is what the above conditions are looking to avoid, should this development proceed, this potential future responsibility should be understood by the Plan Commission and the Village Board.

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: April 14, 2025

Re: Mohrhusen Family Farm Preliminary Plat Review

Kevin,

Here is my review comments for the preliminary subdivision plat received 4/9/2025.

Preliminary Subdivision Plat

Applicant or Owner: Mohrhusen Family Farm, LLC

Address: Vacant Farm Land

Tax Key No. GTNV_323995, GTNV_323986 and GTNV323987

Land Surveyor/Firm: Andrew J. Miazga, PLS (S-2826)– FOTH INFRASTRUCTURE & ENVIRONMENT, LLC

18.04 - PRELIMINARY PLAT.

1. GENERAL. A preliminary plat shall be required for all subdivisions and shall be based upon a survey by a registered (Professional) land surveyor and the plat shall be prepared on tracing cloth, reproducible drafting film or paper of good quality at a map scale not larger than 100 feet to the inch and shall show correctly on its face the following information:

Map scale is larger than 1" = 100' and needs to be revised

(a) Title or name under which the proposed subdivision is to be recorded. **Complete**

(b) Proper location of proposed subdivision by government lot, quarter section, town, range, county and state. **Complete**

(c) General location sketch showing the location of the subdivision within the U. S. Public Land Survey section. **Complete**

(d) Date, graphic scale and north point. **Complete**

(e) Names and addresses of the owner, subdivider and (Professional) land surveyor preparing the plat. **Complete**

(f) The entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat even though only a portion of said area is proposed for immediate development. The Plan Commission may waive this requirement where it is unnecessary to fulfill the purposes and intent of this chapter and severe hardship would result from strict application thereof. **Complete**

2. PLAT DATA: All preliminary plats shall show the following:

(a) Exact length and bearing of the exterior boundaries of the proposed subdivision referenced to a corner established in U. S. Public Land Survey and the total acreage encompassed thereby. **Complete**

(b) Existing and proposed contours at vertical intervals of not more than 2 feet where the slope of the ground surface is less than 10% and of not more than 4 feet where the slope of the ground surface is 10% or more. Elevations shall be marked on such contours based on National Geodetic Datum of 1929 (mean sea level). **Complete**

(c) Water elevations of adjoining lakes and streams at the date of the survey and approximate high and low water elevations, all referred to mean sea level (1929) datum. **Not Applicable**

(d) Limits and elevation of the 100-year recurrence interval flood as shown on the floodland maps supplemental to the Village Zoning District Maps, or where such data is not available, a line 5 feet above the maximum flood of record. **Not Applicable**

(e) Location, right-of-way width and names of all existing streets, alleys or other public ways, easements, railroad and utilities rights-of-way and all U. S. Public Land Survey section and quarter section lines within the exterior boundaries of the plat or immediately adjacent thereto. **Complete**

(f) Type, width and elevation of any existing street pavements within the exterior boundaries of the plat or immediately adjacent thereto together with any legally established centerline elevations, all to mean sea level (1929) datum. **Complete**

(g) Location and names of any adjacent subdivision, parks and cemeteries and owners of record of abutting unplatted lands. **Complete**

(h) Location, size and invert elevation of any existing sanitary or storm sewers, culverts, and drain pipes, the location of manholes, catch basins, hydrants, power and telephone poles and the location and size of any existing water and gas mains within the exterior boundaries of the plat or immediately adjacent thereto. If no sanitary or storm sewers or water mains are located on or immediately adjacent to the lands being platted, the nearest such sewers or mains which might be extended to serve such lands shall be indicated by their direction and distance from the nearest exterior boundary of the plat and their size and invert elevations noted on the plat.

No adjoining water main, sanitary pipe size, type or elevation are shown on plat. Existing storm sewer on County Line and Lannon Roads is shown graphically but no pipe size, type or invert elevations are shown on the plat.

(i) Locations of all existing property boundary lines, structures, drives, streams and watercourses, marshes rock outcrops, wooded areas, railroad tracks and other similar significant natural or manmade features within the tract being subdivided or immediately adjacent thereto. **Complete**

(j) Location, width and names of all proposed streets and public rights-of-way such as alleys and easements. **Incomplete. No proposed public utility easements shown on Lot 158 and 159, and the NE corner of the plat in Outlot 4.**

(k) Approximate dimensions of all proposed building lots together with proposed lot and block numbers. **Complete**

(l) Location and approximate dimensions and size of any sites to be reserved or dedicated for parks, playgrounds, drainage ways, schools or other public use or sites which are to be used for group housing, shopping centers, church sites or other private uses not requiring lotting.

Not Applicable

(m) Approximate radii of all curves. **Complete – see curve table**

(n) Existing zoning on and adjacent to the proposed plat. **No zoning shown for adjoining lands**

(o) Any proposed lake and stream access. **Not Applicable**

(p) Any proposed lake and stream improvement or relocation. **Not Applicable**

(q) Soil type, slope and boundaries as shown on the detailed operational soil survey maps prepared by the U. S. Soil Conservation Service. **Incomplete**

(r) Location of soil boring tests, where required by Wis. Adm. Code H 65.06(2), made to a depth of 6 feet, unless bedrock is at a lesser depth. The number of such tests shall be adequate to portray the character of the soil and the depths of bedrock and ground water from the natural undisturbed surface. To accommodate this purpose, a minimum of one test per 3 acres shall be made. Two copies of all test results shall accompany the preliminary plat.

Complete

(s) Location of soil percolation tests, as required by and conducted in accordance with Wis. Adm. Code H 65.06(3), taken at the location and depth in which on-site soil absorption sanitary sewerage disposal systems are to be installed. The number of such tests shall not be less than one test per 3 acres or one test per lot, whichever is greater. Two copies of all test results shall accompany the preliminary plat. **Not Applicable**

3. STREET PLANS AND PROFILES. The Village Engineer may require that the subdivider provide street plans and profiles showing existing ground surface, proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed subdivision when requested. All elevations shall be based upon mean sea level (1929) datum, and plans and profiles shall meet the approval of the Village Engineer.

Provided under separate documentation, not shown on the preliminary plat

4. TESTING. The Village Engineer may require that borings and soundings be made in specified areas to ascertain subsurface soil, rock and water conditions, including depth to bedrock and depth to ground water table. Where the proposed land division will not be served by public sanitary sewer service, the provisions of Wis. Adm. Code H 65 shall be complied with, and the appropriate data submitted with the preliminary plat.

Complete. Soil Borings shown on the plat.

5. SOIL AND WATER CONSERVATION. The Village Engineer, upon determining from a review of the preliminary plat that the soil, slope, vegetation and drainage characteristics of the clearing, grading, filling and other earth moving operations in the development of the land division or otherwise entail a severe erosion and sedimentation hazard, may require the subdivider to provide an erosion control plan as provided in [section 17.44](#) of this Code.

Not Applicable

6. COVENANTS. The Plan Commission may require submission of a draft of protective covenants whereby the subdivider intends to regulate land use in the proposed subdivision and otherwise protect the proposed development. **Unknown at the time of review.**

7. AFFIDAVIT. The survey (**Professional Land Surveyor**) preparing the preliminary plat shall certify on the face of the plat that it is a correct representation of all existing land divisions and features and that he has fully complied with the provisions of this chapter. **Complete**

State law reference—Preliminary plat, Wis. Stats. § 236.11.

8. Monumentation. The monumentation symbols in the legend do not indicate the size or type of existing and proposed monumentation set or found.

9. There is no scale or north arrow shown for the vicinity or location map.

10. Should this subdivision be developed in phases, then phase lines need to be added to the preliminary plat.

Document Approval and Recording

For this plat 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

March 14, 2025

RECEIVED

MAR 14 2025

DONNA OTT, VILLAGE CLERK

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

KM 10:21 am

Dear Ms. Ott,

Enclosed are the protest petitions pertaining to the property at the Northeast corner of County Line Rd (Hwy Q) and Lannon Rd (Hwy Y), Parcels GTNV_323986, 323995 & 323987. These are protesting the zoning change from A-1 to RS-7 and RM-1.

The requirements of the Germantown Municipal Code Section 17.51(7), have been met, such that the favorable vote of $\frac{3}{4}$ of the full Village Board, will be required for this rezoning to become effective.

If have pieced together a map of all the parcels that could protest this rezoning, for both Germantown and Menomonee Falls. The parcels in yellow are the 3 that require rezoning. Any parcel in blue is one that signed the protest petitions, which are included in this packet.

Please contact me at 414-588-2928, if there are any questions about this.

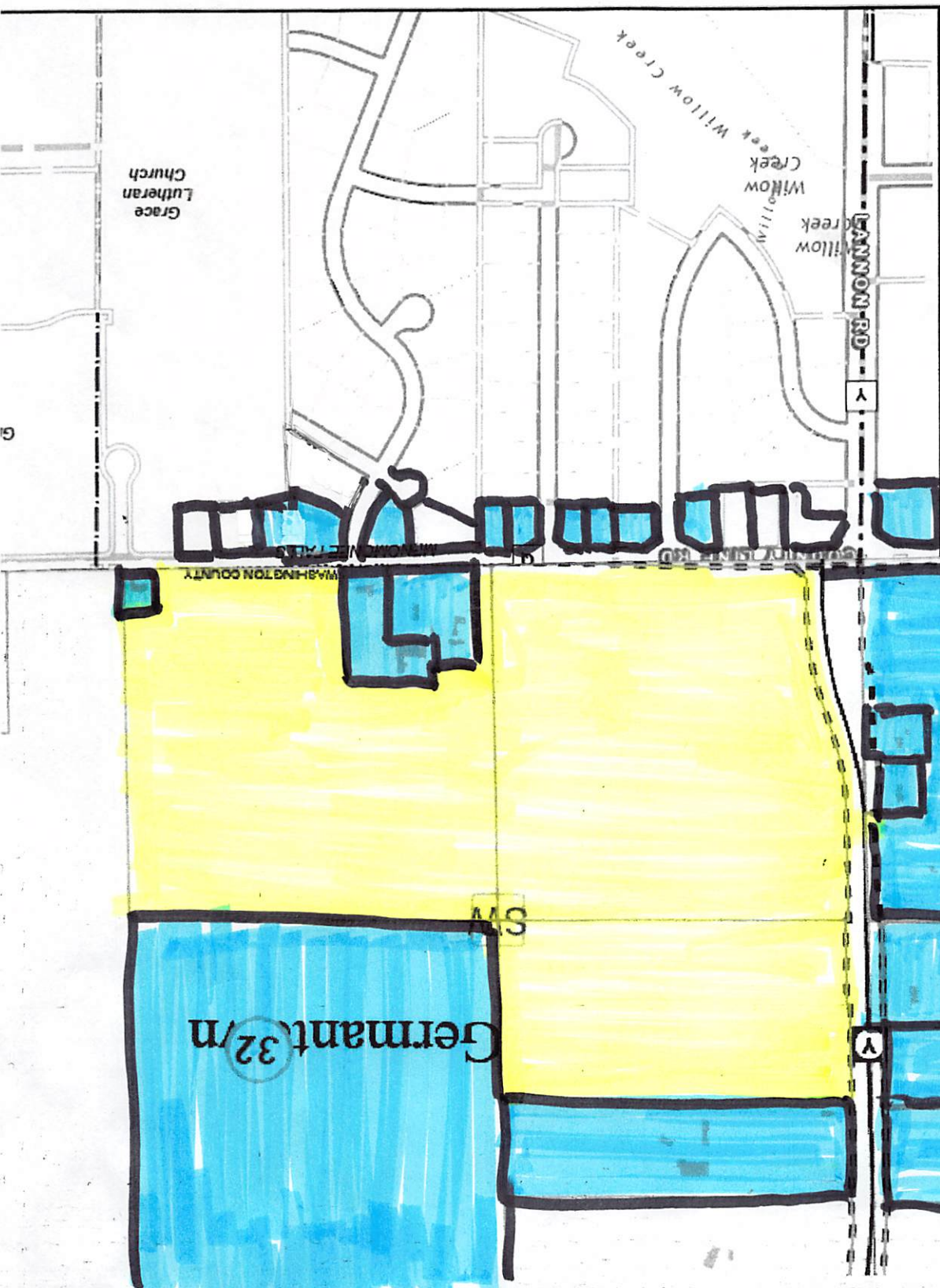
Sincerely,



Tamara schneider

3/12/2025, 10:16:32

Current Parcel



0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: MARK BARELMANN

Print Name: NANCY BARELMANN

Date: 3/13/2025

Tax Key No. GTNV 323989

Print Address: N96 W19958 COUNTY LINE RD

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner:

M. B.

Signature of property owner:

Nancy Barelmann

This document was signed before me on this 13th day of March, 2025 by the named person.

MSoni

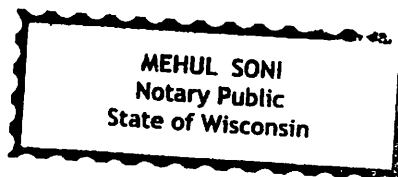
(Signature, Notary Public, State of Wisconsin)

MEHUL SONI

(Print or Type Name, Notary Public, State of Wisconsin)

09-06-2027

(Date Commission Expires)



INOS JHPIW
CIRCUITRY
25125 OF MISCONFE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Darcel E Ehley

Print Name: _____

Date: 3-13-2025

Tax Key No. GTNV 323 988

Print Address: N96W19866 County Line Rd

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner:

Darcel E Ehley

Signature of property owner: _____

This document was signed before me on this 13th day of March, 2025 by the named person.

Julie L. Reno

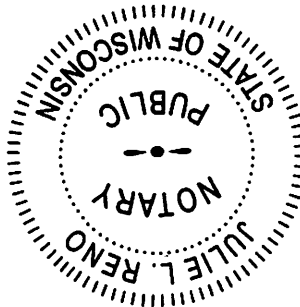
(Signature, Notary Public, State of Wisconsin)

Julie L. Reno

(Print or Type Name, Notary Public, State of Wisconsin)

10-14-2028

(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Scott A Schroeder Print Name: _____

Date: 3/12/2025 Tax Key No. GTNV 323990

Print Address: N96 W19602 County Line Rd

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner: Scott A. Schroeder

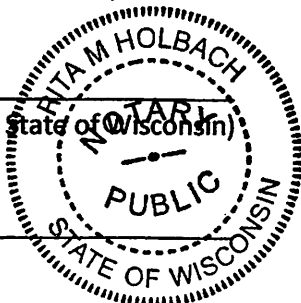
Signature of property owner: _____

This document was signed before me on this 12th day of March, 2025 by the named person.

Rita M. Holbach
(Signature, Notary Public, State of Wisconsin)

Rita M. Holbach
(Print or Type Name, Notary Public, State of Wisconsin)

12-14-2028
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Eugene P. Schuster

Print Name: Carlene F. Schuster

Date: 3-14-25

Tax Key No. GTNV 323992

Print Address: W194 N10009 Appleton Ave.

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner: Eugene Schuster

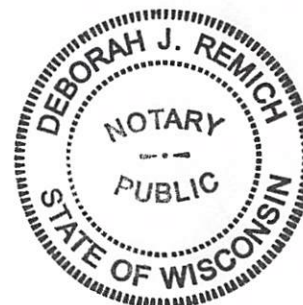
Signature of property owner: Carlene F. Schuster

This document was signed before me on this 14th day of March, 2025 by the named person.

Deborah J. Remich
(Signature, Notary Public, State of Wisconsin)

Deborah J. Remich
(Print or Type Name, Notary Public, State of Wisconsin)

11/7/27
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: William C Schubert Print Name: CARLA SCHUBERT

Date: MARCH 12, 2025 Tax Key No. GTNV 323985

Print Address: W204N9886 LANNON ROAD

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner: William C Schubert

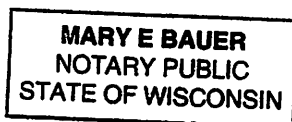
Signature of property owner: Carla Schubert

This document was signed before me on this 12 day of March, 2025 by the named person.

Mary E. Bauer
(Signature, Notary Public, State of Wisconsin)

Mary E. Bauer
(Print or Type Name, Notary Public, State of Wisconsin)

9/20/2027
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: TAMARA SCHNEIDER Print Name: _____

Date: 3/11/25 Tax Key No. GTNV 314998

Print Address: W204 N9699 LANNON RD

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner: Tamara Schneider

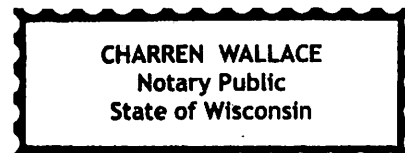
Signature of property owner: _____

This document was signed before me on this 11th day of March, 2025 by the named person.

Charren Wallace
(Signature, Notary Public, State of Wisconsin)

Charren Wallace
(Print or Type Name, Notary Public, State of Wisconsin)

12-19-2027
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Gidget Stroik Print Name: _____

Date: 3-10-2025 Tax Key No. GTNV 314997

Print Address: W204N 9713 Lannon Rd Colgate WI
Colgate (Germantown) 53017
County of Washington
State of Wisconsin

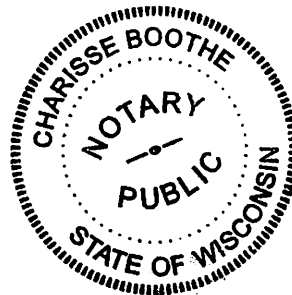
Signature of property owner: Gidget Stroik
Signature of property owner: _____

This document was signed before me on this 10th day of March, 2025 by the named person.

Charisse Boothe
(Signature, Notary Public, State of Wisconsin)

Charisse Boothe
(Print or Type Name, Notary Public, State of Wisconsin)

2-1-2026
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Ronald Schneider Print Name: _____

Date: Mar 10, 2025 Tax Key No. GTNV 314987

Print Address: W204 N9767 Lannon Rd

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner: Ronald Schneider

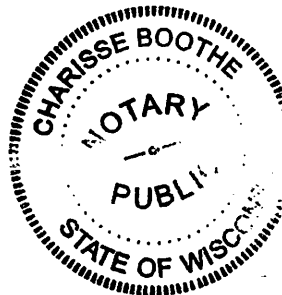
Signature of property owner: _____

This document was signed before me on this 10th day of March, 2025 by the named person.

Charisse Boothe
(Signature, Notary Public, State of Wisconsin)

Charisse Boothe
(Print or Type Name, Notary Public, State of Wisconsin)

2.1.2026
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: DENNIS W SCHNEIDER Print Name: _____

Date: 3-11-25 Tax Key No. GTNV 314986

Print Address: W204 N 98TH LANNON ROAD COLGATE WI

Colgate (Germantown)

County of Washington

State of Wisconsin

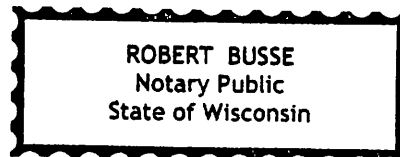
Signature of property owner: Dennis W Schneider

Signature of property owner: _____

This document was signed before me on this 11th day of March, 2025 by the named person.

Robert Busse
(Signature, Notary Public, State of Wisconsin)

Robert Busse
(Print or Type Name, Notary Public, State of Wisconsin)



08/03/2025
(Date Commission Expires)

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Calvin Martner Print Name: _____

Date: _____ Tax Key No. GTNV 314984

Print Address: 12004 H9901 Lanner Rd 53017

Colgate (Germantown)

County of Washington

State of Wisconsin

Signature of property owner: [Signature]

Signature of property owner: _____

This document was signed before me on this 14 day of March, 2025 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Jennifer Guss
(Print or Type Name, Notary Public, State of Wisconsin)

JENNIFER GROSS
Notary Public
State of Wisconsin

February 24, 2029
(Date Commission Expires)

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Calvin Martinez Print Name: _____

Date: _____ Tax Key No. GTNV 314 985

Print Address: 6204 N 9901 Lannon Rd 53017

Colgate (Germantown) _____

County of Washington _____

State of Wisconsin WI

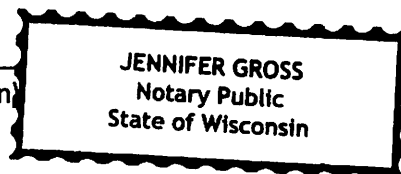
Signature of property owner: Calvin Martinez

Signature of property owner: _____

This document was signed before me on this 14 day of March, 2025 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Jennifer Gross
(Print or Type Name, Notary Public, State of Wisconsin)



February 24, 2029
(Date Commission Expires)

PROTEST AGAINST ZONING CHANGE

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Print Name: Danielle L. Schwarz Print Name: Danielle L. Schwarz

Date: 03/12/2025 Tax Key Number: MNFV0021009001

Print Address: N96W20447 County Line Rd.

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: Danielle L. Schwarz

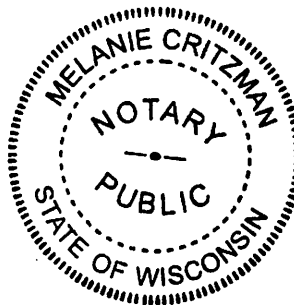
Signature of property owner: —

This document was signed before me on this 12th day of March, 2025 by the named person.

M. Critzman
(Signature, Notary Public, State of Wisconsin)

Melanie Critzman
(Print or Type Name, Notary Public, State of Wisconsin)

MC
~~03/12/25~~ 06/17/2028
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Mark Boettchen Print Name: Lorri Boettchen

Date: 3-13-2025 Tax Key Number: MNFV 0018 083

Print Address: N96 W20235 County Line Rd

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: Mark Boettchen

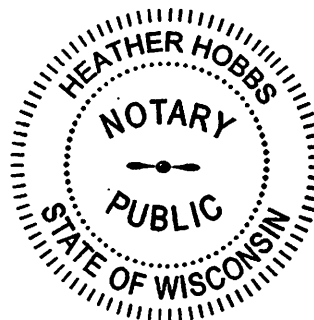
Signature of property owner: Lorri Boettchen

This document was signed before me on this 13 day of MARCH, 2025 by the named person.

Heather Hobbs
(Signature, Notary Public, State of Wisconsin)

HEATHER HOBBS
(Print or Type Name, Notary Public, State of Wisconsin)

11/03/2026
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: DANIEL KIESNER Print Name: _____

Date: 3/11/25 Tax Key Number: MAUFV 0018 995

Print Address: N96W20015 COUNTY LINE RD.

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: Daniel R Kiesner

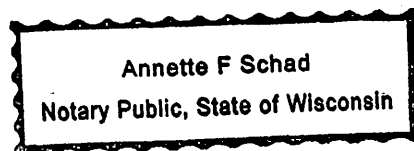
Signature of property owner: _____

This document was signed before me on this 11 day of March, 2025 by the named person.

Annette F. Schad
(Signature, Notary Public, State of Wisconsin)

Annette F. Schad
(Print or Type Name, Notary Public, State of Wisconsin)

3/31/2028
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Roger H. Buck Print Name: _____

Date: 3/11/25 Tax Key Number: MNFV0018022

Print Address: N96 W19827 County Line Rd.

Menomonee Falls

State of Wisconsin,

County of Waukesha

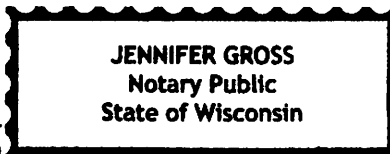
Signature of property owner: Roger H. Buck

Signature of property owner: _____

This document was signed before me on this 11 day of MARCH, 2025 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Jennifer Gross
(Print or Type Name, Notary Public, State of Wisconsin)

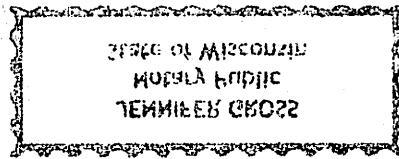


February 24, 2029
(Date Commission Expires)

STATE OF MISSOURI
JANUARY 1902

IN SENATE
JANUARY 1902

SENATE JOURNAL



REPORT OF THE COMMISSIONER OF THE LAND OFFICE

FOR THE YEAR 1901

ALBION B. HARRIS, COMMISSIONER

ST. LOUIS, MO., JANUARY 1902

PRINTED BY THE STATE OF MISSOURI

AT THE STATE PRINTING OFFICE

ST. LOUIS, MO.

1902

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: James T. Witzlib Print Name: _____

Date: 3-11-25 Tax Key Number: MNFV 0018 992

Print Address: N96W20137 County Line Rd.

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner:

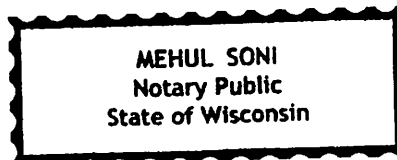
Signature of property owner:

This document was signed before me on this 11th day of March, 2025 by the named person.

UB Soni
(Signature, Notary Public, State of Wisconsin)

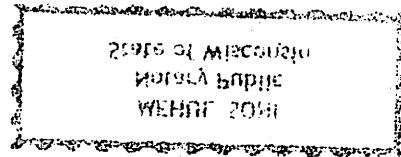
MEHUL SONI
(Print or Type Name, Notary Public, State of Wisconsin)

09-06-2027
(Date Commission Expires)



03-1-1942

WENT 2011



WENT 2011

WENT 2011

WENT 2011

WENT 2011

WENT 2011

WENT 2011

WENT 2011

WENT 2011

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WENT 2011

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Linda A. Gehring Print Name: _____

Date: 3-11-25 Tax Key Number: MNFV 0018 994

Print Address: N96 W20035 County Line Rd. Menomonee Falls, WI 53051

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: Linda A. Gehring

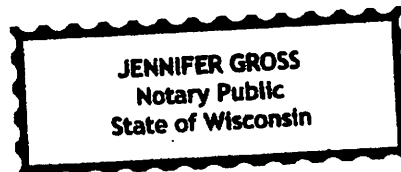
Signature of property owner: _____

This document was signed before me on this 11 day of MARCH, 2025 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Jennifer Gross
(Print or Type Name, Notary Public, State of Wisconsin)

February 24, 2029
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: NICHOLAS ANDRONCZYK Print Name: Christina Andronczyk

Date: 3-11-2025 Tax Key Number: MNFV 0018 993

Print Address: 1296W20109 COUNTY LINE RD.

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: [Signature]

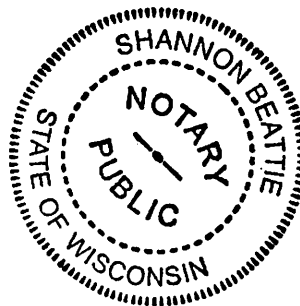
Signature of property owner: [Signature]

This document was signed before me on this 11th day of March, 2025 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Shannon Beattie
(Print or Type Name, Notary Public, State of Wisconsin)

June 7, 2027
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Brian Ebert Print Name: _____

Date: 3-12-25 Tax Key Number: MN FV0018063

Print Address: N96 W20173 County Line Rd

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: [Signature]

Signature of property owner: _____

This document was signed before me on this 12th day of March, 2025 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Steven Moeller - State of Wisconsin
(Print or Type Name, Notary Public, State of Wisconsin) County of Waukesha

08/27/2027
(Date Commission Expires)



PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of the NEC (Northeast corner) of County Line Road (Hwy Q) and Lannon Road (Hwy Y), Parcels GTNV_323986, 323995 & 323987, from A-1 (agriculture) to RS-7 (residential single family) and RM-1 (residential multi-family).

Print Name: Shirley A Smith Print Name: Edward E Smith

Date: 03-13-2025 Tax Key Number: MNEV0018801

Print Address: N95W19914 MARSON CT.

Menomonee Falls

State of Wisconsin,

County of Waukesha

Signature of property owner: Shirley A Smith

Signature of property owner: Edward E Smith

This document was signed before me on this 13th day of March, 2025 by the named person.

M. Critzman
(Signature, Notary Public, State of Wisconsin)

Melanie Critzman
(Print or Type Name, Notary Public, State of Wisconsin)

06/17/2028
(Date Commission Expires)



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, June 9th, 2025
TIME: 6:30pm or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against: (1) creating a Planned Development District (PDD) Zoning District for the 88.3 acre property described below with underlying Rs-7: Single-Family and Rm-2: Multiple-Family Residential Zoning Districts; and (2) Rezoning the properties described below from the A-1: Agricultural Zoning District to the newly created PDD Zoning District for the purpose of developing a residential subdivision comprised of approximately 275 residential dwelling units:

Applicant: Home Path Financial, LP Agent for Mohrhusen Family Farm, LLC and Ditmar Realty, Inc. Property Owners
Property: 88.3 Acres located at the northeast corner of the Lannon Road @ County Line Road intersection including Tax Parcels GTNV323-995, 323-986 & 323-987

Property Description:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-

INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

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: <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 14th day of May 2025

To Be Published On: May 21st & May 28th, 2025

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Village of Germantown Community Development Department - Proposed Ordinance to approve Zoning Code Text Amendments under Section 17 of the Village of Germantown Municipal Code. (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

The following proposed text amendments are relatively minor in nature and are proposed to reflect current procedures in our Site Plan review process and address specific sign and fence-related issues Building Inspection and Zoning staff have been dealing with over the last year:

Amendment #1 *(see Section I; page 1-2)*

This proposed amendment revises the Site Plan application submittal requirements under Section 17.43(4) to clarify current procedures for Plan Commission review, approval and denial of Site Plan applications.

Amendment #2 *(see Section I; page 2)*

This proposed amendment revises the Site Plan review procedures under Section 17.43(7). to clarify the standards and criteria used by the Plan Commission for their review and basis for their action and ability to require changes to Site Plans, site and public facility improvements, and any other conditions of approval deemed necessary by the Plan Commission to ensure development pursuant to a particular Site Plan approval is consistent with applicable Village development codes and plans.

Amendment #3 *(see Section II; page 2)*

This proposed amendment revises the residential sign provisions under Section 17.46(6) to remove the allowance for installing monument signs in Village right-of-way.

Amendment #4 *(see Section III; page 3)*

This proposed amendment revises the on-site traffic control and “wayfinding” sign provisions under Section 17.46(7) to be more flexible with respect to different types of signage commonly installed within a business parking lot.

Amendment #5 *(see Section IV; page 3)*

This proposed amendment revises the agricultural fence provisions under Section 17.50(2)(h) to clarify the standards that apply to “partition” fences, i.e. fences used to mark property lines between other agricultural land and rights-of-way, and for fences installed on agricultural property when such land abuts residential or commercial, industrial, or institutional property.

ATTACHMENT:

1. Staff Report-6-9-25-Code Amendment-6-9-25-PC REVISED
2. ORDINANCE-Zoning Code Text Amendments-6-9-25-PC REVISED
3. PC Minutes 6-9-25-DRAFT FOR 7-7-25 VB MTG

STAFF RECOMMENDATION:

STAFF RECOMMENDATION: **APPROVE** the proposed text amendments as presented by staff.

ACTION BY Committee:

PLAN COMMISSION RECOMMENDATION: **APPROVE** the proposed text amendments presented by staff with two revisions as reflected in the draft ordinance.

ZONING CODE TEXT AMENDMENTS

6/9/25 Plan Commission Meeting

Germantown Community Development Department

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

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

The following proposed text amendments to the various sections in the Zoning Code correspond to the attached draft ordinance. These proposed amendments are relatively minor in nature and are proposed to reflect current procedures in our Site Plan review process and address specific sign and fence-related issues Building Inspection and Zoning staff have been dealing with over the last year:

Amendment #1 (see Section I; page 1-2)

This proposed amendment revises the Site Plan application submittal requirements under Section 17.43(4) to clarify current procedures for Plan Commission review, approval and denial of Site Plan applications.

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This proposed amendment revises the on-site traffic control and “wayfinding” sign provisions under Section 17.46(7) to be more flexible with respect to different types of signage commonly installed within a business parking lot.

Amendment #5 (see Section IV; page 3)

This proposed amendment revises the agricultural fence provisions under Section 17.50(2)(h) to clarify the standards that apply to “partition” fences, i.e. fences used to mark property lines between other agricultural land and rights-of-way, and for fences installed on agricultural property when such land abuts residential or commercial, industrial, or institutional property.

A recommendation from the Plan Commission is necessary to move the proposed code amendments to the Village Board for consideration and action.

VILLAGE STAFF RECOMMENDATION

The recommendation is to **APPROVE** the proposed text amendments as presented in the draft ordinance (see copy attached) as summarized herein.

ORDINANCE NO. xx-2025

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

WHEREAS, the Village Board previously adopted Chapter 17 of the Germantown Municipal Code pursuant to the authority granted in Wis. Stat. 62.23 to broadly regulate the zoning of property within the Village; and

WHEREAS, the regulation of properties in the Village through zoning promotes the health, safety and welfare of the Community;

WHEREAS, the Village Board has determined it necessary to continually review and revise these zoning regulations as necessary to avoid inconsistencies with Wisconsin statutes and bring these regulations up-to-date to reflect current practice, procedures, and prevailing conditions in the Village; and

WHEREAS, the Plan Commission held a public hearing of the code revisions set forth below on June 9, 2025, and has made a recommendation to the Village Board to approve said revisions; and

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

SECTION I

Section 17.43 (SITE PLAN APPROVAL REQUIREMENTS) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.43(4) OFFICIAL SUBMITTAL REQUIRED.

One (1) set of all required site development and building plan information including plan sets, application forms, color renderings, photos, and other supporting documents shall be submitted in digital PDF (Portable Document Format) along with two (2) Ten paper copies of the same information site plan, and accompanied by a dated letter of submittal requesting action, shall be submitted to the Community Development Department for Plan Commission for its review and action. A schedule of submittal fees, application forms, minimum standards, review procedure requirements and application checklist, meeting dates and submittal deadlines is available from the Community Development Department and should be discussed with Department staff prior to submittal. The site plans shall be submitted to the Plan Commission at least 10 days prior to the Plan Commission meeting at which the site plan will be considered for approval unless an extension of time is mutually agreed upon.

17.43(7) REVIEW PROCEDURE.

Upon receipt of the site plan, Community Development Department staff will ~~Plan Commission shall review it to~~ determine whether it is in proper form, contains all of the required information, and, once deemed to be complete, shall schedule the site plan application for review by the Plan Commission. ~~The Plan Commission shall determine shows compliance and/or consistency with the Comprehensive Plan, the Zoning Code, this and other ordinances and plans of the Village, and demonstrates if adequate levels of service and capacity the adequacy of public facilities and utility services necessary to support the proposed development.~~ Upon demand by the applicant of the site plan, ~~t The Plan Commission shall, within 30 days of its initial submittal, approve it, conditionally approve it or deny approval of the site plan application~~ within ninety (90) days after an application has been received unless the applicant agrees in writing to extend this time period.

Reasons for denial of approval may include but not be limited shall be limited to any defect in form or required information, or any violation of the general purpose and intent or any provision of the Zoning Code (including the Architectural Review Board provisions under Section 17.49), inconsistency with the Comprehensive Plan, this chapter or any other ordinance, or the inadequacy of any public facility or utility service. The Plan Commission may adopt specific conditions of approval, including but not limited to additional or revised site improvements, architectural and building improvements, landscaping improvements, lighting improvements, signage improvements, public facility improvements, business operations, it deems necessary for the proposed development to comply with these requirements and ensure ongoing compliance with the Village's adopted development codes, ordinances, standards, and the general purpose and intent provisions of the Zoning Code. The Plan Commission's action shall be summarized issued in writing by the Community Development Department and include Plan Commission Secretary stating, in detail, the reasons for the Plan Commission's actions.

SECTION II

Section 17.46(6) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.46(6) SIGNS PERMITTED IN RESIDENTIAL DISTRICTS WITH A SIGN PERMIT.

The following signs are permitted in all residential districts with a sign permit, subject to the following regulations:

- a) Permanent real estate development signs located on private property ~~or within the public right-of-way~~ at entrances or along streets or highways which designate a particular development and which only include the name of the development. ~~If located on private property, s~~ Such signs shall be at least 5 feet from the ~~outer~~ edge of the street right-of-way. Such signs shall be constructed and properly maintained so as to be aesthetically pleasing to the surrounding development. ~~Prior to the issuance of a sign to be located within the public right-of-way, a written agreement shall be provided which places all maintenance responsibility on the developer(s) or owner(s) and exempts the Village from all maintenance responsibilities.~~ Drawings showing the size, location and design of such signs shall be submitted to the Plan Commission for review and approval prior to the issuance of a sign permit.

SECTION III

Section 17.46(7) is revised as follows where words that are ~~stricken~~ are deleted and words that are underlined are to be added:

17.46(7)(f) ON-SITE TRAFFIC CONTROL AND DIRECTIONAL SIGNS. SIGNS.

One or more directional signs such as those used to identify parking lot entrances and exits, direct customers to drive-through windows, direct delivery vehicles to loading/drop-off areas, etc. may be installed on a property ~~as needed and in locations on a property or building within the property necessary to serve and in the number placed adjacent to driveways~~ provided that:

1. No sign shall be placed in the street right-of-way, within a vision corner or otherwise designed or installed in a manner that obstructs vehicle sight lines or vision;
2. ~~No sign shall exceed 4 feet in height;~~
3. No sign shall contain more than 6 square feet of sign area per side;
4. Signs shall be designed and constructed of materials that either match or are complimentary to the architecture and materials of the primary building(s) and other permanent signs already installed on or proposed for the site;
5. Signs may be attached to or installed on decorative pylons, posts or a masonry base provided they are comprised of materials and/or covered painted to match or be complimentary to the primary building;
6. ~~Wall mounted directional signs above 4 feet in height are prohibited;~~
7. Signs should ~~shall~~ not include any graphics, marketing or advertising messages except that the sign may include the business name, logo and directional arrows as necessary to simplify the message and assist vehicles getting to, in and around a facility or property.
8. Temporary banners less than 4 square feet in area and mounted on light poles located within a parking lot are allowed.

SECTION IV

Section 17.50(2)(h) is created as follows where words that are ~~stricken~~ are to be deleted and words that are underlined are to be added:

17.50(2)(h) Fences, Retaining Walls and Berms in Agricultural Districts.

1. Agricultural Fences.
 - i. Except as provided in subsection ii and iii below, partition fences are permitted in all agricultural zoning districts provided they meet the requirements under ~~pursuant to~~ Chapter 90, Wis. Stats.
 - ii. Fences meeting the residential fence requirements under Section 17.50(2)(f) may be installed on property in an agricultural district along a property line that abuts a residential district or when installed for privacy and/or security purposes for a farm dwelling or accessory buildings. Fences under this section may be up to 6 feet in height in any yard. A minimum setback of ~~twenty-five (25) feet or the minimum~~ distance necessary to provide adequate sight vision along a public street, ~~whichever is greater,~~ shall be maintained from the a public street right-of-way.

- iii. Fences meeting the fence requirements under Section 17.50(2)(g) may be installed on property in an agricultural district along a property line that abuts a commercial, industrial, or institutional district. A minimum setback ~~of twenty-five (25) feet or the minimum~~ distance necessary to provide adequate sight vision along a public street, ~~whichever is greater~~, shall be maintained from the a public street right-of-way.
2. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.
3. Fences and Easements. See Section 17.50(2)(f)6. above.
4. Retaining Walls. See Section 17.41(6).
5. Berms. See Section 17.57.

SECTION V

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

SECTION VI

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

SECTION VII

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

Adopted: June ____, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

MEETING:	REGULAR MEETING OF THE PLAN COMMISSION
DATE AND TIME:	Monday, June 9, 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, Henk and Ewert were all present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex).
- III. **APPROVAL OF MINUTES:**
- A. PC Minutes 5/12/25
Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Bridget Henk, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 7, No 0, Abstained 0)
- 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 four (4) 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.*
Citizens that spoke included:
Lynn Bednarz who lives on Pawnee Court.
Melanie Smythe who lives on Cedar Lane.
Robert Lietzau who lives on Oak Lane.
Tanya Kapp who lives on Appleton Avenue.
Sharon Gleissner who lives on Appleton Avenue.
Angela Schneider who lives on Auburn Lane.
William Walter who lives on Lilac Lane.
Dennis Myers who lives on Woodland Drive.

Matt Seban who owns TLC Acres.

Chairman Soderberg read aloud one email that was received regarding TLC Acres.

V. UNFINISHED BUSINESS:

- A. Parish Survey & Engineering, Agent for Matt Seban and TLC Acres, Property Owner W210N10738 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. (ACTION; Continued from April 28)

Director Retzlaff stated that this was a continuation of the April 28th Plan Commission meeting at which 10 area residents came forward to discuss issues they were having with TLC Acres including: noise, vibration, dust/dirt, filling, drainage, traffic accidents, etc. The Commission decided to table the topic until the business owner, Matt Seban could be present. Matt Seban came forward with a prepared statement giving some history of his business and of his current CUP permit. He reviewed past complaints and discussed how they were handled.

Retzlaff summed up the Site Plan application, which included a proposed building addition, additional asphalt as well as a storm water management basin to accommodate runoff from impervious surfaces. The second application is for a separate Conditional Use Permit that focuses on the Village setback areas. There are no direct wetland impacts involved in this proposal. Staff has indicated that the original CUP #08-2019 should be revised to reflect any improvements, including the updated Site Plan. Adding the navigable waterway designation and including DNR permits which may be required. Seban stated that he has agreed to put the Tier 2 area of his property back to its original condition and elevations to provide proper drainage.

Motion 1: Approve Site Plan (with noted conditions)

Motioned By: William Shadic

Seconded By: Robert Warner
Discussion Followed.

Committee members were concerned that the neighbors' issues would not be addressed by these applications. Retzlaff stated that the Staff Report states that the filling east of the Tier 2 area to return it to its original condition is to be completed by November 1st and the staff recommended operation hours would change to M-F, 10am-5pm. Staff added that condition as a way to address some of the residents' concerns. Seban stated that his normal business hours are M-F 7:30am-4:30pm, Sat. 7:30am-Noon and they are closed Sundays. He stated that the condition requiring his filling hours to be Mon.-Fri. 10am-5pm, would be a detriment to his business. He would like those hours changed to M-F 7am-6pm and Sat. 7am-2pm. Retzlaff would like Seban to agree to an end date for the filling. Evan Nickodem with Parish Survey stated that the flood plain map adoption date would be their goal. Washington County has stated that they think it will be adopted in February 2026, but that date is not set in stone. Soderberg stated that he would not want to live next door to this business with operations starting at 7am every weekday and Saturdays. Retzlaff stated that the Plan Commission could direct staff to initiate the process to revise a condition in the original CUP which states that if conditions changed, the Village has the right to bring Matt Seban back through the CUP process to review it. Committee members asked how

the Village would be able to regulate the hours of operation and a completion date of November 1, 2025? The only thing that would officially stop the filling would be the new flood plain maps taking effect. Retzlaff stated that if trucks and noise continue to be a problem after the filling completion date, then we will need to review the original CUP. Soderberg stated that conditions 11 & 12 deal with an end date as well as filling hours. Seban is agreeable to 8am start time. Committee updated condition 12 to change #4 to #11 and the hours to M-F 8am-6pm and Sat. 8am-2pm. Henk suggested going with that November 1st end date and doing a good-faith review on November 1st and giving a possible 60-day extension for the months of November and December. Committee members agreed to bring this back in October for review.

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 June 5, 2025; c. Storm water Management Report dated January 23, 2025; d. Wetland and Navigable Waterway Setback Compensation Plan (dated January 30, 2025).
2. The existing hoop storage structure and re-located shipping container shall be moved to meet the minimum required 50 feet property line setback from the side yard (north) property line.
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 related to construction of the building 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 and June 6, 2025 review memos 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 late 2025 or early 2026, 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 any proposed grading, filling or other elevation changes and improvements may be prohibited or otherwise impacted by these new regulations to the extent that said elevation changes and 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 Plan referenced herein does not provide a vested right to the owner/operator to complete the grading, filling and other improvements set forth in said Site Plan 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.
11. Filling, grading and site restoration activities in the area east of the proposed storm basin and shown on the revised Site Plan as "Ongoing Grading Area" shall be completed by November 1, 2025. Filling in this area shall only be allowed to the extent that the pre-existing elevations shown on the revised Site Plan are restored and positive drainage toward the waterway is achieved. Plan Commission will revisit this at their October 13th meeting to potentially extend the completion date by up to 60 days.

12. All trucking associated with the filling, grading and site restoration activities in condition 11 above shall be restricted to only the following days and hours in any given week: Mon.-Fri. 8am-6pm and Sat. 8am-2pm.

Results of Motion 1: (with noted conditions)

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

No: None

Abstain: None

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

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 causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
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 impacts 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.

Motion 3: Approve CUP

Motioned By: William Shadid

Seconded By: Robert Warren

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

No: None

Abstain: None

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

VI. NEW BUSINESS:

- A. Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner. Rezoning application to create the "Sutton Farm" Planned Development District (PDD) and Rezone 88.3 acres from the A-1: Agricultural District into the Sutton Farm PDD; and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood comprised of 171 single-family units and 102 multi-family units located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood. (PUBLIC HEARING & ACTION)

Associate Planner Yanke summarized the proposal and stated that the Village's 2050 Plan specifies the proposed type of development as desirable for the subject location, and it is within the allowable density for single-family and multi-family residential use. He went over the amenities, which includes a Central Park, preservation of 10 acres of woodlands, walking/pedestrian paths, 30' landscape buffer around the site perimeter, and street trees. There are 4 phases proposed at this time but no specific development schedule has been submitted. There will be three (3) public access points into the subdivision/development, one (1) onto Lannon Road and two (1) onto County Line Road. Public sewer and water will be extended to serve the development with a separate private lift station and force main serving the multi-family area. There is also an acre of the site that is shown as a future well for the Village. The estimated revenues from the development are \$662K annually from property taxes and a one-time \$2.3M sum in terms of impact fees. Yanke showed architectural details and renderings and went over the different types of housing products proposed by the developer. Both Washington County and Waukesha County are looking over the proposal as they maintain jurisdiction over the roads fronting the proposal. Ken Frank from Home Path Financial discussed some issues that were brought up at the consultation meeting a few months ago, including the possibility of rentals. He stated that this is not a rental project, and they don't expect the number of rentals to go above 15%. They increased the buffer around the site to 30' and the lots are clustered to allow for 28-30% more open space. The private lift station is for the portion in the SW corner and the need is driven by the depth of the bedrock in that area. The lift station and the private drive serving the multi-family area will be included in their budget when establishing a capital reserve fund for maintenance costs. That will be defined in the deed restrictions. Questions were addressed regarding lot size, square footage, the 30' buffer, and the private lift station.

Chairman Soderberg called the Public Hearing to order at 8:18pm.

Citizens who spoke included:

Lynn Bednarz who lives on Pawnee Court GT, stated her concerns about bedrock, wants to know what this will cost the taxpayers and wants to see neighborhood meetings.

Jerry Siegle who lives on County Line Rd GT, stated that he believes Pathway Homes are for recovering drug addicts and paroled prisoners.

Tim Johnson who lives on Hillview Dr MF, stated that this development doesn't fit with the area, feels the lots should be 1/2 acre at the smallest and is concerned traffic.

Darcel Ehley who lives on County Line Rd GT, stated her concerns including the lack of communication with Home Path, headlights shining into her home and roads encircling her home.

Tammy Schneider who lives on Lannon Rd GT, stated her concerns, which included rentals, wildlife, traffic, long-term upkeep, blasting and drainage.

Scott Schroeder who lives on County Line Rd GT, stated that he's concerned about density and blasting.

Roger Back who lives on County Line Rd MF, stated that he wants the property to remain agricultural, wants only large lots with single family homes and has concerns about personal wells.

Melanie Smyth who lives on Cedar Ln GT, stated that she'd like to see a bigger buffer, neighborhood meetings, a lower density and is concerned about transitions and feels there are too many town houses.

Ron Schneider who lives on Lannon Rd GT, stated that he sees no benefit to this development and is against it.

Robert Lietzau who lives on Oak Lane GT, stated that he feels this will compete with the Village Center, feels this is wrong for this location, wants to see large houses and is concerned about school impact.

Scoff Hefle who lives on Old Farm Road GT, stated that he has concerns about traffic, round-a-bouts, well land, private lift station and wants to know who is paying for this.

Gidget Stroik who lives on Lannon Rd GT, stated that she agrees with all the concerns that were already brought up.

Carla Schubert who lives on Lannon Rd GT, wants nothing to happen in that area. She is concerned about a berm keeping people off of her property, wildlife, property values decreasing and damage from blasting.

Doug Loman who lives on Riversbend Circle GT, spoke about the pricing of the properties and what they cost to build.

President Soderberg read aloud emails that were received by 4pm on June 9th from the homeowners of 24 properties. 13 from Germantown, 10 from Menomonee Falls and 1 from Richfield. All of whom were opposed other than 1 from Germantown. Seven of whom spoke during the Public Hearing.

Tom Barney who lives on Old Farm Road GT, spoke in favor of the development for the tax revenue, the single-family homes, and feels that this is much better than high-density multifamily housing.

Kevin DeMar who lives in Oconomowoc stated that he's a real estate developer and that large lots were a standard back in the 60's because they needed them for septic systems and that is no longer the case.

President Soderberg closed the Public Hearing at 9:46pm.

Motion 1: Approve Rezone with conditions as presented

Motioned By: Russell Ewert

Seconded By: Robert Warren

Discussion Followed. Ewert stated that the two expected school studies are complete and will be discussed at the School Board next week. Amy Belle School could accommodate approximately 72 more students and this project has the potential of 166 more students or 115 if we exclude the attached townhomes, but that number would be distributed out over several schools. This is a unique area of the Village with a dead commercial area on County Line and this could be a growth stimulator for the

redevelopment of that area. Soderberg stated that the risk, if any, to the school district is low. Director Retzlaff asked Frank to address the issue of blasting and how it would affect the neighboring properties. Frank stated that blasting is heavily regulated for obvious reasons and there are a lot of precautions that will be put in place. Chris Hitch of Foth Infrastructure stated that the blasting and rock removal will only happen in the center of this property to pull a trunk line sewer through the middle of the property. Warren stated that this is very scientific and the specialists that do blasting understand what can happen and there are surveys done for private properties to review any issues/cracks from blasting and address them. Warren also requested clarification on the future well site. The developer indicated that an overall Homeowners Association will maintain the green space and a sub-association for the attached townhomes will maintain the private drive. Retzlaff clarified that the well site area was a request from the Public Works Department. This site was found to be a suitable location for a potential deep well for future planning. It's not a water tower, just a well site, which could be a long way off. In a response to public comment, the developer explained that the "Pathway" home is just the name of a product line of theirs and there is no connection to any government-funded programs or low-income programs for that housing type.

Committee members were all in favor of the proposal and verbalized the following reasons as to why:

- Low to moderate density, which is less than what is allowed per Village plans;
- Modern/fresh look to the buildings;
- 30' perimeter landscape buffer;
- Preservation of 10 AC of woodlands;
- 28 acres of open space, which is 32% of the total site;
- TADI traffic impact analysis stated that the impact will not reduce the level of service on the roads and intersections below an acceptable level of service during the peak hours and the surrounding highways have adequate capacity to handle the traffic from the development;
- Smart growth;
- Minimal impact on schools;
- Tax revenue and impact fees to reduce taxpayer burden;
- Developer is paying for the infrastructure;
- Plan Commission hasn't seen anything like this in years, and it feels like a breath of fresh air;
- Not rental housing. The 15% is just realism and not the intended plan;
- Not putting cost on the Village for developing the project;
- For the greater good of the Village of Germantown and the School District, this project needs to move forward at this time.

Staff recommends approval to create a Planned Development District (PDD) based on the underlying Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts to be known as the "Sutton Farm PDD" for the 88.3-acre Mohrhusen Family Farm, LLC property and rezoning said 88.3 acres from the A-1: Agricultural District into the "Sutton Farm PDD", subject to the following requirements and conditions:

1. The Rs-7: Single-Family Zoning District and Rm-2: Multi-Family Zoning District regulations shall constitute the underlying conditions and restrictions for the PDD subject to the Developer proposed modifications and Village staff provisions summarized herein. A complete “conditions & restrictions” resolution establishing all use and development allowances, requirements, and restrictions shall be drafted for review and approval by the Village Board concurrent with review and approval of an ordinance creating the Sutton Farm Planned Development District (PDD).
2. The Site Illustrative Plan revised dated March 25, 2025, and any subsequent revisions necessary as a result of satisfying Village approval shall constitute the General Development Plan (GDP) required under Section 17.27 of the Zoning Code.
3. The General Development Plan (GDP) and PDD conditions and restrictions shall be revised to include the following: a. A minimum 30’ wide landscaped buffer is required around the perimeter of the property including around the two “existing farmstead” parcels on County Line Road, b. Details regarding the intend use of and improvements to (if any) the common open space areas, including the .85-ac internal park and pedestrian paths (can be provided in a supplement to the GDP).

Staff recommends the approval of the preliminary subdivision plat for “Sutton Farm”, subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed “Sutton Farm Planned Development District” by the Village Board.
2. Approval of the preliminary plat is subject to approval/acceptance of the Traffic Impact Analysis (TIA) by the Washington County Highway Department and Waukesha County Department of Public Works, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.
3. Approval of the preliminary plat is subject to it being accepted (i.e. no objections) by the Wisconsin Department of Administration (DOA).
4. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.

Results of Motion 1:

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

No: None

Abstain: None

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

Motion 2: Approve Subdivision Plat with conditions as presented

Motioned By: Robert Warren

Seconded By: William Shadid

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

No: None

Abstain: None

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

- B. Village of Germantown Community Development Department - Proposed Text Amendments to Section 17 (Zoning) of the Village of Germantown Municipal Code. (PUBLIC HEARING AND ACTION)

Director Retzlaff went over the 5 proposed Zoning Code Text Amendments.

Chairman Soderberg opened the Public Hearing at 10:45pm.

No citizens came forward.

Chairman Soderberg closed the Public Hearing at 10:46pm.

The recommendation is to APPROVE the proposed text amendments as presented in the draft ordinance.

Discussion Followed. Henk asked to fix typo in 17.3 part 7, 3rd line to fix the word deemed, and she wanted to add a timeframe to the ordinance and suggested 90 days.

Motion 1: Approve as presented

Motioned By: Robert Warren

Seconded By: Bridget Henk

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

No: None

Abstain: None

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

Motion 2: Amend Motion to change the 30 days to 90 days in the ordinance

Motioned By: Robert Warren

Seconded By: William Shadid

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

No: None

Abstain: None

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

C. Elevated Identity, Inc. Agent for Exeter Holy Hill, LP, Property Owner. Sign Review Application for Generac located at W210 N12800 Holy Hill Road in the Holy Hill Gateway District. (ACTION)

Associate Planner Yanke went over the proposed wall sign for Generac as well as monument sign inserts.

Staff recommends the approval of the proposed sign package for Generac for property located at W210 N12800 Holy Hill Road.

Motion: Approve as presented

Motioned By: William Shadid

Seconded By: Josh Tarantino

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

No: None

Abstain: None

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

VII. ANNOUNCEMENTS:

None.

VIII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 10:55pm.

PRELIMINARY
MINUTES NOT YET APPROVED

Form
AB-101

Alcohol Beverage
Appointment of Agent

OAK 67
Date
6/15/25

Agent Type (check one)

☐ Original (no fee) ☒ Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (Individual name if sole proprietor)

ALDI INC. (WISCONSIN)

2. Business Trade Name or DBA

ALDI #67

3. Entity Type (check one)

☐ Limited Liability Company ☒ Corporation ☐ Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

☒ Municipal Retail License ☐ State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

ABAL-01

6. Describe the reason for appointing a successor agent, if successor is checked above.

Store manager / agent change

Part B: Agent Information

1. Last Name

Moyer

2. First Name

Zachary

3. M.I.

D

4. Email

6. Home Address

7. City

8. State

9. Zip Code

5. Phone

10. Age

11. Drivers License/State ID Number

12. Drivers License/State ID State of Issuance

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.

2. Have you completed Form AB-100, Alcohol Beverage Individual Questionnaire? ☒ Yes ☐ No
Submit a completed Form AB-100 with this form.

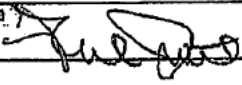
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

OAK 67

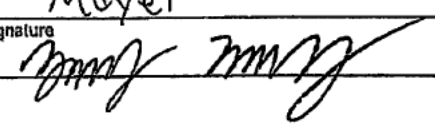
Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the Undersigned, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name BEATTIE		First Name PHILIP		M.I. J
Title ASSISTANT TREASURER	Email [REDACTED]		Phone [REDACTED]	
Signature 			Date 6/12/2025	

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the Agent, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Mayer		First Name Zachary		M.I. D
Signature 			Date 6/15/2025	

OAK 67

Form
AB-100Alcohol Beverage
Individual QuestionnaireDate
6/15/25

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

ALDI INC. (WISCONSIN)

2. Business Trade Name or DBA

ALDI #67

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☐ Limited Liability Company☒ Corporation☐ Nonprofit Organization**Part B: Individual Information**

1. Last Name

MOYER

2. First Name

ZACHARY

3. M.I.

D

4. Relationship to Business (Title)

MANAGER/AGENT

5. Email

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently reside in Wisconsin?

☒ Yes ☐ No

If yes to 1 above, how long have you continuously lived in Wisconsin prior to the date of application?

Years
31Months
6

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State County

State County

State County

State County

State County

State County

State County

State County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

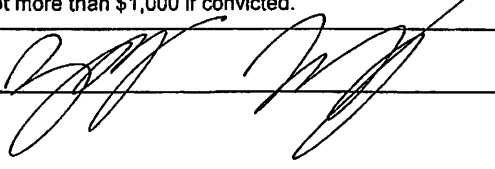
Law/Ordinance Violated N/A	Location	Conviction Date
Penalty Imposed N/A	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated N/A	Location	Conviction Date
Penalty Imposed N/A	Was sentence completed? ☐ Yes ☐ No	
Law/Ordinance Violated N/A	Location	Conviction Date
Penalty Imposed N/A	Was sentence completed? ☐ Yes ☐ No	

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 	Date 6/16/25
--	-----------------



® ALDI Inc. Oak Creek Division

9342 S. 13th Street
Oak Creek, WI 53154

Tel: 414/570-1860
FAX: 414/570-1864

ATTN: Village Clerk
From: Christine Fischer
Subject: Aldi Store #67 - Germantown, Alcohol Agent Change application
Date: June 19, 2025

Good Morning -

Please see the enclosed Agent Change payment for Aldi #67 - Germantown, WI.

If there are any questions or concerns, please contact me at the number below.

Thank you,

Christine Fischer
Executive Assistant
Aldi Oak Creek Division
Christine.Fischer@aldi.us
414-667-4613

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: 2025-2026 Alcohol Beverage License Application for Jase Golf LLC (ACTION)

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

Applicant Adam Altis (Jase Golf LLC) has submitted the attached Alcohol Beverage License application and requests to be granted an **original** "Class B" Alcohol Beverage License for the 2025-2026 licensing period. A background check was conducted by the Police Department and approved on June 10, 2025.

The Village of Germantown has a quota of 24 Original and 6 Reserve "Class B" Licenses. Currently, the Village has issued 23 Original and 2 Reserve Licenses. One Original license became available when Gamroths Kuhburg Junction did not renew for the 2024-2025 licensing period. The Village cannot obtain additional Original Licenses, only Reserve licenses through census data or transfer from another municipality. Reserve Licenses authorize the same sales as an Original "Class B" license but have an additional initial issuance fee (starting at \$10,000) and are not eligible for transfer to another premises.

ATTACHMENT:

1. NEW_ Blades; Jase Golf LLC Class B Combination Application_Redacted

STAFF RECOMMENDATION:

Approval of the Application for a "Class B" Fermented Malt Beverage and Intoxicating Liquor License for Jase Golf LLC, with the granting of an Original License, contingent upon compliance with all provisions of the Building Code (Ch. 14) and obtaining all necessary permits and inspections required.

ACTION BY Committee:

Form
AB-200

Alcohol Beverage License Application

For Municipal Use Only	
Municipality	
License Period	

License(s) Requested: (up to two boxes may be checked)

- ☐ Class "A" Beer \$ _____ ☒ Class "B" Beer \$ 100
- ☐ "Class A" Liquor \$ _____ ☒ "Class B" Liquor \$ 500
- ☐ "Class A" Liquor (cider only) \$ _____ ☐ Reserve "Class B" Liquor \$ _____
- ☐ "Class C" Liquor (wine only) \$ _____

Fees	
License Fees	\$ <u>600</u>
Background Check Fee	\$ _____
Publication Fee	\$ <u>20</u>
Total Fees	\$ <u>620.00</u>

PH-916-0016 6/6/25

Part A: Premises/Business Information

1. Legal Business Name (individual name if sole proprietorship) <u>Jase Golf LLC</u>			
2. Business Trade Name or DBA <u>Blades</u>			
3. FEIN <u>39-2319324</u>		4. Wisconsin Seller's Permit Number <u>456-103211934002</u>	
5. Entity Type (check one) ☐ Sole Proprietor ☐ Partnership ☒ Limited Liability Company ☐ Corporation ☐ Nonprofit Organization			
6. State of Organization <u>WI</u>		7. Date of Organization <u>5/23/25</u>	
8. Wisconsin DFI Registration Number			
9. Premises Address <u>2188 N 11770 Maple Dr</u>			
10. City <u>Germantown</u>		11. State <u>WI</u>	12. Zip Code <u>53022</u>
13. County <u>Washington</u>		14. Governing Municipality: ☐ City ☒ Town ☒ Village of: <u>Germantown</u>	
15. Aldermanic District		16. Premises Phone [REDACTED]	
17. Premises Email [REDACTED]		18. Website _____	
19. Premises Description - Describe the building or buildings where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. <u>9600 sqft space located in industrial park, no living quarters. 2 Bathrooms 1 office, 1 Area considered as concession stand (inside) + 1 Garage area</u>			
20. Mailing Address (if different from premises address) <u>2227 N 7219 Woodland Creek Pr.</u>			
21. City <u>Sussex</u>		22. State <u>WI</u>	23. Zip Code <u>53089</u>

Part B: Questions

1. Has the business (sole proprietorship, partnership, limited liability company, or corporation) been convicted of violating federal or state laws or local ordinances? Exclude traffic offenses unless related to alcohol beverages. ☐ Yes ☒ No		
If yes, list the details of violation below. Attach additional sheets if necessary.		
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Trial Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses pending against the business? Exclude traffic offenses unless related to alcohol . . . ☐ Yes ☒ No
beverages.

If yes, describe the nature and status of pending charges using the space below. Attach additional sheets as needed.

3. Is the applicant business or any of its officers, directors, members, agent, employees, owners, or other related individuals or entities a restricted investor with any interest in an alcohol beverage producer or distributor? . . . ☐ Yes ☒ No
If yes, provide the name of the restricted investor and describe the nature of the interest.

4. Is the applicant business owned by another business entity? . . . ☐ Yes ☒ No
If yes, provide the name(s) and FEIN(s) of the business entity owners below. Attach additional sheets as needed.

4a. Name of Business Entity

4b. Business Entity FEIN

5. Have the partners, agent, or sole proprietor satisfied the responsible beverage server training requirement for this license period? Submit proof of completion. ☒ Yes ☐ No

6. Is the applicant business indebted to any wholesaler beyond 15 days for beer or 30 days for liquor/wine? ☐ Yes ☒ No

7. Does the applicant business owe past due municipal property taxes, assessments, or other fees? ☐ Yes ☒ No

Part C: Individual Information

List the name, title, and phone number for each person or entity holding the following positions in the applicant business or businesses listed in Part B, Question 4: sole proprietor, all officers, directors, and agent of a corporation or nonprofit organization, all partners of a partnership, and all members, managers, and agent of a limited liability company. Attach additional sheets if necessary.

Include Form AB-100 for each person listed below. Corporations and LLCs must appoint an agent by including Form AB-101.

Last Name	First Name	Title	Phone
Altis	Adam	Owner, agent	

Part D: Attestation

One of the following must sign and attest to this application:

- sole proprietor
- one general partner of a partnership
- one corporate officer
- one member of an LLC

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate this business according to the law, including but not limited to, purchasing alcohol beverages from state authorized wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Altis	First Name Adam	M.I. R
Title Owner	Email [REDACTED]	Phone [REDACTED]
Signature [Signature]	Date 6/3/25	

Part E: For Clerk Use Only

Date Application Was Filed With Clerk	License Number	Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk		Date Provisional License Issued (if applicable)	

Premise

Sold concession stand, beverage cart(s)
Stored ^{indoor} ~~car~~ garage, beverage cart(s), concession stand
Consumed within the public golfing area

Records: office



WISCONSIN DEPARTMENT OF REVENUE
PO BOX 8902
MADISON, WI 53708-8902

Contact Information:

2135 RIMROCK RD PO BOX 8902
MADISON, WI 53708-8902
ph: 608-266-2776 fax: 608-224-5761
email: DORBusinessTax@wisconsin.gov
website: revenue.wi.gov

000245

Letter ID L0775115440

ADAM R ALTIS
JASE GOLF LLC
W227N7219 WOODLAND CREEK DR
SUSSEX WI 53089-2298

Wisconsin Department of Revenue Seller's Permit

Legal/real name: JASE GOLF LLC

Business name:

**include name "Blades"*
W188N11770 MAPLE RD
GERMANTOWN WI 53022-2410

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

Tax Type	Account Type	Account Number
Sales & Use Tax	Seller's Permit	456-1032119340-02

Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Jase Golf LLC

2. Business Trade Name or DBA

Blades

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☒ Limited Liability Company☐ Corporation☐ Nonprofit Organization

Part B: Individual Information

1. Last Name

Altis

2. First Name

Adam

3. M.I.

R

4. Relationship to Business (Title)

Owner

5. Email

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin

(MM/YYYY)

07/1998

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

NA

City

State

Zip Code

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State

County

State

County

State

County

State

County

State

County

State

County

State

County

State

County

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature



Date

6/3/25

Alcohol Beverage
Appointment of Agent

Date

Agent Type (check one)

- ☒
- Original (no fee)
- ☐
- Successor (\$10 fee for municipal licensees only)

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

Jase Golf LLC

2. Business Trade Name or DBA

Blades

3. Entity Type (check one)

- ☒
- Limited Liability Company
- ☐
- Corporation
- ☐
- Nonprofit Organization

4. Alcohol Beverage Business Authorization (check one)

- ☒
- Municipal Retail License
- ☐
- State Permit

5. If successor agent, provide State Permit or Municipal Retail License Number

6. Describe the reason for appointing a successor agent, if successor is checked above.

Part B: Agent Information

1. Last Name

Altis

2. First Name

Adam

3. M.I.

R

4. Email

5. Phone

6. Home Address

7. City

8. State

9. Zip Code

10. Date of Birth

11. Drivers License/State ID Number

12. Drivers License/State ID State of Issuance

Part C: Agent Questions

1. Have you satisfied the responsible beverage server training requirement? ☒ Yes ☐ No
Submit proof of completion.
2. Have you completed Form AB-100, *Alcohol Beverage Individual Questionnaire* (licensee) or
Form AB-300, *Alcohol Beverage Personal Questionnaire* (permittee)? ☒ Yes ☐ No
3. Have you been a Wisconsin resident for at least 90 continuous days? ☒ Yes ☐ No
See instructions for exceptions.

Continued →

Part D: Business Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Undersigned**, authorize the above-named individual to act for the above-named corporation, nonprofit organization, or limited liability company with full authority and control of the premises and of all alcohol beverage activities on such premises. I certify that I am authorized by the above-named entity to authorize this individual to act on behalf of the entity. If I am appointing a successor agent, I rescind all previous agent appointments for this premises. Further, I understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Altis</i>	First Name <i>Adam</i>	M.I. <i>R</i>
Title <i>Owner</i>	Email [REDACTED]	Phone [REDACTED]
Signature <i>[Signature]</i>		Date <i>6/3/25</i>

Part E: Agent Attestation

READ CAREFULLY BEFORE SIGNING: I, the **Agent**, hereby accept this appointment as agent for the above-named corporation, nonprofit organization, or limited liability company and assume full responsibility for the conduct of all alcohol beverage activities on the premises for the above-named business. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name <i>Altis</i>	First Name <i>Adam</i>	M.I. <i>R</i>
Signature <i>[Signature]</i>		Date <i>6/3/25</i>

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: June 2, 2025

PLACEMENT: Action Item

ITEM TITLE: Adam Altis, Agent for Blades Indoor Golf, 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. (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

Adam Altis, Agent for Blades Indoor Golf, 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.

ATTACHMENT:

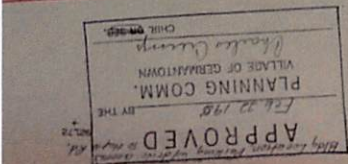
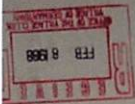
1. STAFF REPORT_BLADES INDOOR GOLF CUP
2. CUP ORDINANCE_BLADES INDOOR GOLF_06.02.25
3. APPLICATION
4. PROJECT NARRATIVE
5. FLOOR PLAN
6. 3D RENDERINGS
7. SITE PLAN
8. NOTICE OF PUBLIC HEARING

STAFF RECOMMENDATION:

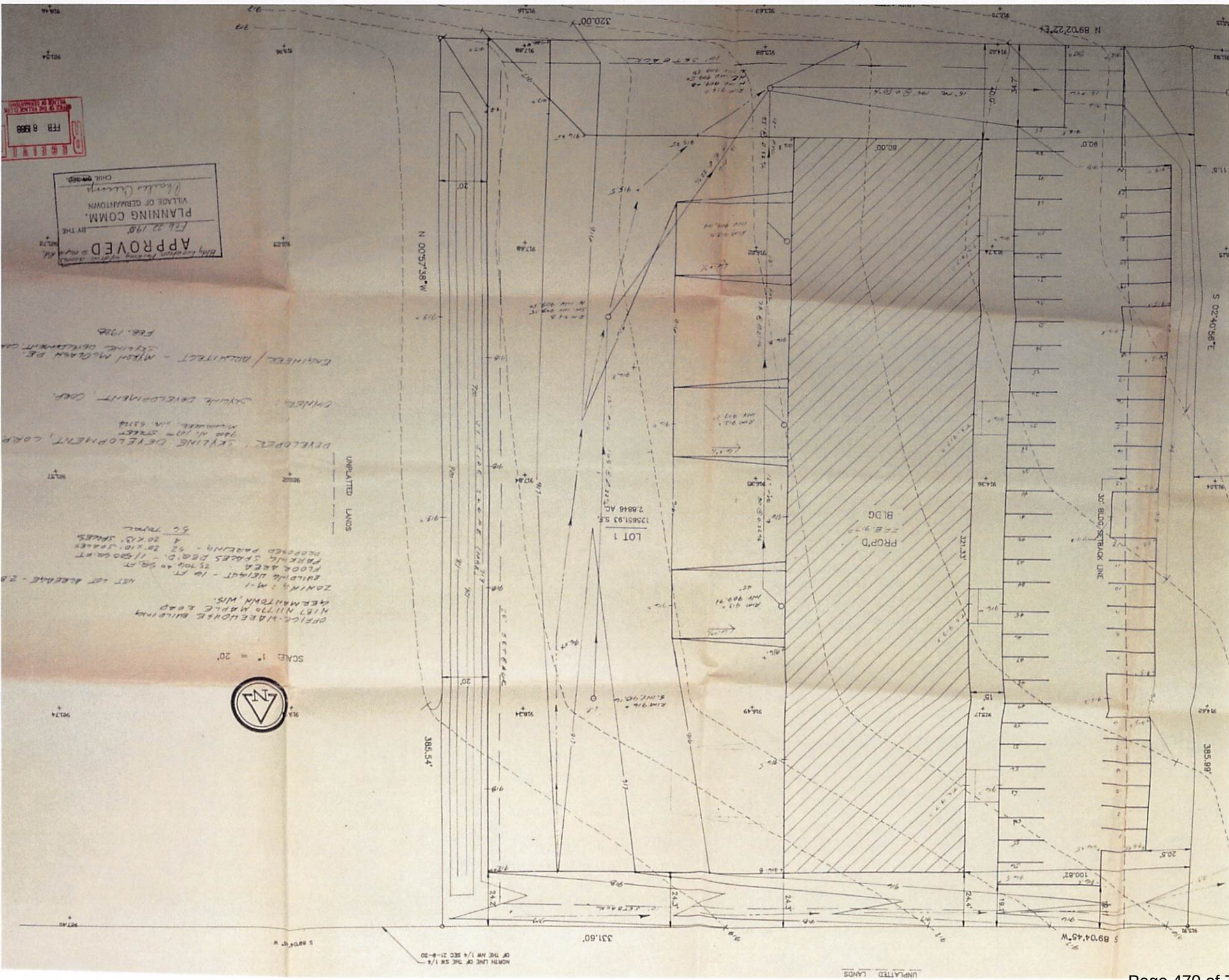
APPROVE a Conditional Use Permit for a 9,600 square foot (Suites 2, 3, and 4) indoor golf entertainment/recreation establishment located at W188 N11770 Maple Road, subject to (10) conditions as listed in the draft CUP ordinance.

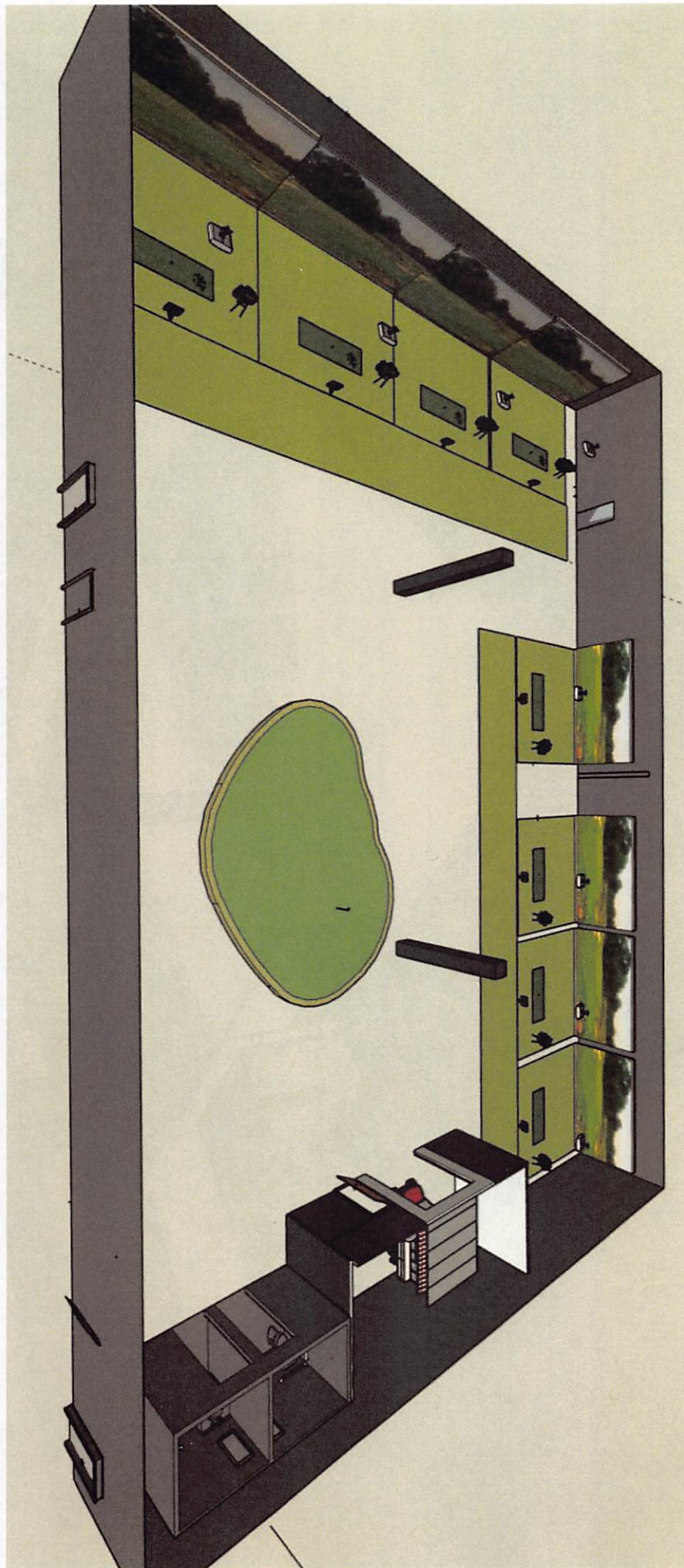
ACTION BY Committee:

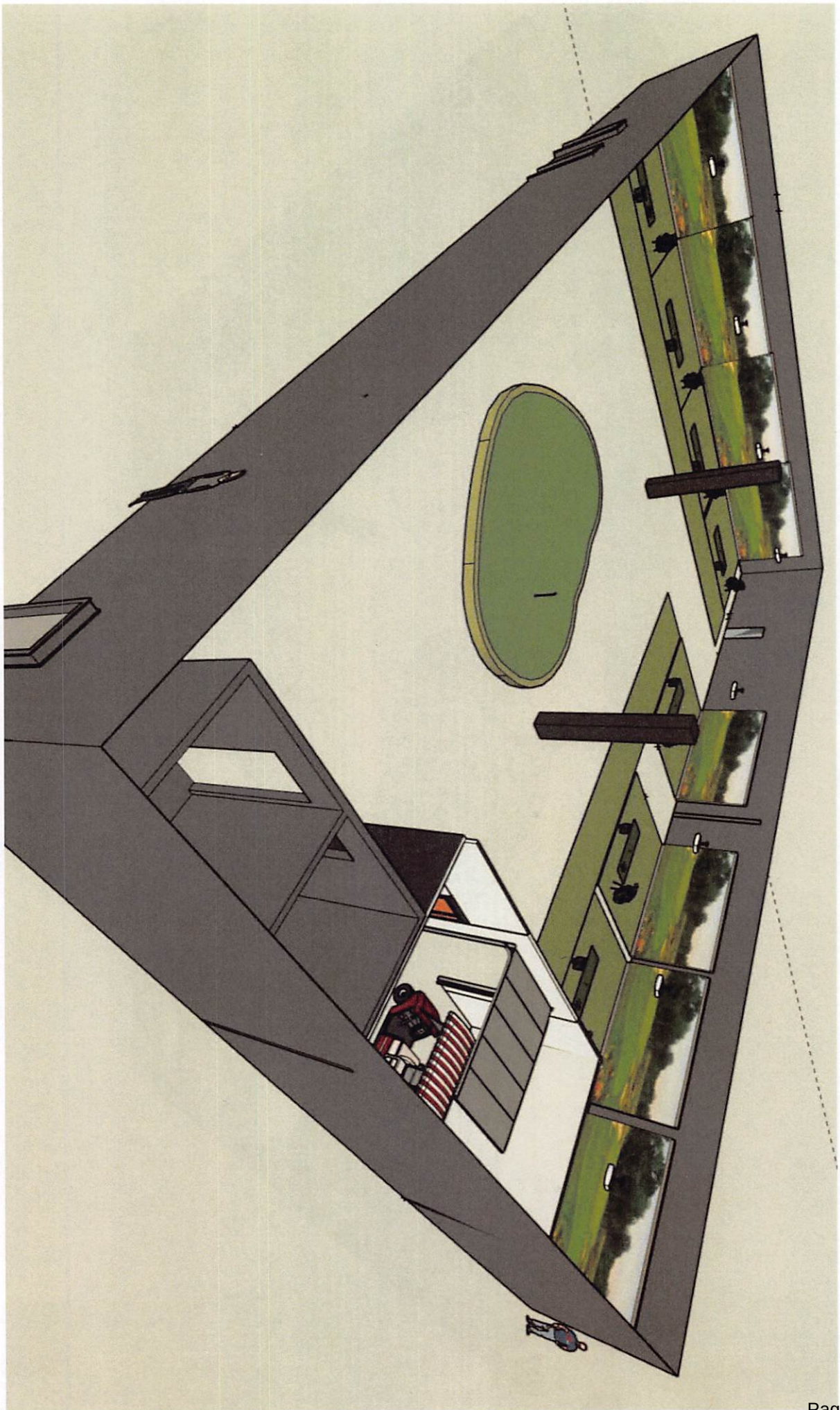
Plan Commission recommended to **APPROVE** a Conditional Use Permit for a 9,600 square foot (Suites 2, 3, and 4) indoor golf entertainment/recreation establishment located at W188 N11770 Maple Road, subject to (10) conditions as listed in the draft CUP ordinance.

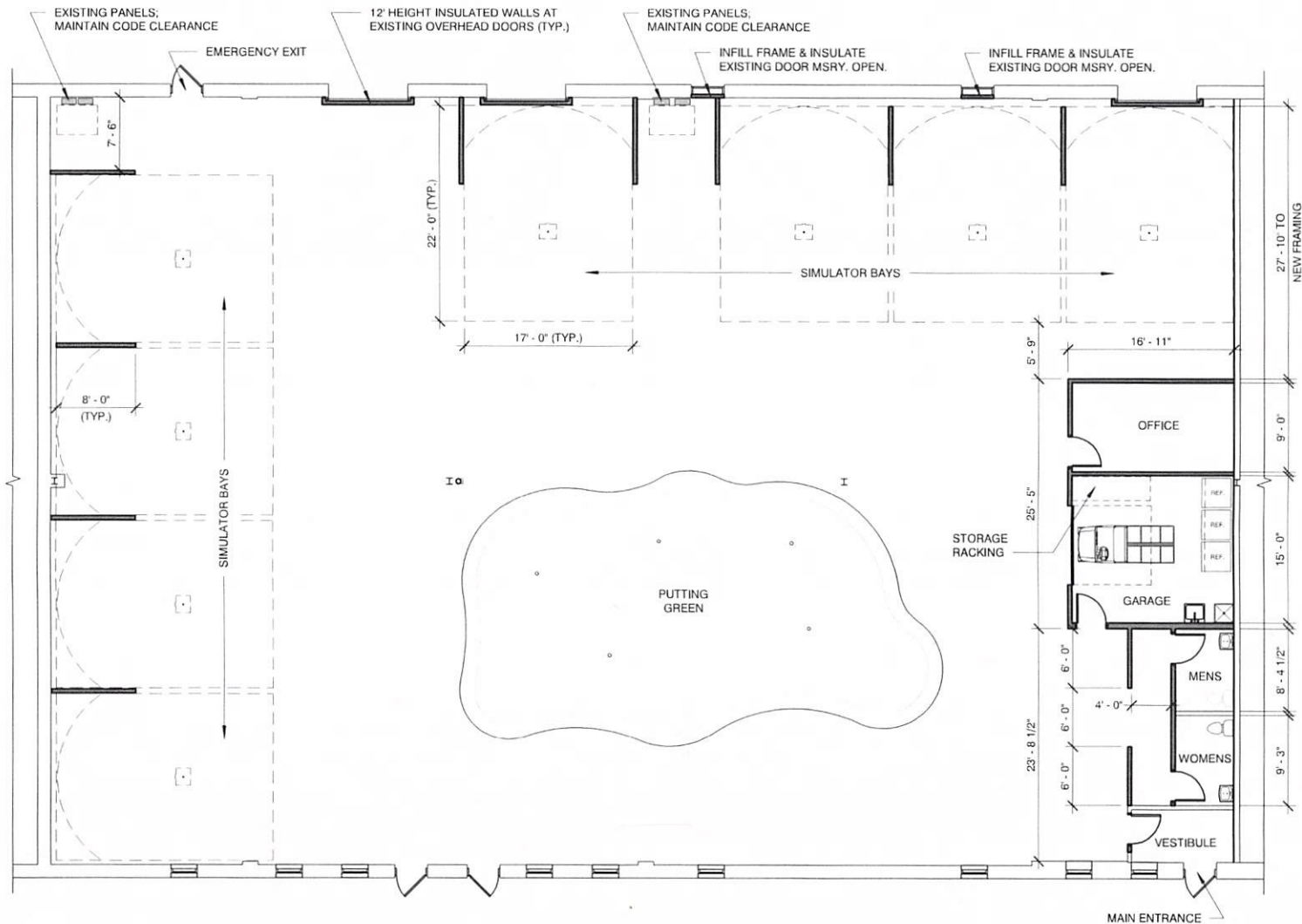


ENGINEER / ARCHITECT - M/SEN McCAH, P.E.
DEVELOPER: SKYLINE DEVELOPMENT, CORP.
UNPLATTED LANDS
ZONING: M-1
OFFICE, WAREHOUSE BUILDING
GERMANTOWN, WIS.
NET LOT AREA - 2.8
FLOOD AREA - 25,706.40 SQ. FT.
PARKING SPACES REQ'D - 11,500 SQ. FT.
PARKING - 92, 20 X 10' SPACES
50 TOTAL
SCALE 1" = 20'









in.studio
architecture
833 E. Michigan St. Ste. 540 | Milwaukee, WI 53202

BLADES INDOOR GOLF
W188 N11758 - 11782 MAPLE RD.
GERMANTOWN, WI 53022

CONCEPTUAL FLOOR PLAN
3/32" = 1'-0"



MAY 5TH, 2025

Blades Indoor Golf LLC

Conditional Use Permit

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



Village of
Germantown
Willkommen

Fee must accompany application

☒ \$1460 Paid AR 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

Fax ()

E-Mail

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)



METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See Attached Sheet line item (6A)

SUPPORTING DOCUMENTATION:

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

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.

SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]
Applicant

4/7/25
Date

Sarah Noble Lane Starnett
Owner

4-8-25
Date

CUP # __-2025 Document No.	CONDITIONAL USE PERMIT Document Title
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN CONDITIONAL USE ZONING PERMIT	
Whereas: Adam Altis, Agent for Blades Indoor Golf, Applicant and Ozaukee Development Corporation, Property Owner agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit. Now, therefore, this permit is issued to allow for the operation of an indoor golf entertainment/recreation establishment from the property located at W188 N11770 Maple Road (Suites 2, 3, and 4) pursuant to Section 17.33(3)(h) and Section 17.29(1)(kk) of the Village Zoning Code.	
Name & Return Address: Village of Germantown P.O. Box 337 Germantown, WI 53022	
Parcel Identification No: GTNV_212-960	

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

Lot 1 of Certified Survey Map (CSM) 3184, a 2.88-acre parcel in the Southwest ¼ of the Northwest ¼ of Section 21, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Tax Key No: 212-960

Address: W188 N11770 Maple Road (Suites 2, 3, and 4)

Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting documents 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.

Conditional Use Permit (CUP)

Adam Altis, Agent for Blades Indoor Golf, Applicant

Ozaukee Development Corporation, Property Owner

Page 2 of 6

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).
10. This Conditional Use Permit (CUP) shall be non-transferable. In the event there is a change in the owner/operator of the indoor golf entertainment/recreation establishment for which this CUP was issued, this CUP shall become null and void. If a new business owner/operator wants to operate a business that provides indoor golf entertainment/recreation, a new CUP would have to be obtained pursuant to Sections 17.33 and 17.42 of the Zoning Code in order for the new owner/operator to operate said business from this property.

Conditional Use Permit (CUP)
Adam Altis, Agent for Blades Indoor Golf, Applicant
Ozaukee Development Corporation, Property Owner
Page 3 of 6

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the _____ day of _____, 2025.

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this _____ day of _____, 2025, the above-
named Robert A. Soderberg, Village President, and Donna Ott, Village Clerk, to me known to
be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

Conditional Use Permit (CUP)
Adam Altis, Agent for Blades Indoor Golf, Applicant
Ozaukee Development Corporation, Property Owner
Page 4 of 6

ACCEPTANCE OF TERMS AND CONDITIONS BY APPLICANT

I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2025

Adam Altis, Agent for Blades Indoor Golf, Applicant

STATE OF WISCONSIN) SS
_____) COUNTY)

Personally came before me this ____ day of _____, 2025, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

Conditional Use Permit (CUP)
Adam Altis, Agent for Blades Indoor Golf, Applicant
Ozaukee Development Corporation, Property Owner
Page 5 of 6

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2025

Ozaukee Development Corporation, Property Owner

STATE OF WISCONSIN) SS
_____) COUNTY)

Personally came before me this ____ day of _____, 2025, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument was drafted by:

Jordan Yanke
Associate Planner
Village of Germantown, Wisconsin

Conditional Use Permit (CUP)
Adam Altis, Agent for Blades Indoor Golf, Applicant
Ozaukee Development Corporation, Property Owner
Page 6 of 6

EXHIBIT A

Uses/Activities – Conditional Use Permit in M-1: Limited Industrial District

- Indoor golf entertainment/recreation establishment
- 9,600 sqft facility (Suites 2, 3, and 4)
- Hours of Operation
 - M-F (10:00am – 10:00pm)
 - Saturday and Sunday (9:00am – 11:00pm)
- Number of Employees
 - 1 owner
 - 1 full-time
 - 2 part-time
- (8) golf simulator bays
- (1) putting green
- (1) office space
- Garage space for beverage cart
- Restrooms
- Front desk/vestibule

CONDITIONAL USE PERMIT (CUP) APPLICATION

06/02/25 Village Board Meeting

Adam Altis / Blades Indoor Golf / Ozaukee Development Corporation

Village Staff Report & Recommendation

Germantown, Wisconsin

SUMMARY

Adam Altis, Agent for Blades Indoor Golf, 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
Blades Indoor Golf
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, Agent for Blades Indoor Golf, 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
 - 1 owner
 - 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.

<u>VILLAGE STAFF RECOMMENDATION</u>

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).
 10. This Conditional Use Permit (CUP) shall be non-transferable. In the event there is a change in the owner/operator of the indoor golf entertainment/recreation establishment for which this CUP was issued, this CUP shall become null and void. If a new business owner/operator wants to operate a business that provides indoor golf entertainment/recreation, a new CUP would have to be obtained pursuant to Sections 17.33 and 17.42 of the Zoning Code in order for the new owner/operator to operate said business from this property. **(ADDED BY PLAN COMMISSION)**



Village of
Germantown
Willkommen

ZONING COMPLIANCE/
OCCUPANCY PERMIT

Date of Application: _____

Fee Received By: _____

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Adam Alfis

Address: _____

City/State: _____

Phone: _____

E-Mail: _____

PROPERTY or Business OWNER:

Name: OZaukee Development Corporation

Address: PO Box 893

City/State/Zip: Cedarburg, WI 53012

Phone: _____

E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

212 960

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Indoor golf facility located in 9600 sq ft of space, hours of operation will be 10AM-10PM Mon-Friday & 9AM-11AM Saturday & Sunday. We will have 3 employees.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☒ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Sarah Noble Lane Stanetti
Applicant
Property Owner

6/3/25
Date
6/4/25
Date

VILLAGE USE ONLY

CUP approved
6-2-25- no payment
needed for this
application
per Development

[Handwritten signature]

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Temporary Outdoor Entertainment Permit Application: Buzdum's Pub & Grill for 08/16/2025 and 08/23/2025 (ACTION)

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

The Clerk's Office has received an application for a Temporary Outdoor Entertainment Permit from applicant Boro Buzdum of Buzdum's Pub & Grill, W188N10515 Maple Rd. Buzdum requests the permit be valid for:

1. August 16, 2025: Annual Heaven's Devils party with amplified live music 3pm-10pm. The event setup starts 10am, ending at 2am.
2. August 23, 2025: Customer Appreciation Day 9am-10pm with music 2pm-5pm on the covered back patio.

Police, Fire, and Community Development Departments have provided approval of the application.

ATTACHMENT:

1. Buzdums Temporary 8.16 and 8.23_Redacted

STAFF RECOMMENDATION:

Approval of the one-time Outdoor Entertainment Permit Application for Buzdum's Pub & Grill for 8/16/25 and 8/23/25.

ACTION BY Committee:



OUTDOOR ENTERTAINMENT PERMIT APPLICATION

- Additional permits or approvals may be required by other Departments (sign permits, temporary use permits, building permits, electrical permits, liquor license, etc.). You are responsible for obtaining those permits prior to approval of this application. Contact Community Development at 250-4735 for further information.
- Approved annual permits are valid July 1 – June 30, or upon issuance. Temporary permits are valid during the dates identified on the Permit. If there are any changes to a previously approved permit application, an amended approval will be needed.
- IF YOUR APPLICATION SHOULD BE DENIED BY THE VILLAGE BOARD, THE FEES ARE NON-REFUNDABLE.**

☐	Annual Permit	\$200
☒	Temporary Permit: 1 st and 2 nd Permits within <u>Permit Year</u>	\$0
☐	Temporary Permit – 3 rd Permit and subsequent	\$75
Total:		<u>0</u>

Applicant Name Boro Buzdum	Phone Number [REDACTED]	Email [REDACTED]
--------------------------------------	----------------------------	---------------------

Applicant Business Name (if applicable) Buzdum's Pub & Grill			
--	--	--	--

Applicant Business Street Address W188 N10515 Maple Rd	City Germantown	State WI	Zip 53022
--	---------------------------	--------------------	---------------------

Describe the area where the outdoor entertainment permit will be utilized, including the property address and a description of the area on the Property to be utilized. You MUST include a detailed, scale drawing of the area with dimensions, locations of speakers, televisions, performance location, and the like.

See attached scaled drawing. Both events will be held inside & outside on the back grass area as well as the back patio, as we have for the last 5 years. These are annual events.

Describe the hours of outdoor entertainment. For Temporary Permits, List Dates and Hours of Event. For Annual Permits, List Proposed Days and Hours of outdoor entertainment (e.g., Between June 1 and September 30, Fridays 4pm to 8pm, Saturdays Noon to 9 pm). You MUST include a detailed plan of operation setting forth the dates, hours, location, type and scope of the operation for all outdoor entertainment.

August 16th - Annual Heaven's Devils party. They bring in music (starts at 3pm & runs thorough 10pm). The event starts at 2pm (set up begins at 10am) and runs till 2am. *(amplified live music)*

August 23rd - Buzdum's customer appreciation party. Starts at 9am & runs till 10pm. We run a bags tournament on the same grassy area. As of right now, we have no music set up for this event, but are aware we will need to get the village approval before allowed. If we can find a musician, it would be from 2-5pm on the covered back patio.

I hereby certify that the answers on this application are complete, true and correct to the best of my knowledge and belief and make application for an Outdoor Entertainment Permit in the Village of Germantown, Wisconsin, subject to the provisions and limitations of Wisconsin Statutes and Germantown Municipal Code, and hereby agree to comply with

Applicant [Signature] Date 6/9/2025

For Office Use Only: Date: 6/9 Initials: ML Amount Paid: 0 Receipt #: 0

Community Development Review: _____ Plan Commission Date (if applicable): _____

Police Chief Date Notified: _____ Approve _____ or Deny _____ (Attach basis for denial). Police Chief or Designee: _____ Date: _____

Fire Chief Date Notified: _____ Approve _____ or Deny _____ (Attach basis for denial). Fire Chief or Designee: _____ Date: _____

500 foot Notice Mailing date 6/10 Public Safety Meeting Date 7/7 Approved/Denied (Circle One)

Village Board Meeting Date 7/7 Approved/Denied (Circle One) Permit Number: _____ Village Clerk Approval: _____



BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Presentation

ITEM TITLE: Presentation of 2024 Annual Comprehensive Financial Report and Audit Results Report by Baker Tilly (PRESENTATION)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

The accounting firm Baker Tilly, has completed their audit of our 2024 financial statements and has concluded that they "...present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village as of December 31, 2024 and the respective changes in financial position and, where applicable, cash flows thereof for the year ended in accordance with accounting principles generally accepted in the United States of America."

While Baker Tilly's opinion on our 2024 financial statements comes without qualification or exception, they have, as part of the annual audit process, identified areas where the Village can improve internal controls and where they have corrected misstatements in the financial reports we submitted to them. In the case of the internal control matters they cited, we have corrected, or are in the process of correcting almost all the concerns raised. There are a handful of separation of duty issues, such as the separation of account reconciliation from the processing of transactions in those accounts that are difficult to separate entirely due to the limited number of accounting staff we have in the Village. We will continue to work with Baker Tilly to try to find creative solutions to address those concerns as well.

I would also like to provide a more detailed explanation of the Material Corrected Misstatements that are listed on page 25 of the Audit Results Report.

Utility Depreciation - Water & Sewer Utility - \$2,196,710

Baker Tilly has historically assisted the Village with recording utility depreciation. As our internal team continues to grow in technical capacity, we plan to take on this task in future years.

Pension Changes - Water Utility - \$242,689

This adjustment reflects the year-end activity for the Water Utility. It is common practice for municipalities of our size to rely on the expertise of their auditor to make these entries.

Reclassification of Non-Capital Transactions - Water Utility - \$362,970

Upon further review, certain non-capital expenditures were inadvertently recorded in capital asset accounts. This entry reclassifies those transactions to the appropriate expense line.

Capital Activity - Water & Sewer Utility - \$4,154,691

Baker Tilly assists the Village in recording capital asset activity in the utilities, including contributions in aid of construction from developers and large scale utility infrastructure additions. Similar to depreciation, this is another area we aim to manager internally as staff capacity allows.

Revenue Recognition for Incurred Expenditures - Nonmajor Governmental - \$603,474

This entry reclassifies American Rescue Plan Act (ARPA) revenue from deferred revenue to revenue in order to match expenditures incurred during the fiscal year.

Revenue Adjustment - Sewer Utility - \$461,464

Adjustment to year-end retainage balances, reflecting actual construction and contractual commitments.

TID 8 Project Cost Adjustment - Nonmajor Governmental, TID 8, Water Utility - \$9,059,942

Reflects a year-end reconciliation of project costs across multiple funds associated with TID 8, including Water Utility infrastructure improvements and other eligible capital expenses.

Lease Receivable Adjustment - Water Utility - \$205,987

The entry adjusts the Water Utility's lease receivable balance in compliance with recently enacted GASB 87 requirements.

Baker Tilly staff will be in attendance at the Village Board meeting to make their presentation and answer any questions you may have.

ATTACHMENT:

1. Village of Germantown - 2024 Financial Highlights
2. Village of Germantown AUD 12-31-24 - ACFR - FS - Final
3. Village of Germantown - Audit Results Report - Final

STAFF RECOMMENDATION:

No action is necessary.

ACTION BY Committee:



Village of Germantown

Financial highlights

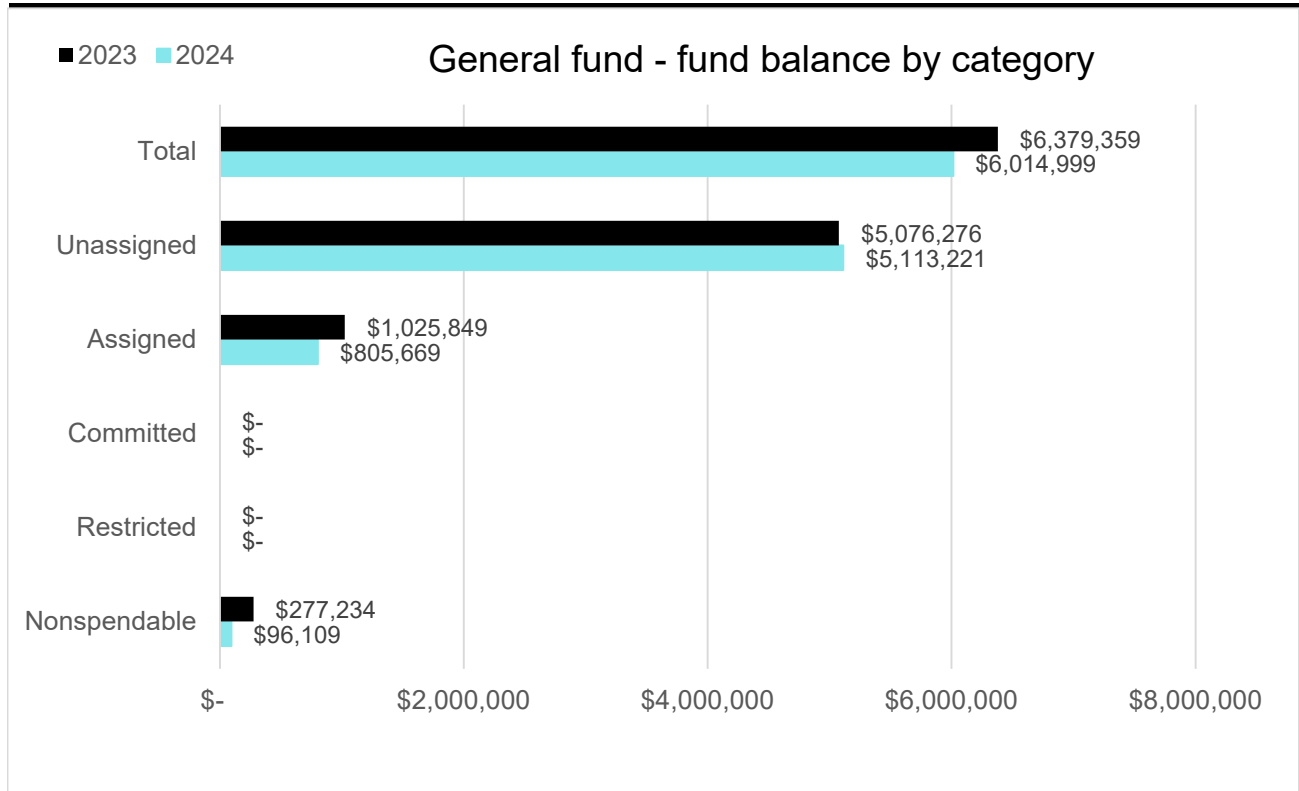
December 31, 2024

Client service team

Amanda Blomberg, CPA, Managing Director
Leah Gaffney, CPA, Manager
Kyle Reilly, CPA, Senior Associate

Village of Germantown

General fund results



Summarized income statement

	Actual	Final budget	Variance
Revenues and other financing sources	\$ 21,400,984	\$ 20,432,932	\$ 968,052
Expenditures and other financing uses	21,765,344	20,694,861	(1,070,483)
Net change in fund balance	<u>\$ (364,360)</u>	<u>\$ (261,929)</u>	<u>\$ (102,431)</u>

Fund balance category definitions

Nonspendable - amounts cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained in tact.

Restricted - amounts that can be spent only for the specific purposes stipulated by an external source.

Committed - amounts constrained for specific purposes that are internally imposed through formal action of the governing body.

Assigned - spendable amounts that are intended to be used for specific purposes that are not considered restricted or committed.

Unassigned - residual amounts that have not been classified within other categories above.

Village of Germantown

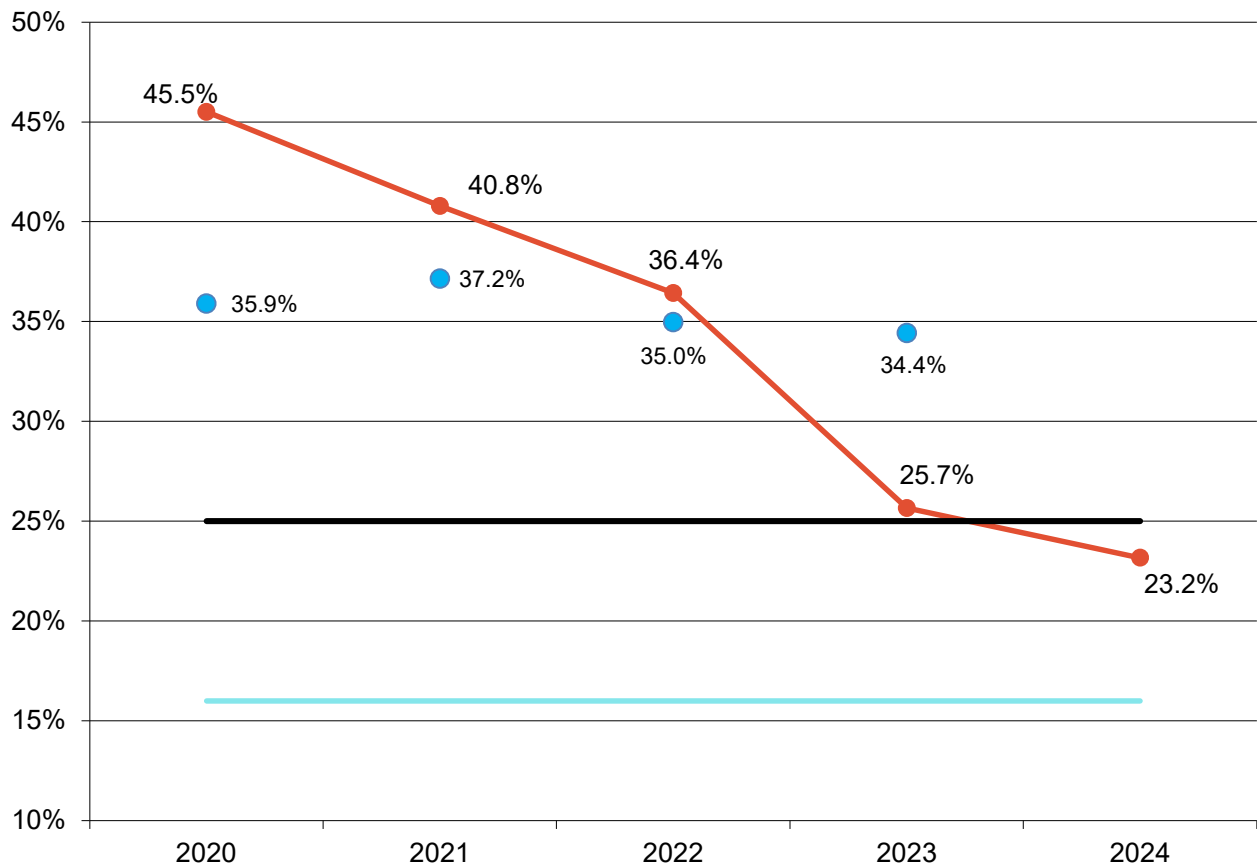
General fund - fund balance trends

Fund balance policy:

To maintain a working capital fund of 16-25% of the subsequent year general fund expenditure budget.

General Fund Actual Policy minimum Policy maximum Reference - Median

Unassigned general fund - fund balance as a percentage of subsequent year budgeted expenditures



Other reference values

GFOA recommends a minimum of no less than 2 months (16.7%) of general fund expenditures.

Median reference value generated from 2020 - 2023 Baker Tilly municipal client data for population range of 17,500 to 30,000.

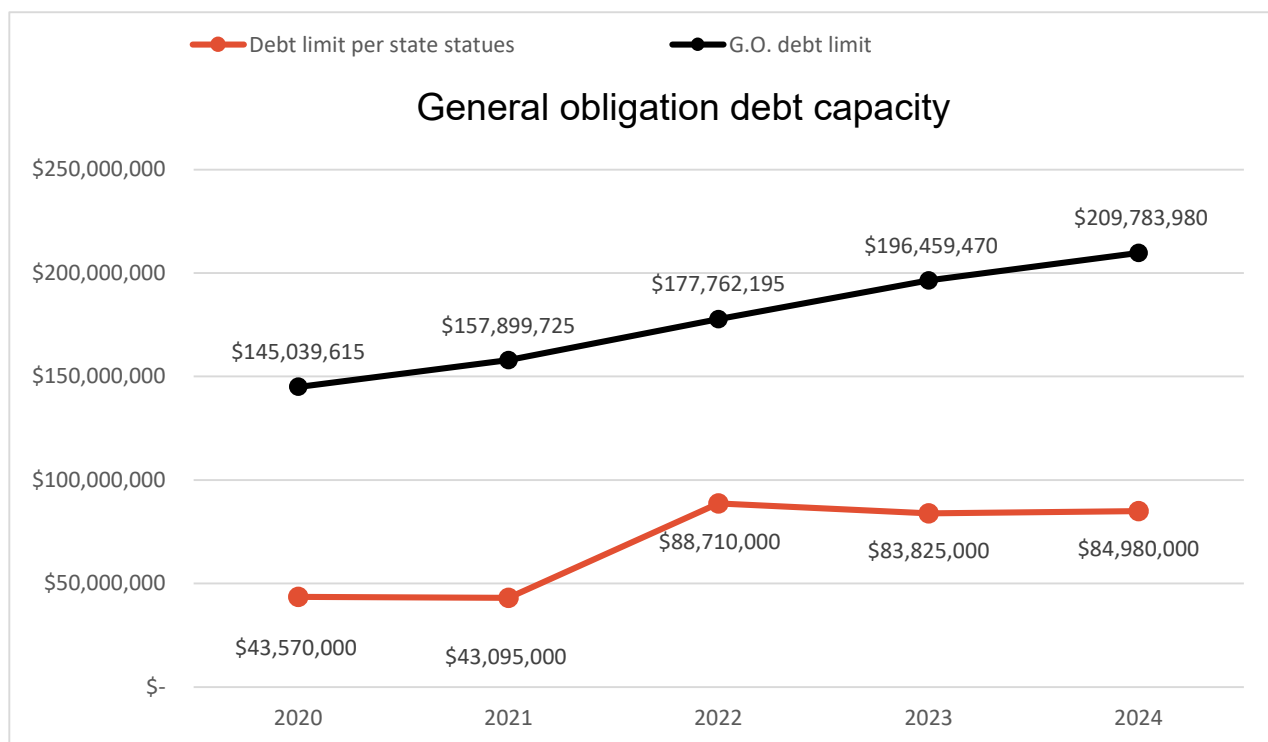
Village of Germantown

General obligation debt

Debt management policy:

The Village follows Wisconsin Statutes whereas the total general obligation indebtedness of the Village may not exceed 5 percent of the equalized value of the taxable property within the Village's jurisdiction.

Actual percentage of debt limit at 12/31/24: **41%**



Total debt outstanding by type at 12/31/2024

	General obligation	Revenue debt	Total
Village	\$ 73,105,000	\$ -	\$ 73,105,000
Utility	11,875,000	4,228,067	16,103,067
Total	<u>\$ 84,980,000</u>	<u>\$ 4,228,067</u>	<u>\$ 89,208,067</u>

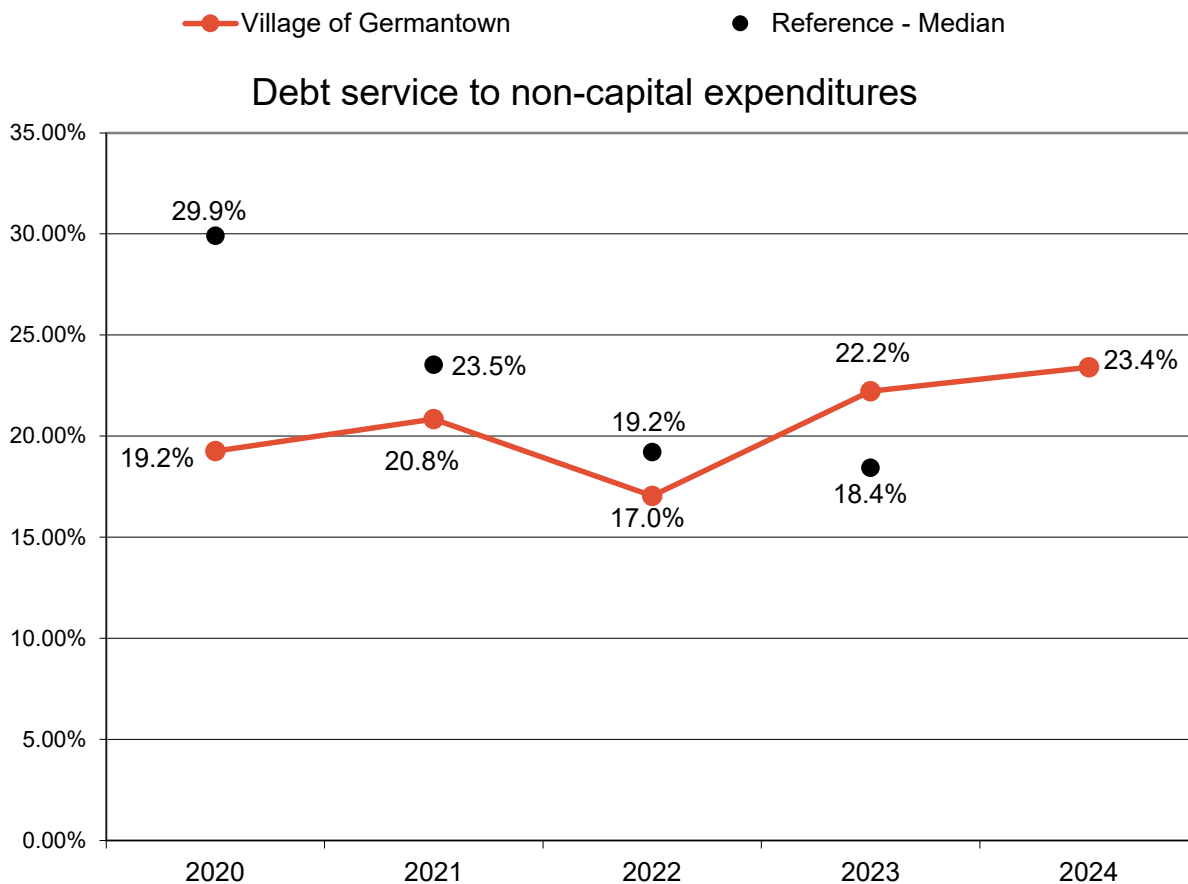
Comparative metrics available online through the Wisconsin Policy Forum.

<https://wispolicyforum.org/research/municipal-datatool-examining-and-comparing-wisconsin-cities-and-villages/>

Select "Debt" -- options for custom comparisons or comparisons by county

Village of Germantown

Governmental funds - debt service



Current and prior year data

	2024	2023
Principal	\$ 4,275,000	\$ 4,110,000
Interest	2,625,137	2,432,945
Total	<u>\$ 6,900,137</u>	<u>\$ 6,542,945</u>
Non-capital expenditures	<u>\$ 29,479,410</u>	<u>\$ 29,463,500</u>

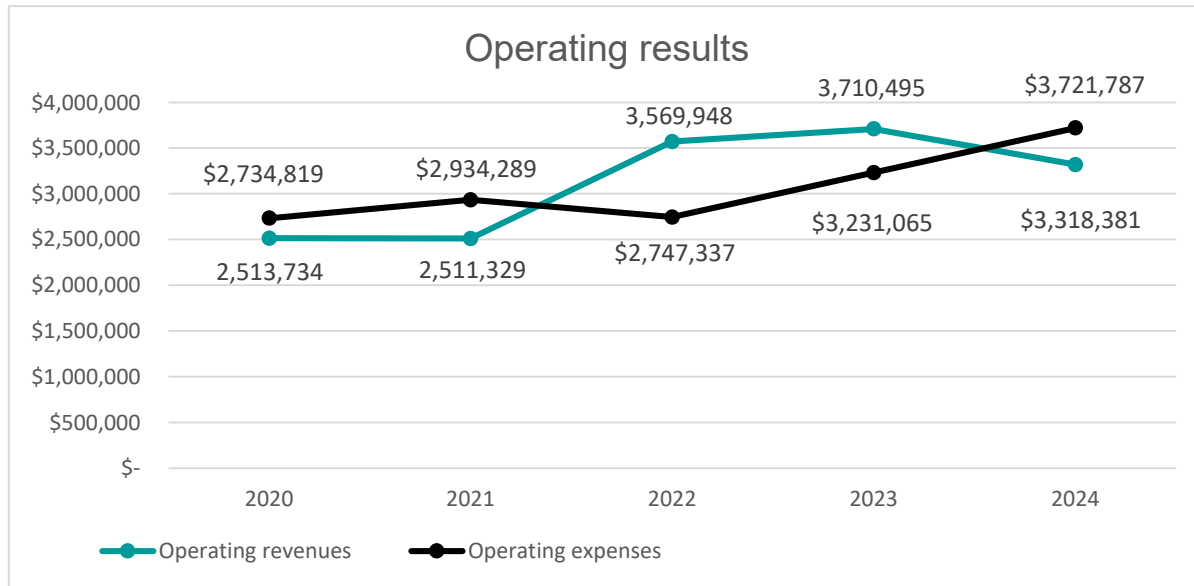
Other reference values

Median reference value generated from 2020 - 2023 Baker Tilly municipal client data for population range of 17,500 to 30,000.



Germantown Water Utility Operating Results

	Current Year	Prior Year
Actual Rate of Return	-2.01%	2.52%
Authorized Rate of Return	4.90%	4.90%



Unrestricted Reserves

	2020	2021	2022	2023	2024
Year end balance	\$ 1,574,519	\$ 1,354,527	\$ 4,883,131	\$ 6,902,013	\$ 908,594
Months on hand	7.52	6.47	16.41	22.32	3.29

Debt Coverage

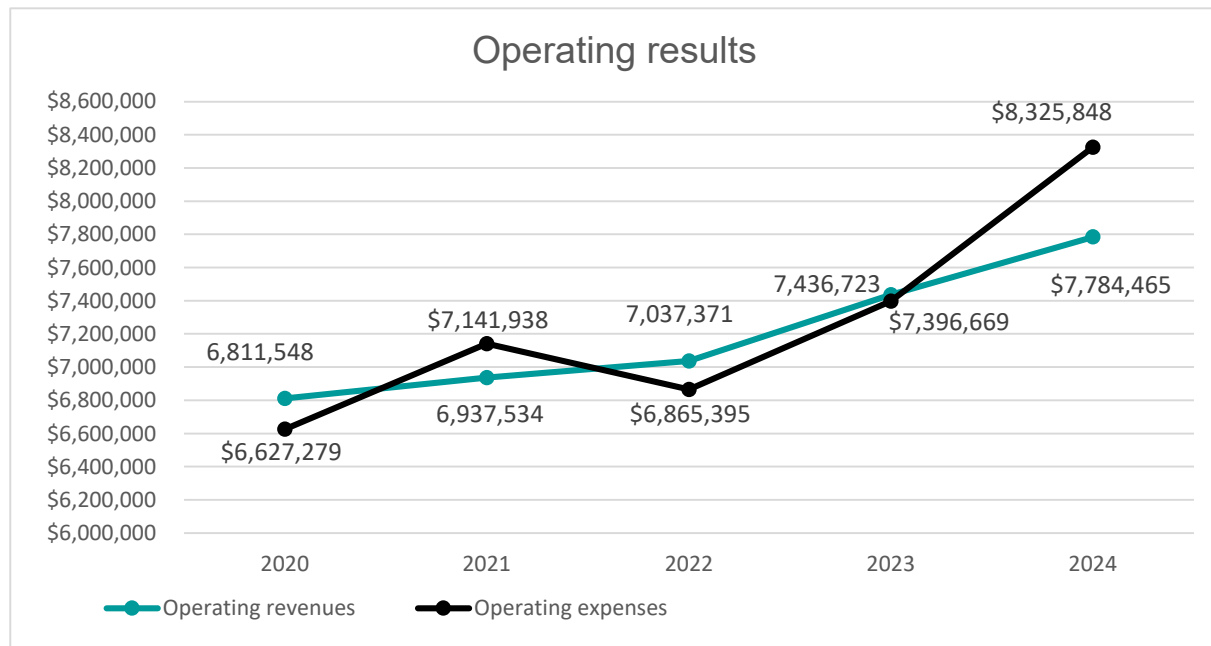
	2020	2021	2022	2023	2024
Actual	5.83	4.53	4.08	5.50	2.40
Required	1.25	1.25	1.25	1.25	1.25

Investment in Capital





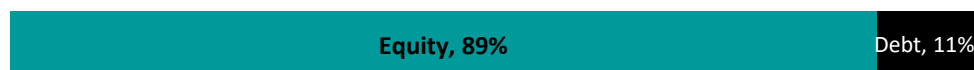
Germantown Sewer Utility Operating Results



Unrestricted Reserves

	2020	2021	2022	2023	2024
Year end balance	\$ 6,223,634	\$ 5,766,829	\$ 4,424,416	\$ 8,565,905	\$ 1,235,663
Months on hand	10.96	9.98	7.54	13.82	1.90

Investment in Capital



Annual Comprehensive Financial Report of the Village of Germantown

December 31, 2024

Department Issuing Report

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

Village of Germantown

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Clerk/Treasurer
Department

PO Box 337

Germantown WI 53022

June 26, 2025

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

The *Annual Comprehensive Financial Report* for the Village of Germantown, Wisconsin for fiscal year ending December 31, 2024, is prepared to provide the Board, our citizens, our bondholders, and other interested persons, detailed information concerning the financial condition of the Village government. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the village government. The report was prepared by the Village's Administration and Finance departments and contains representations concerning the finances of the Village. We believe the data, as presented is accurate in all material aspects; that it is presented in a manner designed to fairly set forth the financial position and results of operations of the Village as measured by financial activity of its various funds; and that all disclosures necessary to enable the reader to gain reasonable understanding of its financial affairs have been included.

The Village retained the services of Baker Tilly US, LLP to perform its audit. Based upon standard audit procedures, Baker Tilly US, LLP has issued an unmodified opinion on the Village's financial statements for the year ended December 31, 2024. The auditor's opinion is located at the front of the financial section of this report.

Report Format

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

Reporting Entity

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

Village Profile

Located 25 miles northwest of Milwaukee, Germantown encompasses 34 square miles in the southeast corner of Washington County. Germantown is one of the largest villages in geographical area in the State of Wisconsin. The Village's current population, as of the 2020 census, is 20,917, a 5.8% increase over the prior ten year's period. The 2024 estimated population is 21,395. The Village operates under a council-manager form of government. There are nine members on the Germantown

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

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

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

Accounting Systems and Budgetary Control

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

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

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

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

The Village Board's updated Fund Balance Policy establishes a minimum unassigned Fund Balance. It states that the Village will maintain a minimum unassigned fund balance in its General Fund ranging from 16% to 25% of the subsequent year's budgeted expenditures. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment. The 2024 unassigned fund balance is 22.82% of the subsequent year's expenditure budget, changing from \$5.2 million in 2023 compared to \$5.05 million in 2024. When an unassigned fund balance of the General Fund exceeds 20%, the Village may consider such fund balance surpluses for one-time expenditures that are nonrecurring in nature, and which will not require additional staffing or recurring expenditures.

Economic Conditions and Outlook

The Village's \$4,195,679,600 property tax base of equalized value is primarily residential (67%) but has a sizeable commercial (23%) and manufacturing (8%) presence as well. The Village had 38 new single-family housing starts, and 4 commercial/industrial starts or large-scale expansions. The total number of building permits issued in 2024 was 1,807 with an estimated valuation of \$173,692,240.

The Village's overall equalized value increased by 7%, following an increase of 11% the previous year. The average unemployment rate for Washington county in 2024 was 2.4%, which is lower than the Wisconsin state average of 3.1%. With the use of a variety of financing tools such as impact fees, tax incremental financing incentives, and close partnerships with local business, the Village will be able to maintain current services to our constituents. We have been able to balance the community with a mixture of agricultural, residential, commercial and industrial/office development. Germantown's fine school system and parks and recreational activities are also helpful in acquiring and keeping our residential base.

Tax Incremental District No. 6 (Willow Creek Business Park) is a Mixed-Use District, that is bounded by Appleton Avenue, Lannon Road, and Maple Road. Current construction includes Discount Ramps, Metro Cigars and Ryan Companies. The base value was \$2,796,000 and has grown to \$54,920,200 in 2024. The TID is projected to close in 2033.

Tax Incremental District No. 7 is designated as an Industrial TID. The TID was amended in 2021 in order to add territory. This district was created to capture economic growth related to JW Speaker and so far the development has not created sufficient increment to cover the District's expenses. In 2021, the TID was amended to add territory and account for the Planned Capstone Quadrangle industrial park development. The area included in the District encompasses 144.2 acres owned by the J.W. Speaker Corporation, located on Freistadt Road and by North Goldendale Rd and Capstone Quadrangle property along Goldendale Road. The project allowed for extension of 16" public watermain and the 18" public sanitary sewer interceptor from their current terminus approximately 2,400 feet north along Goldendale Road. The extension facilitated growth within the district and allowed for utility connection through to Tax Increment District No. 8. The amendment includes properties on Goldendale Road. The base value was \$9,642,400 and has grown to \$54,118,200 in 2024. The TID projected closure of 2031.

In July 2018 the Village created Tax Increment District No. 8. The district is an industrial TID, encompassing 224.8 acres which is broken into two development areas, the property controlled by Zilber Property Group (approximately 151.3 acres) and the remaining 73.5 acres to be developed in later phases. The Village anticipates making total project expenditures of approximately \$14.2 million, with completion in phases as development requires. Construction in 2019 included a 706,800 square foot Briggs & Stratton warehouse facility, with two other multi-tenant industrial buildings constructed by Zilber Property Group, plus a 100,000 square foot manufacturing facility for Dielectric. The Village had three TID No. 8 related bond issues in 2019, \$6,725,000 G.O. Community Development Bonds, \$1,755,000 Taxable G.O. Community Development Bonds, and \$7,850,000 G.O. Corporate Purpose bonds. The taxable issue will reimburse Zilber Property Group to cover their costs for internal infrastructure improvements, the other two issues have funded the expansion of water and sewer main to the development as well as road reconstruction costs. The issues also provide the initial funding to construct Well #12 and Water Tower #4, in conjunction with the Water Utility. We anticipate having the well and tower online and serving the village by 2024. The base value was \$640,700 and has grown to \$201,199,700 in 2024. The TID is projected to close in 2031.

The Water Utility currently operates six wells; three deep and three shallow; with a capacity of 4,415,000 gallons per day plus four elevated tank water towers, two at 125 feet and two at 190 feet. The 2023 average daily water pumped for customer consumption was 1,737,887 gallons. The village is moving forward with a seventh well completed construction by the end of 2025. The Public Service Commission approved a significant rate increase for the utility during 2021 that took effect at the beginning of 2022. The second phase of the PSC rate increase will take effect first quarter of 2025.

The Sewer Utility maintains 110.25 miles of sewer main, seven lift stations and one metering station. The Village contracts with Milwaukee Metropolitan Sewerage District (MMSD) for its sewage treatment, the charges from MMSD for treatment and its annual capital charge remain the utility's largest expenditure. Wrenwood subdivision, a major housing development proposed for the North East side of the Village has required an extension of interceptor sewer main, with an abandonment and construction of a new lift station completed in 2020.

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

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

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

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

For the Future

Overall, the amount and value of new residential development in 2024 was similar to that in 2023. New residential development in the Village included thirty-eight (38) new single-family homes completed or under construction during 2024 with a total value of \$16.5M (38 new homes with a value of \$15.3M in 2023).

Twenty-eight of the 38 new single-family homes constructed in 2024 are located in the Wrenwood North Subdivision (Phase 2 of a ¼-acre lot neighborhood served by municipal water & sewer located on Freistadt Road). The remaining new single-family homes are in the Heritage Park North Subdivision (another ¼-acre lot neighborhood served by municipal water & sewer on Division Road) and the Woodland Ponds Estates Subdivision (a 1-acre lot neighborhood outside the sewer service area located on Wasaukee Road).

The amount and value of new commercial, industrial, institutional, and other non-residential development that was occupied or started construction in the Village in 2024 has an estimated value of \$75.7M which is slightly lower when compared to 2023 (\$89.1M).

Tax Incremental District (TID) Development

The following new development is located within two of the Village's active TIDs:

- MGS Mfg. Group, manufacturer of precision plastic medical components, completed buildout and occupancy (\$8.0M) of 128,000 sqft in Building #2 within the Capstone 41 Corporate Park within Tax Incremental District No. 7 south of Holy Hill Road east of I-41
- Xylem Water Solutions, a water technology provider serving public and private utilities and businesses, completed buildout and occupancy (\$1.3M) of the remaining 39,000 sqft in the Willow Creek Business Park within Tax Incremental District No. 6 east of Appleton Avenue south of Lannon Road

Non-Tax Incremental District (TID) Development

Most of the new commercial, industrial and institutional development in 2024 is not located within an active Village TID, including the following:

- Construction started on a new 128,000 sqft manufacturing facility for Green Bay Packaging (Great Lakes Division) on Holy hill Road east of US41 with an estimated value of \$34.6M
- Chase Bank started construction on a new 3,245 sqft bank building near the intersection of Appleton Avenue @ County Line Road with an estimated value of \$2.7M
- Bethlehem Lutheran Church began construction on a 41,000 sqft church and school expansion at the existing facility located near the Bel Aire Lane @ Fond du Lac Ave intersection with an estimated value of \$8.6M
- DJ Frank Landscape Contracting, the largest landscape contractor in Wisconsin, located on Freistadt Road completed construction of a new 20,000 sqft mechanic shop with an estimated value of \$1.6M
- Krenz & Company, Inc., manufacturer of transformer cooling fans, located on Eisenhower Drive in the Germantown Business Park completed another 41,000 sqft facility expansion with an estimated value of \$4.1M
- Force Global-Ropex America, a supplier of ROPEX heat sealing technology products, located on Clinton Drive in the Germantown Industrial Park completed a 7,500 sqft expansion with an estimated value of \$1.6M
- Golden Pet Manufacturing, producer of freeze-dried pet food and treats products, located on Goldendale Road completed another 132,000 sqft facility expansion with an estimated value of \$13.3M

Looking ahead to 2025, it is anticipated that the construction of new single-family residential dwellings will continue in both the Heritage Park North and Wrenwood North subdivisions. With respect to new commercial and industrial development, development in 2024 is expected to continue in TID No. 7 and TID No. 8 east of the Holy Hill Road @ I-41 interchange area, including Building #3 in the Capstone 41 Corporate Park, a new 37,700 truck sales and service facility for Truck Country near the new High Point Pass @ Holy Hill Road intersection, and a new 12,000 sqft Kwik Trip gasoline station & convenience store.

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

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

Independent Audit

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

Management's Discussion and Analysis

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

Acknowledgments

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

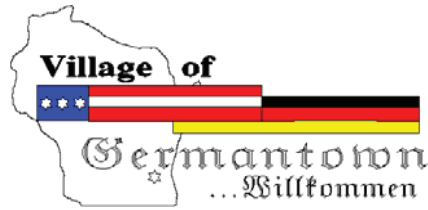
Respectfully submitted,

Matthew Uselding

Matthew Uselding, Finance Director

Steven R. Kreklaw

Steven R. Kreklaw, Administrator



LIST OF PRINCIPAL OFFICIALS as of December 31, 2024
ELECTED OFFICIALS

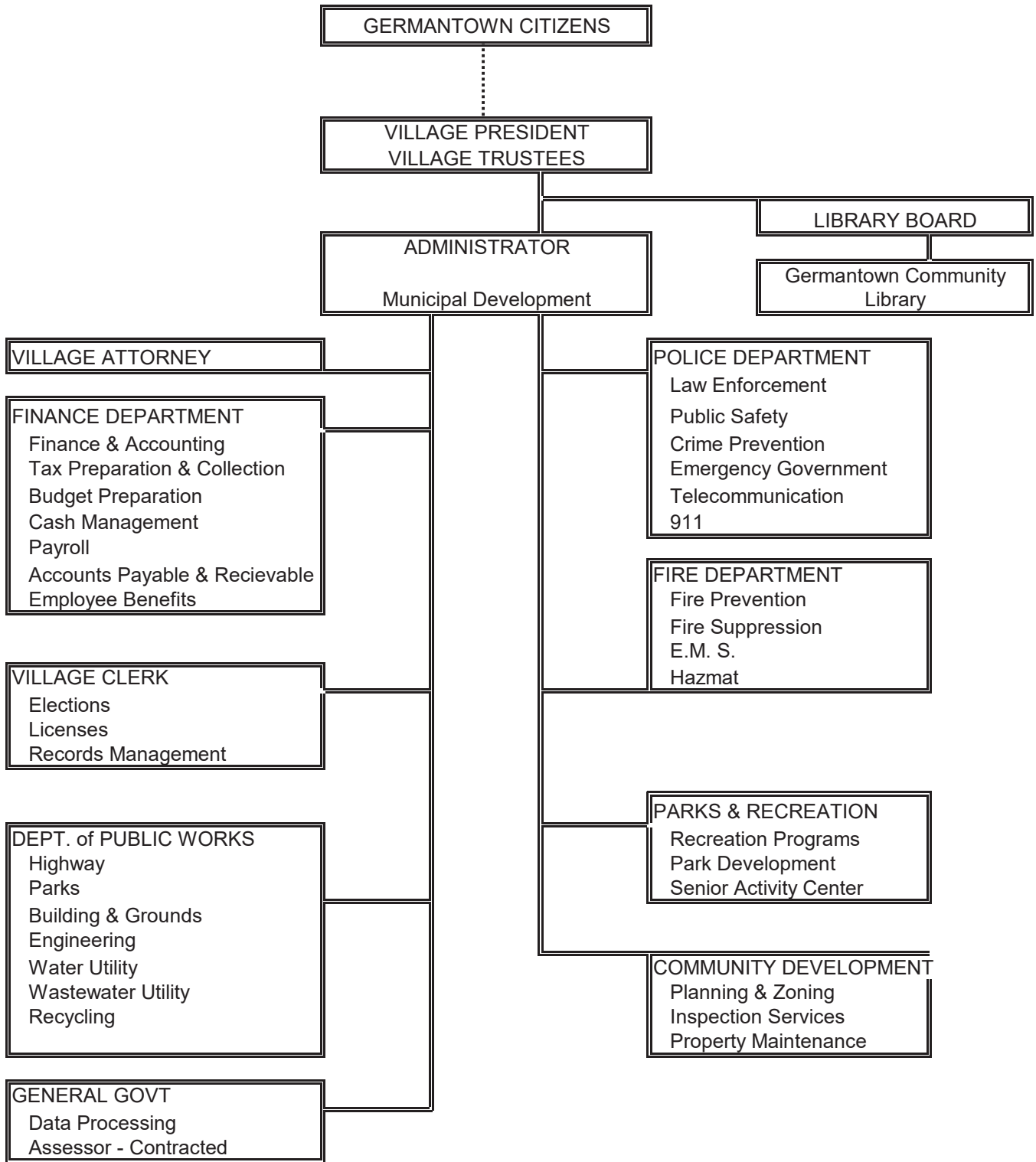
TITLE	NAME
Village President	Dean Wolter
Village Trustee - District 1	David Baum
Village Trustee - District 1	Terri Kaminski
Village Trustee - District 2	Meg Cutts
Village Trustee - District 2	Rick Miller
Village Trustee - District 3	Jolene Pieper
Village Trustee - District 3	Robert Warren
Village Trustee - District 4	Jan Miller
Village Trustee - District 4	Vacant

APPOINTED OFFICIALS

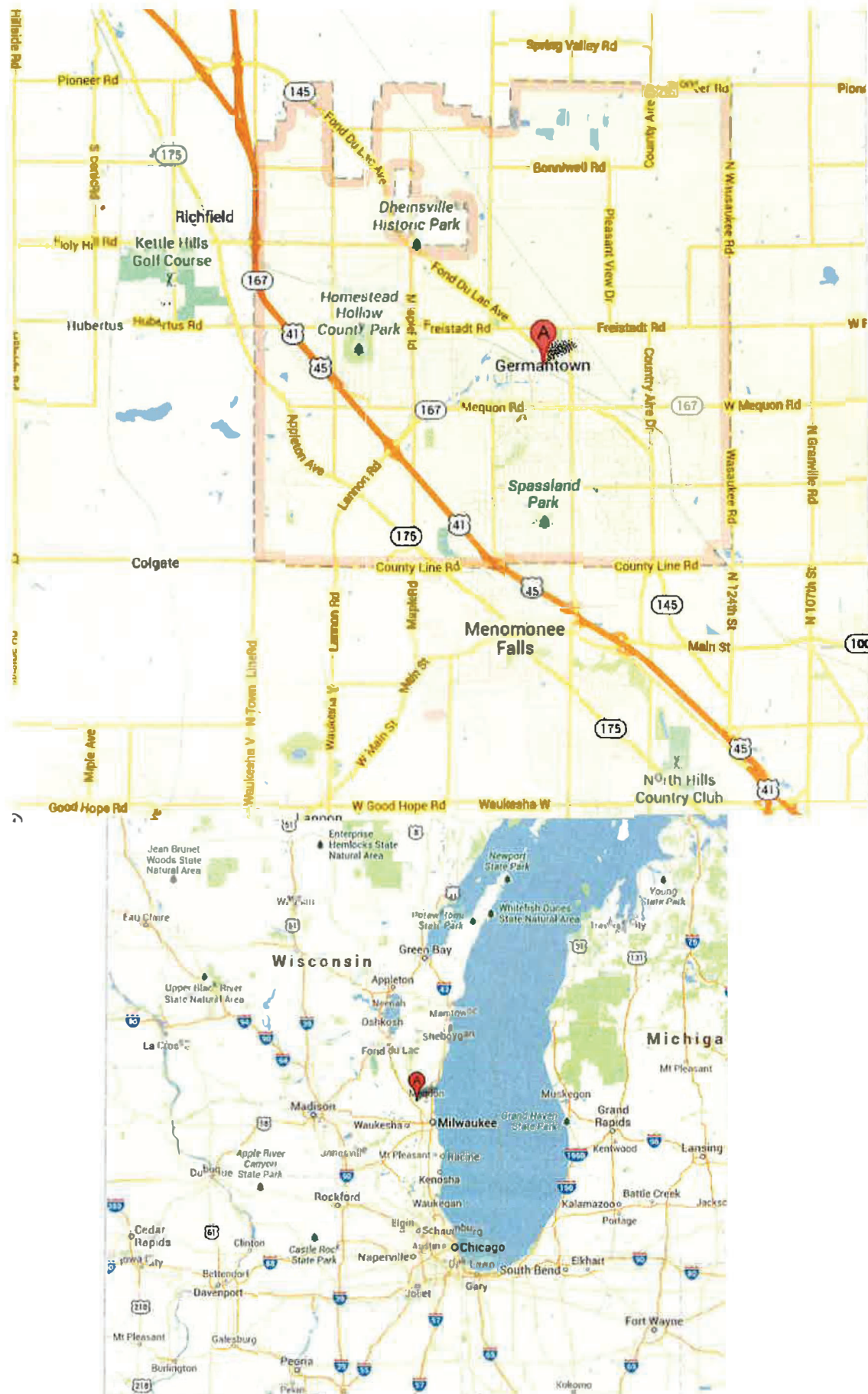
Village Administrator	Steven R. Kreklow
Village Attorney	Brian Sajdak; Wesolowski, Reidenbach & Sajdak SC
Village Assessor - Contract Service	Associated Appraisal Consultants, Inc
Village Clerk	Donna Ott
Treasurer	Matthew Uselding
Community Development/Planning & Inspection	Jeffrey W. Retzlaff
Director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

VILLAGE OF GERMANTOWN

ORGANIZATIONAL CHART



The Village of Germantown - Location Map



Brief History of the Village of Germantown

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

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

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

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

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

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

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

STATISTICAL SECTION

Independent Auditors' Report

To the Village Board of
Village of Germantown

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village of Germantown, Wisconsin (the Village), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the Village's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the Village as of December 31, 2024 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Supplementary Information

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

Other Information

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

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

Baker Tilly US, LLP

Madison, Wisconsin
June 26, 2025

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
(Unaudited)

Management's Discussion and Analysis provides management's overview and analysis of the Village of Germantown's (Village) basic financial statements for the year ended December 31, 2024. This discussion is designed to assist the reader in focusing on significant financial issues, provide an overview of the Village's financial activity and identify changes in the Village's financial position.

Using This Report

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

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

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

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

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

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

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

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

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

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
(Unaudited)

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

The Village maintains twenty-two individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund, General Capital Projects, and TID No. 8 Capital Projects Fund, which are considered major funds. Data from the remaining funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements later in this report.

The basic governmental fund financial statements can be found on pages 3 - 8 of this report.

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

The basic proprietary fund financial statements can be found on pages 9 - 13 of this report.

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

Notes to the Financial Statements - The notes to the financial statements provide additional detail that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 17 of this report.

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

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
(Unaudited)

Government-Wide Financial Analysis

Net Position

Net Position may serve over time as a useful indicator of a government's financial position. In the case of the Village of Germantown, total net position was approximately \$159.5 million as of December 31, 2024. The largest portion of the Village's net position (86.1%) reflects its investment in capital assets (e.g. land, building, equipment, improvements, construction in progress and infrastructure) less any outstanding debt used to acquire those assets. The Village uses these assets to provide service to citizens; consequently, these assets are not available for future spending. It should be noted that the resources needed to pay debt related to capital assets must be provided from other sources, since the capital assets themselves will not be used to liquidate these liabilities.

Another portion of the Village's net position (2.1%) represents resources that are subject to external restrictions on how they may be used. The remaining unrestricted net position will be discussed in later sections of this analysis. Net position of the Village as a whole increased \$1.69 million from 2023.

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

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Assets						
Capital Assets	\$ 125.42	\$ 119.78	\$ 109.05	\$ 94.43	\$ 234.47	\$ 214.22
Other Assets	35.26	41.86	10.96	22.44	46.22	64.30
Total assets	160.68	161.64	120.01	116.88	280.69	278.52
Deferred Outflows of Resources	8.47	12.37	0.76	0.97	9.23	13.34
Liabilities						
Noncurrent liabilities	77.82	79.71	16.67	16.31	94.49	96.02
Other liabilities	5.52	7.45	1.25	2.12	6.77	9.57
Total liabilities	83.34	87.16	17.92	18.43	101.26	105.59
Deferred inflows of resources	28.50	27.55	0.70	0.94	29.20	28.49
Net Position						
Net Investment in capital assets*	57.30	54.79	94.29	90.97	137.33	135.24
Restricted	1.66	1.12	1.63	1.57	3.29	2.69
Unrestricted*	(1.66)	3.39	6.24	5.94	18.84	20.21
Total net position	\$ 57.31	\$ 59.30	\$ 102.16	\$ 98.48	\$ 159.47	\$ 158.13

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

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
(Unaudited)

Changes in Net Position

During 2024, the net position of governmental activities decreased by \$1.99 million to \$57.31 million, mainly due an increase in property tax revenue, offset by an increase in expenses and transfers to the utility through contributed capital of \$3.43 million.

Net position of business-type activities totaled \$102.16 million as of December 31, 2024, \$3.68 million higher than 2023. Net investment in capital assets increased by \$3.32 million. Due in part for assets constructed for ongoing water and sewer main installation projects, as well tower and booster assets for the new well and construction of the new Public Works building. Also shown are other restricted uses for impact fees, debt service and equipment replacement.

Revenues

The Statement of Activities on page 2 will show that Program Revenues in the Governmental Activities is \$8.15 million and Business-type Activities of \$12.79 million. The increase of \$1.86 million in Governmental Activities and decrease of \$2.08 million for Business-type activities from 2023 was mainly due to more capital contributions received in the current year for projects covered by the governmental funds, and less developer-added utility infrastructure than prior year.

All general revenues other than program revenues, investment income and small miscellaneous amounts are reported as general revenues. Tax revenue, the largest portion of general revenues, increased by \$1.19 million from the prior year to \$20.14 million. Transfers shown between Governmental Activities and Business-type Activities is \$3.43 million which is mainly due to contributed capital noted above.

Expenses

Total expenses of \$43.40 million is an increase of \$2.02 million from 2023. Governmental Activities increased \$1.18 million, mainly due to increases in general government and public works expenses. The increase to expenses in the Business-type Activities was \$0.84 million, mainly due to increases in operating expenses for both water and sewer utility.

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
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Village of Germantown

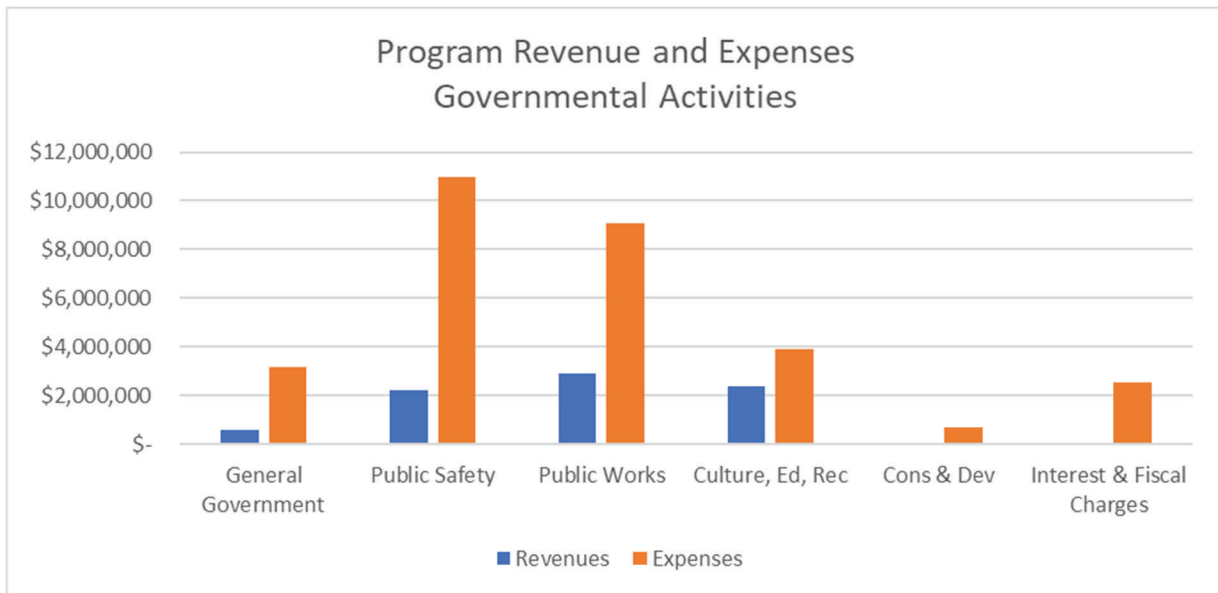
Changes in Net Position (in millions of dollars)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Revenues						
Program revenues:						
Charges for Services	\$ 4.00	\$ 4.03	\$ 11.10	\$ 11.15	\$ 15.11	\$ 15.17
Operating grants and contributions	2.33	1.89	0.46	1.05	2.79	2.93
Capital grants and contributions	1.82	0.38	1.23	2.68	3.04	3.06
General revenues:						
Property taxes	20.14	18.95	-	-	20.14	18.95
Intergovernmental revenues	1.96	1.19	-	-	1.96	1.19
Investment income	0.98	2.02	0.47	0.58	1.45	2.61
Other	0.57	0.36	0.02	0.03	0.59	0.39
Total revenues	31.80	28.81	13.28	15.49	45.08	44.30
Expenses						
General government	3.16	2.49	-	-	3.16	2.49
Public Safety	10.98	11.44	-	-	10.98	11.44
Public Works	9.07	7.47	-	-	9.07	7.47
Culture and recreation	3.90	4.02	-	-	3.90	4.02
Conservation and development	0.70	1.30	-	-	0.70	1.30
Interest and fiscal charges	2.55	2.47	-	-	2.55	2.47
Water Utility	-	-	4.03	3.53	4.03	3.53
Sewer Utility	-	-	9.00	8.66	9.00	8.66
Total expenses	30.36	29.19	13.03	12.19	43.40	41.38
Increase in net position	1.44	(0.37)	0.25	3.29	1.69	2.92
Transfers	(3.43)	0.62	3.43	(0.62)	-	-
Change in net position	(1.99)	0.25	3.68	2.67	1.69	2.92
Net Position, Beginning	59.30	59.05	98.49	95.81	157.77	154.85
Net Position, Ending	\$ 57.31	\$ 59.30	\$ 102.16	\$ 98.49	\$ 159.46	\$ 157.77

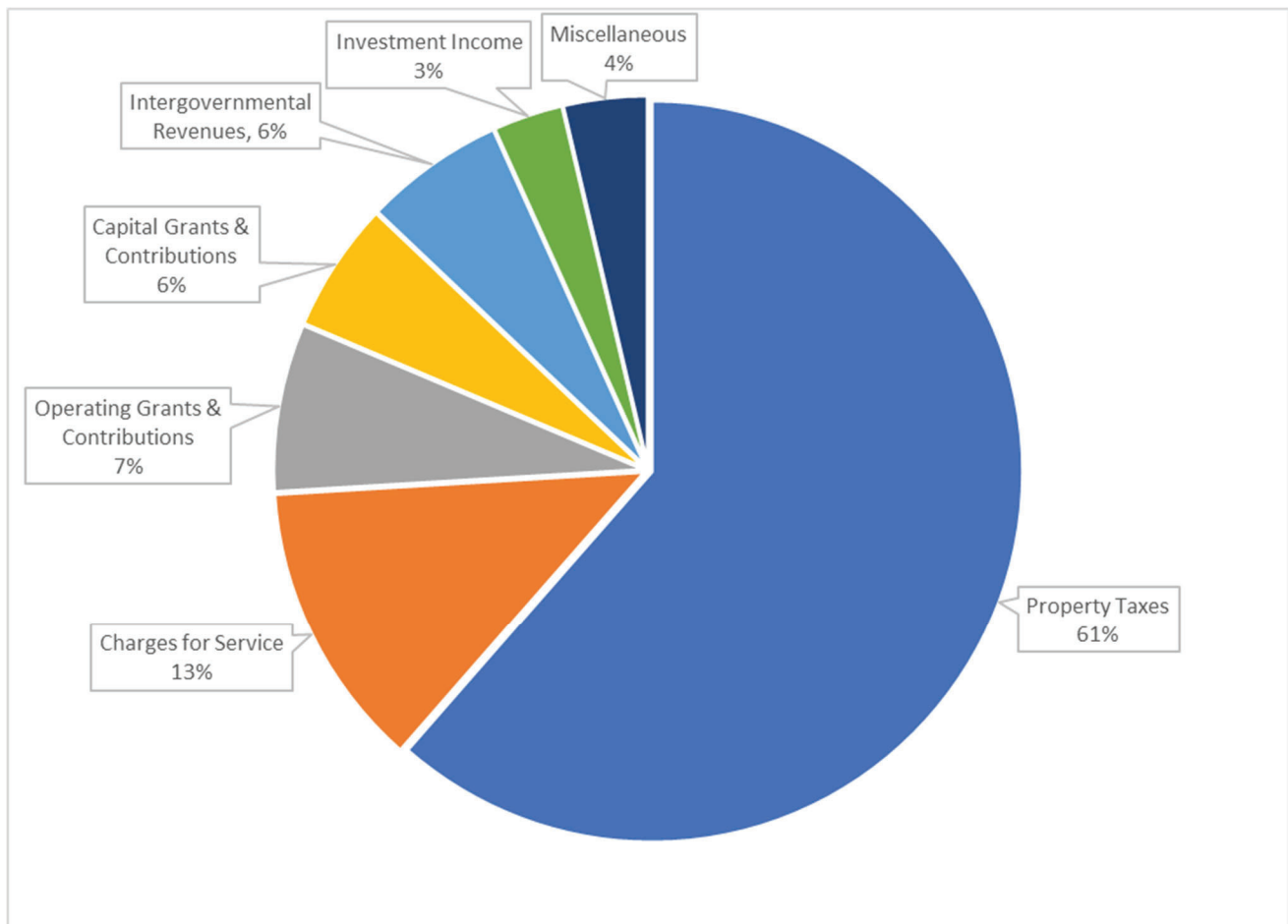
Village of Germantown

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Governmental Funds



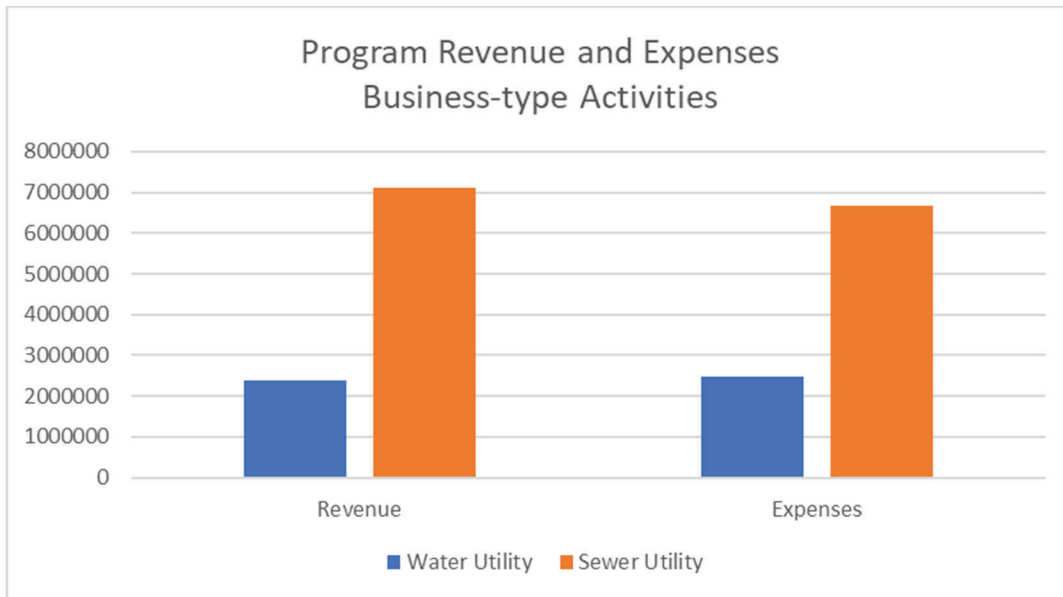
Program and General Revenues by source



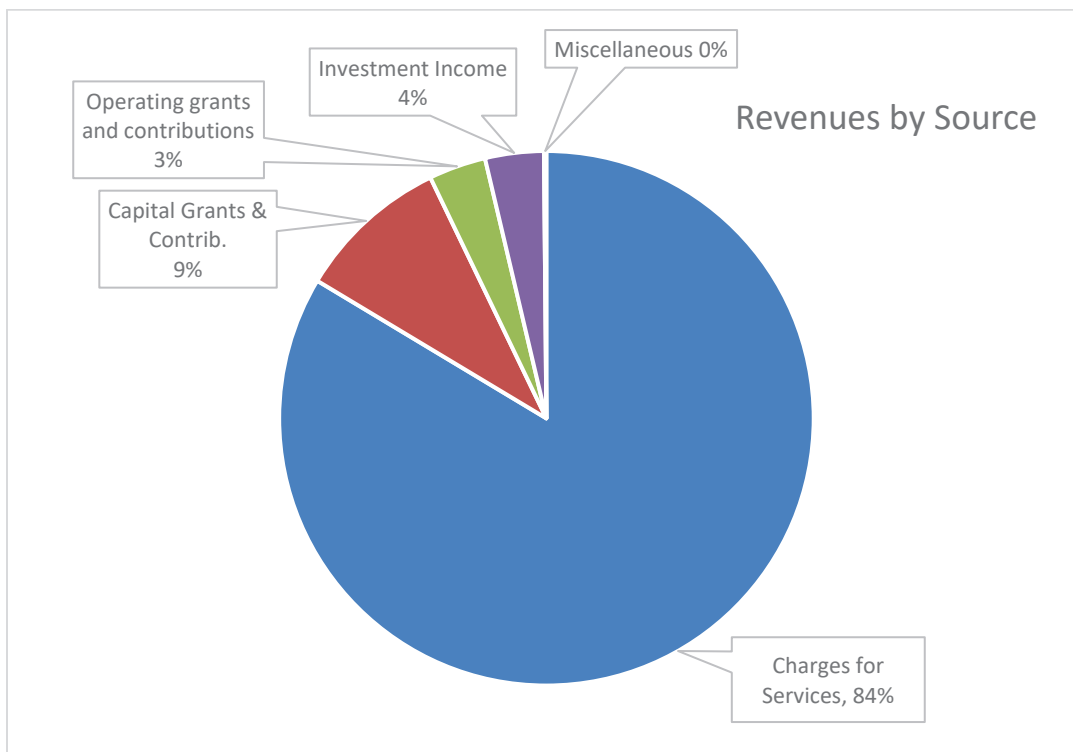
Village of Germantown

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Business-Type Activities - Enterprise Funds



Program Revenues by source



Village of Germantown

Management's Discussion and Analysis
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(Unaudited)

Fund Financial Analysis

Water Utility

The Water Utility reported a loss before contributions and transfers of \$0.44 million. Operating revenues decreased from prior year to \$3.32 million. Operating expenses increased \$0.49 million, mainly due to increase in maintenance and supply costs. Capital contributions vary widely from year-to-year since they are dependent on the completion of developer and Village projects. There were developer contributions of \$0.49 million and village contributions of \$3.35 million. The ending net position of the Water Utility is \$40.25 million.

The Village maintains six wells and four water towers within its corporate boundaries. The Village has plans to begin construction of a new well in the northern part of the Village. The Village has a Water Impact Fee of \$832 per residential equivalency, charged for new construction. \$56,027 was collected in 2024 from single and multi-family homes and new business construction. These fees help cover ongoing maintenance and other improvements to the system.

Water Utility Activity Summary (in millions of dollars)

	2024	2023	Change
Operating revenues	\$ 3.32	\$ 3.71	\$ (0.39)
Operating expenses	3.72	3.23	0.49
Operating income (loss)	(0.40)	0.48	(0.88)
Nonoperating revenues (expenses)	(0.04)	0.08	(0.13)
Capital contributions	3.84	1.40	2.43
Transfers out, tax equivalent	(0.65)	(0.62)	(0.03)
Change in net position	2.75	1.35	2.28
Net Position, Beginning	37.50	36.16	1.35
Net Position, Ending	\$ 40.25	\$ 37.50	\$ 2.75

Sewer Utility

The Sewer Utility reported a loss before contributions and transfers of \$0.54 million for 2024. Its overall net position increased by \$0.91 million to end the year to \$61.78 million which included capital contributions of \$1.47 million. Total operating income remained stable, with a \$0.35 million increase. Capital contributions of \$1.47 million of which \$0.74 million were village contributions, \$0.34 million in sewer connection fees, \$0.08 million in developer infrastructure additions, and \$0.32 million from the Milwaukee Metropolitan Sewerage District for constructed infrastructure. The sewer connection fee is a charge for new connections to the system. These fees help cover ongoing maintenance and other improvements to the system.

Village of Germantown

Management's Discussion and Analysis
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(Unaudited)

The Village contracts with Milwaukee Metropolitan Sewerage District for its sewage treatment. Charges from MMSD for treatment and their annual capital charge remain the utility's largest expense accounting for 68.6% of the operating expenses, or \$5.71 million. The capital charge is based on the equalized value of properties within the sewer service area.

Sewer Utility Activity Summary (in millions of dollars)

	2024	2023	Change
Operating revenue	\$ 7.78	\$ 7.44	\$ 0.35
Operating expenses	8.33	7.40	0.93
Operating income (loss)	(0.54)	0.04	(0.58)
Nonoperating revenues (expenses)	(0.05)	(0.02)	(0.03)
Capital contributions	1.47	1.28	0.20
Change in net position	0.88	1.29	(0.41)
Net Position, Beginning	60.87	59.58	1.29
Net Position, Ending	\$ 61.76	\$ 60.87	\$ 0.88

Governmental Funds

As of December 31, 2024, Village governmental funds reported a combined fund balance of \$5.66 million. The nonspendable, restricted, committed or assigned portion is \$4.53 million. A majority of that is restricted to ongoing capital expenditures and debt service, impact fees or other special revenue funds, used as fund purposes allow. The remaining balance, an unassigned balance of \$1.13 million, is comprised of the General Fund unassigned fund balance and deficit fund balances in the General Capital Projects and TID No. 9 Capital Projects Funds.

Most of the total fund balance in the Governmental Funds is in the General Fund, \$6.01 million, Debt Service Fund, \$0.44 million, or in Nonmajor Governmental Funds, \$0.85 million.

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
(Unaudited)

General Fund

The General Fund's net change in fund balance is a decrease of \$0.36 million, with an ending fund balance of \$6.01 million. After adjusting for nonspendable and assigned portions for the general fund, the unassigned fund balance at year end was \$5.11 million, 23.2% of the Village's subsequent year general fund expenditure budget. The Village's fund balance policy endeavors to maintain a working capital balance of 16-25% of the subsequent years expense budget. The excess unassigned amount over the 25% policy percentage may be used to offset future borrowing costs of major infrastructure renovations planned in future years.

The General Fund is the primary operating fund used to account for the governmental operations of the Village of Germantown. Total revenues ended the year at \$20.75 million, a \$0.31 million increase from 2023. The largest revenue sources for the General fund are general property and other taxes accounting for \$11.68 million or 0.56% of total revenues. The Village had higher investment income in 2024 than budgeted. This was mostly due to improved markets in 2024.

General Fund expenditures for 2024 of \$20.83 million increased approximately \$0.52 million. Actual expenditures were \$0.14 million more than budgeted.

Debt Service Fund

Debt Service Fund has a total fund balance of \$0.44 million, all of which is restricted for the payment of debt service. Annual debt service requirements were met primarily by property taxes levied of \$4.82 million and transfers in from other funds of \$1.98 million for debt payments. Expenditures for principal and interest and fiscal charges totaled \$6.86 million.

General Capital Projects

The General Capital Projects Fund has a total fund balance deficit of \$1.81 million. This deficit is due to expenditures for current and previous years' capital projects expenditures exceeding debt issuance proceeds and other revenues sources. There was also a transfer to the TID No. 9 Capital Projects Fund from a reallocation of prior debt proceeds.

TID No. 8 Capital Projects

Tax Increment District No. 8 was created in July 2018. This industrial TID encompasses 224.8 acres which is broken into two development areas, the property controlled by the Zilber Property Group is approximately 151.3 acres and remaining 73.5 acres will be developed by the Village. The Tax Increment District is located in the northern section of the Village bounded by Holy Hill Road, Goldendale Road, Rockfield Road and US Hwy 41/45. The project plan consists of watermain and sewer main extension, site grading, storm water management, road construction, new municipal well, water tower and booster station. It has a fund balance of \$0.17 million. The capital expenditures related to project plan projects were less than current year revenue by \$2.74 million. After transfers out of \$0.98 million, debt issued of \$1.5 million and premium on debt issued of \$0.09 million, the fund had an increase in fund balance of \$3.37 million.

Nonmajor Governmental Funds

Tax Incremental District No. 6, Willow Creek Business Park, was created in 2014 as a mixed-use business park suitable for industrial and commercial purposes. The estimated saleable property consisted of fifty-two acres. The Project Plan included site grading, sanitary sewer and water systems, stormwater management, street improvements, landscaping and other site improvement infrastructure and related costs. All internal infrastructure has been completed other than a final lift of asphalt. The park currently has three buildings, Discount Ramps, Ryan Companies multi-tenant building and Metro Cigars. The total fund balance is \$0.13 million, a decrease of \$0.15 million from 2023.

Village of Germantown

Management's Discussion and Analysis
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(Unaudited)

In December 2017, the Village created Tax Incremental District No. 7, an industrial TID that encompasses 144.2 acres of land which is owned by the J.W. Speaker Corporation. One section of the district includes the original J.W. Speaker facility and the other area of vacant land to be developed by J.W. Speaker. The project plan also includes the extension of municipal water and sewer main from Freistadt Road North along Goldendale Road approximately 2,400 feet where it meets the Wisconsin & Southern Rail line. Speaker constructed internal roadway, water and sewer main and landscaping for their future building projects, the District will reimburse a portion of that cost up to \$708,000 with future tax increment. The total fund deficit is \$0.60 million, a decrease of \$0.68 million from 2023.

In June 2022, the Village created Tax Incremental District No. 9, an industrial TID that comprises of approximately 38.15 acres located at the intersection of Donges Bay Road and Wasaukee Road. The district was created to pay the costs of land acquisition and public infrastructure needed to be developed by a potential future developer. In addition, the Village expects the project will result in public infrastructure that will be needed for future construction of the planned Department of Public Works facility. In November 2022, the Village approved an amendment that added territory and amend project costs. The fund deficit at the end of the year was \$0.41 million, an increase of 0.42 million from 2023.

The Village has fourteen Special Revenue funds and one other Capital Project fund in the Nonmajor Governmental Fund section which are specifically earmarked for a single purpose and are either restricted or committed. Four of these are Impact Fee funds; Police, Fire, Parks & Recreation and Library Impact fees are imposed on new construction to fund all or a portion of the costs of providing public services to the new development. The Impact Fee Funds had little fund balance growth due to the residential and commercial activity in 2024 being offset by related expenditures, increasing to \$0.65 million from 2023.

The other Special Revenue Funds are the Senior Van Replacement, Police Asset Forfeiture, Police Canine, Police Honor Guard, Historic Preservation, Recreation Department Facility Fees, Library, Fire Explorer Fund, ARPA, and the Property Maintenance fund. The Library capital projects fund was created in 2024 to track library related capital projects. Details can be found in the supplemental section of this report within the Combining Balance Sheet - Nonmajor Governmental Funds, and the Combining Statement of Revenues, Expenditures, and Changes in Fund Balances - Nonmajor Governmental Funds. The combined total fund balance of these funds at year-end is \$1.09 million.

Excess Expenditures and Other Financing Uses Over Appropriations

Several funds have been identified as having excess expenditures and other financing uses over budget. See Note 2 for a list of funds exceeding budgeted expenditures during 2024.

Proprietary Funds

The Water and Sewer Utilities were discussed on previous pages.

The Health and Dental Protection Funds are Self-Funded employee insurance plans with Third- Party Administrators. The funds maintained positive cash flow ending the year at \$1.26 million. Health and dental coverage costs are monitored closely and changes to the design and scope of the plan are adjusted accordingly.

Custodial Fund

The Village acts as a custodian for property taxes collected on behalf of the other taxing units; The State of Wisconsin, Washington County, Germantown School District and Milwaukee Area Technical College. All of the Village's fiduciary activities are reported in the Statement of Fiduciary Net Position on page 14 and Statement of Changes in Fiduciary Net Position on page 15.

Village of Germantown

Management's Discussion and Analysis
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(Unaudited)

Capital Assets and Debt

Capital Assets

As of December 31, 2024, the Village had \$234.47 million (net of accumulated depreciation) invested in a broad range of capital assets including buildings, equipment, and infrastructure. (See table below)

Significant Additions to Capital Assets in 2024

- Public Works building and related infrastructure \$37,812,284
- Water Booster and Tower \$4,999,584
- Construction work in progress (Well #12) \$4,116,518

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

	Governmental Activities		Business-Type Activities	
	2024	2023	2024	2023
Construction in progress	\$ 3.90	\$ 34.43	\$ 0.30	\$ 1.84
Land	15.63	15.63	0.18	0.18
Buildings and improvements	36.70	8.47	13.16	3.87
Machinery and equipment	6.81	6.21	3.07	2.63
Infrastructure	62.38	55.04	92.34	85.91
Total	<u>\$ 125.42</u>	<u>\$ 119.78</u>	<u>\$ 109.05</u>	<u>\$ 94.43</u>

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

Long-Term Debt

As of December 31, 2024, the outstanding debt for long-term general obligations, revenue bonds and safe drinking water loans totaled \$88.93 million. Principal paid on outstanding debt totaled \$5.04 million.

Village of Germantown's Outstanding Debt

	Governmental Activities		Business-Type Activities	
	2024	2023	2024	2023
General obligation debt	\$ 73,105,000	\$ 72,685,000	\$ 11,875,000	\$ 11,140,000
Revenue bonds	-	-	3,948,160	4,228,067
Total	<u>\$ 73,105,000</u>	<u>\$ 72,685,000</u>	<u>\$ 15,823,160</u>	<u>\$ 15,368,067</u>

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of all taxable property within the Village's jurisdiction. The debt limit as of December 31, 2024, was \$209,783,980. Total General Obligation debt outstanding was \$84,980,000.

Additional information about the Village's long-term obligations can be found in Note 3 of this report.

Village of Germantown

Management's Discussion and Analysis
December 31, 2024
(Unaudited)

Economic Factors and Next Year's Budgets and Rates

On May 14, 2025, the Village issued water system revenue bonds in the amount of \$953,025 with an interest rate of 2.2%. This amount will be used to finance water system improvements.

On May 5, 2025, the Village board approved issuance of taxable general obligation promissory notes not to exceed the amount of \$9,980,000. This amount will be used to fund land purchases and development. The debt issuance is scheduled to be finalized in June 2025.

On May 5, 2025, the Village board approved issuance of general obligation promissory notes in the amount of \$4,165,000. This amount will be used to fund annual capital projects. The debt issuance is scheduled to be finalized in June 2025.

All other currently known facts have been considered in the preparation of the subsequent year's budget.

Requests for Information

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

BASIC FINANCIAL STATEMENTS

Village of Germantown

Statement of Net Position

December 31, 2024

	Governmental Activities	Business-Type Activities	Total
Assets and Deferred Outflows of Resources			
Assets			
Cash and investments	\$ 11,588,576	\$ 2,144,257	\$ 13,732,833
Receivables (net):			
Taxes	22,479,819	-	22,479,819
Accounts	1,444,493	3,835,416	5,279,909
Delinquent taxes	95,247	-	95,247
Accrued interest	12,799	19,760	32,559
Leases	1,126,142	-	1,126,142
Due from other governmental units	1,893	-	1,893
Internal balances	(3,299,067)	3,299,067	-
Prepaid items	862	13,878	14,740
Restricted assets:			
Cash and investments	642,915	1,650,554	2,293,469
Accrued interest	2,866	1,066	3,932
Land held for resale	1,162,346	-	1,162,346
Capital assets:			
Land	15,629,920	175,599	15,805,519
Construction in progress	3,903,844	299,433	4,203,277
Capital assets, net of depreciation	105,882,711	108,573,831	214,456,542
Total assets	160,675,366	120,012,861	280,688,227
Deferred Outflows of Resources			
Pension related amounts	8,473,600	761,143	9,234,743
Total deferred outflows of resources	8,473,600	761,143	9,234,743
Liabilities, Deferred Inflows of Resources and Net Position			
Liabilities			
Accounts payable and accrued expenses	3,829,939	1,067,627	4,897,566
Accrued interest	955,753	177,556	1,133,309
Unearned revenues	736,731	-	736,731
Noncurrent liabilities:			
Due within one year	4,994,001	910,454	5,904,455
Due in more than one year	71,852,696	15,692,866	87,545,562
Net pension liability	969,171	70,179	1,039,350
Total liabilities	83,338,291	17,918,682	101,256,973
Deferred Inflows of Resources			
Property taxes levied for subsequent year	22,479,819	-	22,479,819
Pension related amounts	4,896,289	697,630	5,593,919
Lease related amounts	1,126,142	-	1,126,142
Total deferred inflows of resources	28,502,250	697,630	29,199,880
Net Position			
Net investment in capital assets	57,300,653	94,289,282	137,333,850
Restricted for:			
Debt service	-	717,713	717,713
Impact fees	645,781	565,086	1,210,867
Library	1,018,358	-	1,018,358
Equipment replacement	-	345,296	345,296
Unrestricted (Deficit)	(1,656,367)	6,240,315	18,840,033
Total net position	\$ 57,308,425	\$ 102,157,692	\$ 159,466,117

See notes to financial statements

Village of Germantown

Statement of Activities

Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities:							
General government	\$ 3,160,069	\$ 600,577	\$ -	\$ -	\$ (2,559,492)	\$ -	\$ (2,559,492)
Public safety	10,982,074	1,793,205	439,576	-	(8,749,293)	-	(8,749,293)
Public works	9,074,268	234,166	1,491,032	1,208,604	(6,140,466)	-	(6,140,466)
Culture, education and recreation	3,898,250	1,375,479	402,182	606,768	(1,513,821)	-	(1,513,821)
Conservation and development	698,071	-	-	-	(698,071)	-	(698,071)
Interest and fiscal charges	2,549,526	-	-	-	(2,549,526)	-	(2,549,526)
Total governmental activities	<u>30,362,258</u>	<u>4,003,427</u>	<u>2,332,790</u>	<u>1,815,372</u>	<u>(22,210,669)</u>	<u>-</u>	<u>(22,210,669)</u>
Business-type activities:							
Water Utility	4,034,181	3,318,381	-	490,259	-	(225,541)	(225,541)
Sewer Utility	8,998,772	7,784,465	450,840	737,637	-	(25,830)	(25,830)
Total business-type activities	<u>13,032,953</u>	<u>11,102,846</u>	<u>450,840</u>	<u>1,227,896</u>	<u>-</u>	<u>(251,371)</u>	<u>(251,371)</u>
Total	<u>\$ 43,395,211</u>	<u>\$ 15,106,273</u>	<u>\$ 2,783,630</u>	<u>\$ 3,043,268</u>	<u>(22,210,669)</u>	<u>(251,371)</u>	<u>(22,462,040)</u>
General Revenues							
Taxes:							
Property taxes, levied for general purposes					11,045,716	-	11,045,716
Property taxes, levied for debt service					4,823,265	-	4,823,265
Property taxes, levied for TIF districts					3,673,690	-	3,673,690
Other taxes					600,739	-	600,739
Intergovernmental revenues not restricted to specific programs					1,958,178	-	1,958,178
Investment income					977,947	471,003	1,448,950
Miscellaneous					569,515	27,605	597,120
Total general revenues					<u>23,649,050</u>	<u>498,608</u>	<u>24,147,658</u>
Transfers					<u>(3,431,470)</u>	<u>3,431,470</u>	<u>-</u>
Change in net position					(1,993,089)	3,678,707	1,685,618
Net Position, Beginning					<u>59,301,514</u>	<u>98,478,985</u>	<u>157,780,499</u>
Net Position, Ending					<u>\$ 57,308,425</u>	<u>\$ 102,157,692</u>	<u>\$ 159,466,117</u>

See notes to financial statements

Village of Germantown

Balance Sheet -
Governmental Funds
December 31, 2024

	General Fund	Debt Service Fund	General Capital Projects	TID No. 8 Capital Projects Fund
Assets				
Cash and investments	\$ 6,117,345	\$ 441,650	\$ -	\$ 1,168,692
Receivables (net):				
Taxes	12,827,836	4,823,265	-	3,022,033
Accounts	1,340,624	-	20,923	-
Leases	1,126,142	-	-	-
Delinquent taxes	95,247	-	-	-
Accrued interest	6,791	-	1,016	-
Due from other governments	1,893	-	-	-
Due from other funds	1,999	-	-	-
Prepaid items	862	-	-	-
Restricted assets:				
Cash and investments	-	-	-	-
Accrued interest	-	-	-	-
Land held for resale	-	-	1,162,346	-
Total assets	\$ 21,518,739	\$ 5,264,915	\$ 1,184,285	\$ 4,190,725
Liabilities, Deferred Inflows of Resources and Fund Balances				
Liabilities				
Accounts payable	\$ 391,382	\$ -	\$ 1,222,118	\$ 993,894
Accrued liabilities	605,747	-	-	2,345
Unearned revenues	-	-	-	-
Deposits	304,943	-	-	-
Due to other funds	-	-	1,755,516	-
Advances from other funds	-	-	-	-
Total liabilities	1,302,072	-	2,977,634	996,239
Deferred Inflows of Resources				
Property taxes levied for subsequent year	12,827,836	4,823,265	-	3,022,033
Lease related amounts	1,126,142	-	-	-
Unavailable revenues	247,690	-	20,923	-
Total deferred inflows of resources	14,201,668	4,823,265	20,923	3,022,033
Fund Balances (Deficit)				
Nonspendable	96,109	-	-	-
Restricted	-	441,650	1,151,896	172,453
Committed	-	-	-	-
Assigned	805,669	-	-	-
Unassigned (deficit)	5,113,221	-	(2,966,168)	-
Total fund balances (deficit)	6,014,999	441,650	(1,814,272)	172,453
Total liabilities and fund balances	\$ 21,518,739	\$ 5,264,915	\$ 1,184,285	\$ 4,190,725

See notes to financial statements

Nonmajor Governmental Funds	Total
\$ 2,598,104	\$ 10,325,791
1,806,685	22,479,819
-	1,361,547
-	1,126,142
-	95,247
1,080	8,887
-	1,893
-	1,999
-	862
642,915	642,915
2,866	2,866
-	1,162,346
<u>\$ 5,051,650</u>	<u>\$ 37,210,314</u>

\$ 258,964	\$ 2,866,358
3,919	612,011
736,731	736,731
-	304,943
1,999	1,757,515
<u>1,395,662</u>	<u>1,395,662</u>
<u>2,397,275</u>	<u>7,673,220</u>

1,806,685	22,479,819
-	1,126,142
-	268,613
<u>1,806,685</u>	<u>23,874,574</u>

-	96,109
1,792,529	3,558,528
71,623	71,623
-	805,669
<u>(1,016,462)</u>	<u>1,130,591</u>
<u>847,690</u>	<u>5,662,520</u>
<u>\$ 5,051,650</u>	<u>\$ 37,210,314</u>

See notes to financial statements

Village of Germantown

Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position December 31, 2024

Total Fund Balances, Governmental Funds	\$ 5,662,520
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds.

Land	15,629,920
Construction in progress	3,903,844
Other capital assets	171,249,662
Less accumulated depreciation	(65,366,951)

Some receivables that are not currently available are reported as unavailable revenues in the fund financial statements but are recognized as revenue when earned in the government-wide statements.

268,613

The net pension liability does not relate to current financial resources and is not reported in the governmental funds.

(969,171)

Deferred outflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.

8,473,600

Deferred inflows of resources related to pensions do not relate to current financial resources and are not reported in the governmental funds.

(4,896,289)

Internal service funds are reported in the Statement of Net Position as governmental activities.

1,303,016

Internal service fund internal payable between governmental and business-type activities.

(147,889)

Some liabilities, including long-term debt, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds and notes payable	(73,105,000)
Compensated absences	(1,117,765)
Accrued interest	(955,753)
Unamortized debt premium	(2,623,932)

Net Position of Governmental Activities

\$ 57,308,425

Village of Germantown

Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds
Year Ended December 31, 2024

	General Fund	Debt Service Fund	General Capital Projects	TID No. 8 Capital Projects Fund
Revenues				
Taxes	\$ 11,682,036	\$ 4,823,265	\$ -	\$ 2,698,684
Special assessments	50	-	-	-
Intergovernmental	4,206,037	-	64,000	1,000,000
Regulation and compliance	1,205,015	-	-	-
Public charges for services	2,328,418	-	-	-
Intergovernmental charges for services	119,147	-	-	-
Investment income	922,514	10,880	15,725	6,135
Miscellaneous	287,525	-	252,282	-
Total revenues	<u>20,750,742</u>	<u>4,834,145</u>	<u>332,007</u>	<u>3,704,819</u>
Expenditures				
Current:				
General government	2,469,757	-	-	-
Public safety	10,824,775	-	-	-
Public works	3,734,406	-	-	-
Culture and recreation	3,303,018	-	-	-
Conservation and development	403,433	-	-	224,755
Capital outlay	96,796	-	12,960,612	691,072
Debt service:				
Principal	-	4,275,000	-	-
Interest and fiscal charges	-	2,582,293	-	-
Debt issuance costs	-	1,200	82,849	44,674
Total expenditures	<u>20,832,185</u>	<u>6,858,493</u>	<u>13,043,461</u>	<u>960,501</u>
Excess (deficiency) of revenues over expenditures	<u>(81,443)</u>	<u>(2,024,348)</u>	<u>(12,711,454)</u>	<u>2,744,318</u>
Other Financing Sources (Uses)				
General obligation debt issued	-	-	3,175,000	1,520,000
Premium on debt issued	-	202,255	26,249	91,808
Transfers in	650,242	1,977,583	965,658	-
Transfers out	(933,159)	-	(2,968,591)	(981,788)
Total other financing sources (uses)	<u>(282,917)</u>	<u>2,179,838</u>	<u>1,198,316</u>	<u>630,020</u>
Net change in fund balances	<u>(364,360)</u>	<u>155,490</u>	<u>(11,513,138)</u>	<u>3,374,338</u>
Fund Balances (Deficit), Beginning	<u>6,379,359</u>	<u>286,160</u>	<u>9,698,866</u>	<u>(3,201,885)</u>
Fund Balances (Deficit), Ending	<u>\$ 6,014,999</u>	<u>\$ 441,650</u>	<u>\$ (1,814,272)</u>	<u>\$ 172,453</u>

See notes to financial statements

Nonmajor Governmental Funds	Total
\$ 975,006	\$ 20,178,991
-	50
626,768	5,896,805
-	1,205,015
112,084	2,440,502
-	119,147
22,642	977,896
67,164	606,971
<u>1,803,664</u>	<u>31,425,377</u>
188,240	2,657,997
4,656	10,829,431
4,285	3,738,691
58,001	3,361,019
1,235,224	1,863,412
1,678,500	15,426,980
-	4,275,000
42,844	2,625,137
-	128,723
<u>3,211,750</u>	<u>44,906,390</u>
<u>(1,408,086)</u>	<u>(13,481,013)</u>
-	4,695,000
-	320,312
2,968,591	6,562,074
<u>(1,028,294)</u>	<u>(5,911,832)</u>
<u>1,940,297</u>	<u>5,665,554</u>
532,211	(7,815,459)
<u>315,479</u>	<u>13,477,979</u>
<u>\$ 847,690</u>	<u>\$ 5,662,520</u>

See notes to financial statements

Village of Germantown

Reconciliation of the Statement of Revenues, Expenditures,
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
Year Ended December 31, 2024

Net Change in Fund Balances, Total Governmental Funds \$ (7,815,459)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the Statement of Activities.

Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	15,426,980
Some items reported as capital outlay were not capitalized	(1,009,099)
Adjustment for assets transferred to utility funds	(4,081,712)
Depreciation is reported in the government-wide financial statements	(3,834,697)
Net book value of assets retired	(867,937)

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements. (58,741)

Debt issued provides current financial resources to governmental funds, but issuing debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

Debt issued	(4,695,000)
Principal repaid	4,275,000

Governmental funds report debt premiums and discounts as other financing sources (uses) or financing sources or uses. However, in the Statement of Net Position, these are reported as additions to or deductions from long-term debt. These are allocated over the period the debt is outstanding in the Statement of Activities and are reported as interest expense.

Premium on debt issued	(317,366)
Amortization of debt premium	249,151

Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

Compensated absences	(46,696)
Accrued interest on debt	(47,763)
Net pension asset/liability	2,427,823
Deferred outflows of resources related to pensions	(3,895,967)
Deferred inflows of resources related to pensions	1,893,601

Internal service fund are reported in the Statement of Net Position as governmental activities. 460,897

Internal service fund internal payable between governmental and business-type activities. (56,104)

Change in Net Position of Governmental Activities \$ (1,993,089)

Village of Germantown

Statement of Net Position -
Proprietary Funds
December 31, 2024

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Total	
Assets				
Current assets:				
Cash and investments	\$ 227,794	\$ 1,235,663	\$ 1,463,457	\$ 1,262,785
Accounts receivable	834,801	3,000,615	3,835,416	82,946
Accrued interest	4,951	14,809	19,760	3,912
Due from other funds	-	1,755,516	1,755,516	-
Prepaid items	13,878	-	13,878	-
Restricted assets:				
Redemption account	275,582	-	275,582	-
Total current assets	1,357,006	6,006,603	7,363,609	1,349,643
Noncurrent assets:				
Restricted assets:				
Reserve account	414,000	-	414,000	-
Depreciation account	50,590	-	50,590	-
Equipment replacement account	-	345,296	345,296	-
Impact fees	565,086	-	565,086	-
Accrued interest receivable	1,066	-	1,066	-
Capital assets:				
Land	140,450	35,149	175,599	-
Construction in progress	220,916	78,517	299,433	-
Plant in service	63,968,665	83,417,762	147,386,427	-
Less accumulated depreciation	(18,516,905)	(20,295,691)	(38,812,596)	-
Other assets:				
Water tower account	680,800	-	680,800	-
Advances to other funds	1,165,000	230,662	1,395,662	-
Total noncurrent assets	48,689,668	63,811,695	112,501,363	-
Total assets	50,046,674	69,818,298	119,864,972	1,349,643
Deferred Outflows of Resources				
Pension related amounts	391,223	369,920	761,143	-
Total deferred outflows of resources	391,223	369,920	761,143	-

See notes to financial statements

Village of Germantown

Statement of Net Position -
Proprietary Funds
December 31, 2024

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Total	
Liabilities				
Current liabilities:				
Accounts payable	\$ 183,207	\$ 849,569	\$ 1,032,776	\$ 46,627
Accrued wages	18,723	16,128	34,851	-
Accrued interest	68,021	86,010	154,031	-
Current portion of general obligation debt	255,000	280,000	535,000	-
Current portion of compensated absences	16,152	13,196	29,348	-
Liabilities payable from restricted assets:				
Current portion of revenue bonds payable	346,106	-	346,106	-
Accrued interest payable	23,525	-	23,525	-
Total current liabilities	910,734	1,244,903	2,155,637	46,627
Noncurrent liabilities:				
Long-term debt:				
Revenue bonds payable	3,602,054	-	3,602,054	-
General obligation debt payable	4,955,000	6,385,000	11,340,000	-
Unamortized premium	359,686	285,318	645,004	-
Other liabilities:				
Compensated absences	59,060	46,748	105,808	-
Net pension liability	44,073	26,106	70,179	-
Total noncurrent liabilities	9,019,873	6,743,172	15,763,045	-
Total liabilities	9,930,607	7,988,075	17,918,682	46,627
Deferred Inflows of Resources				
Pension related amounts	255,545	442,085	697,630	-
Total deferred inflows of resources	255,545	442,085	697,630	-
Net Position				
Net investment in capital assets	38,003,863	56,285,419	94,289,282	-
Restricted for:				
Debt service	717,713	-	717,713	-
Impact fees	565,086	-	565,086	-
Equipment replacement	-	345,296	345,296	-
Unrestricted	965,083	5,127,343	6,092,426	1,303,016
Total net position	\$ 40,251,745	\$ 61,758,058	102,009,803	\$ 1,303,016
Adjustments to reflect the consolidation of internal service funds activities related to enterprise funds.			147,889	
Net position business-type activities			<u>\$102,157,692</u>	

See notes to financial statements

Village of Germantown

Statement of Revenues, Expenses and Changes in Net Position -
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Total	
Operating Revenues				
Charges for services	\$ -	\$ 7,784,465	\$ 7,784,465	\$ -
Sale of water	3,257,748	-	3,257,748	-
Other	60,633	-	60,633	2,685,003
Total operating revenues	3,318,381	7,784,465	11,102,846	2,685,003
Operating Expenses				
Operation and maintenance	2,525,772	7,270,173	9,795,945	2,224,147
Depreciation	1,196,015	1,055,675	2,251,690	-
Total operating expenses	3,721,787	8,325,848	12,047,635	2,224,147
Operating income (loss)	(403,406)	(541,383)	(944,789)	460,856
Nonoperating Revenues (Expenses)				
Investment income	286,670	184,333	471,003	41
Miscellaneous non-operating income	19,014	8,591	27,605	-
Interest and fiscal charges	(347,189)	(243,393)	(590,582)	-
Contributions for private lateral project	-	450,840	450,840	-
Private lateral project expenses	-	(450,840)	(450,840)	-
Total nonoperating revenues (expenses)	(41,505)	(50,469)	(91,974)	41
Income (loss) before contributions and transfers	(444,911)	(591,852)	(1,036,763)	460,897
Contributions and Transfers				
Capital contributions	490,259	737,637	1,227,896	-
Capital contributions from municipality	3,345,895	735,817	4,081,712	-
Transfers out, tax equivalent	(650,242)	-	(650,242)	-
Total contributions and transfers	3,185,912	1,473,454	4,659,366	-
Change in net position	2,741,001	881,602	3,622,603	460,897
Net Position, Beginning	37,510,744	60,876,456	98,387,200	842,119
Net Position, Ending	<u>\$ 40,251,745</u>	<u>\$ 61,758,058</u>	<u>\$102,009,803</u>	<u>\$ 1,303,016</u>
Change in net position of proprietary funds			\$ 3,622,603	
Adjustment to reflect the consolidation of internal service funds activities related to enterprise funds			56,104	
Change in net position of business-type activities			<u>\$ 3,678,707</u>	

See notes to financial statements

Village of Germantown

Statement of Cash Flows -
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	Water Utility	Sewer Utility	Total	
Cash Flows From Operating Activities				
Received from customers	\$ 2,766,556	\$ 7,708,371	\$ 10,474,927	\$ -
Received from other funds for services	588,150	-	588,150	2,609,062
Paid to suppliers for goods and services	(2,008,454)	(7,343,280)	(9,351,734)	(2,221,939)
Paid to employees for services	(748,066)	(548,873)	(1,296,939)	-
Net cash flows from operating activities	598,186	(183,782)	414,404	387,123
Cash Flows From Investing Activities				
Investments sold and matured	4,516,172	4,770,028	9,286,200	-
Investment income	286,670	184,333	471,003	41
Investments purchased	(79,231)	(429,786)	(509,017)	-
Net cash flows from investing activities	4,723,611	4,524,575	9,248,186	41
Cash Flows From Noncapital Financing Activities				
Paid to municipality for tax equivalent	(650,242)	-	(650,242)	-
Net cash flows from noncapital financing activities	(650,242)	-	(650,242)	-
Cash Flows From Capital and Related Financing Activities				
Acquisition and construction of capital assets	(7,326,300)	(7,493,249)	(14,819,549)	-
Capital contributions received	490,259	737,637	1,227,896	-
Special assessments received	169,050	-	169,050	-
Debt retired	(454,907)	(310,000)	(764,907)	-
Interest paid	(331,569)	(265,181)	(596,750)	-
Proceeds from debt issue	1,220,000	-	1,220,000	-
Premium from debt issue	71,324	-	71,324	-
Debt issuance costs	(35,856)	-	(35,856)	-
Received on long-term advances	30,000	-	30,000	-
Net cash flows from capital and related financing activities	(6,167,999)	(7,330,793)	(13,498,792)	-
Net change in cash and cash equivalents	(1,496,444)	(2,990,000)	(4,486,444)	387,164
Cash and Cash Equivalents, Beginning	3,650,098	4,244,417	7,894,515	875,621
Cash and Cash Equivalents, Ending	\$ 2,153,654	\$ 1,254,417	\$ 3,408,071	\$ 1,262,785

See notes to financial statements

Village of Germantown

Statement of Cash Flows -
Proprietary Funds
Year Ended December 31, 2024

	Business-Type Activities - Enterprise Funds			Governmental Activities - Internal Service Funds
	<u>Water Utility</u>	<u>Sewer Utility</u>	<u>Total</u>	
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities				
Operating income (loss)	\$ (403,406)	\$ (541,383)	\$ (944,789)	\$ 460,856
Nonoperating revenue	19,014	8,591	27,605	-
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:				
Depreciation	1,196,015	1,055,675	2,251,690	-
Depreciation charged to other funds	58,712	-	58,712	-
Changes in assets, deferred outflows, liabilities, and deferred inflows:				
Accounts receivable	132,308	(84,685)	47,623	(75,945)
Accounts payable	(199,354)	(634,676)	(834,030)	2,212
Other current liabilities	(20,858)	(17,000)	(37,858)	-
Accrued sick leave	9,344	(5,039)	4,305	-
Lease related deferrals	(173,709)	-	(173,709)	-
Pension related deferrals and liabilities	(19,880)	34,735	14,855	-
Net cash flows from operating activities	<u>\$ 598,186</u>	<u>\$ (183,782)</u>	<u>\$ 414,404</u>	<u>\$ 387,123</u>
Reconciliation of Cash and Cash Equivalents to the Statement of Net Position, Proprietary Funds				
Unrestricted cash and investments	\$ 908,594	\$ 1,235,663	\$ 2,144,257	\$ 1,262,785
Restricted cash and investments	<u>1,305,258</u>	<u>345,296</u>	<u>1,650,554</u>	<u>-</u>
Total cash and investments	2,213,852	1,580,959	3,794,811	1,262,785
Less noncash equivalents	<u>(60,198)</u>	<u>(326,542)</u>	<u>(386,740)</u>	<u>-</u>
Cash and cash equivalents	<u>\$ 2,153,654</u>	<u>\$ 1,254,417</u>	<u>\$ 3,408,071</u>	<u>\$ 1,262,785</u>
Noncash Capital and Related Financing Activities				
Municipal additions to utility plant	<u>\$ 3,345,895</u>	<u>\$ 735,817</u>		
Amortization of debt premium	<u>\$ 24,308</u>	<u>\$ 17,021</u>		

See notes to financial statements

Village of Germantown

Statement of Fiduciary Net Position -
Fiduciary Fund
December 31, 2024

	<u>Custodial Fund Tax Collection Fund</u>
Assets	
Cash and investments	\$ 28,098,394
Tax roll receivable	<u>12,746,542</u>
Total assets	<u>40,844,936</u>
Liabilities	
Accounts payable	98,677
Due to other governments	<u>40,746,259</u>
Total liabilities	<u>40,844,936</u>
Net Position	
Total net position	<u>\$ -</u>

See notes to financial statements

Village of Germantown

Statement of Changes in Fiduciary Net Position -
Fiduciary Fund
Year Ended December 31, 2024

	<u>Custodial Fund Tax Collection Fund</u>
Additions	
Tax collections	\$ 28,911,655
Total additions	<u>28,911,655</u>
Deductions	
Tax distributions	<u>28,911,655</u>
Total deductions	<u>28,911,655</u>
Change in fiduciary net position	-
Net Position, Beginning	<u>-</u>
Net Position, Ending	<u><u>\$ -</u></u>

See notes to financial statements

Village of Germantown

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December 31, 2024

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1. Summary of Significant Accounting Policies

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

Reporting Entity

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

Government-Wide and Fund Financial Statements

In June 2022, the GASB issued Statement No. 101, *Compensated Absences*. This Statement requires that liabilities for compensated absences be recognized in financial statements prepared using the economic resources measurement focus for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. This standard was implemented January 1, 2024; however, the impact of implementation was not material to the financial statements.

Government-Wide Financial Statements

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

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

Fund Financial Statements

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

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

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental or enterprise fund are at least 10% of the corresponding total for all funds of that category or type, and
- b. The same element of the individual governmental or enterprise fund that met the 10% test is at least 5% of the corresponding total for all governmental and enterprise funds combined.
- c. In addition, any other governmental or enterprise fund that the Village believes is particularly important to financial statement users may be reported as a major fund.

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

The Village reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Funds

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

Tax Incremental District (TID) No. 8 Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures outlined in the TID project plan.

Enterprise Funds

The Village reports the following major enterprise funds:

Water Utility accounts for operations of the water system

Sewer Utility accounts for operations of the sewer system

The Village reports the following nonmajor governmental funds:

Special Revenue Funds

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

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

Capital Projects Funds

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

Tax Incremental District (TID) No. 6	Tax Incremental District (TID) No. 9
Tax Incremental District (TID) No. 7	Library Capital Projects Fund

In addition, the Village reports the following fund types:

Internal Service Funds

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

Health Insurance Fund
Dental Insurance Fund

Custodial Fund

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

Tax Collection Fund

Measurement Focus, Basis of Accounting and Financial Statement Presentation**Government-Wide Financial Statements**

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

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

Fund Financial Statements

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

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

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

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

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

Proprietary and Fiduciary Funds

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

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

All Financial Statements

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

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

Deposits and Investments

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

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

- a. Time deposits in any credit union, bank, savings bank or trust company.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

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

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

Village of Germantown

Notes to Financial Statements
December 31, 2024

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

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

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

The Wisconsin Local Government Investment Pool (LGIP) is part of the State Investment Fund (SIF) and is managed by the State of Wisconsin Investment Board. The SIF is not registered with the Securities and Exchange Commission, but operates under the statutory authority of Wisconsin Chapter 25. The SIF reports the fair value of its underlying assets annually. Participants in the LGIP have the right to withdraw their funds in total on one day's notice. At December 31, 2024, the fair value of the Village's share of the LGIP's assets was substantially equal to the amount as reported in these statements.

See Note 3 for further information.

Receivables

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

Property tax calendar - 2024 tax roll:

Lien date and levy date	December 2024
Tax bills mailed	December 2024
Payment in full, or	January 31, 2025
First installment due	January 31, 2025
Second installment due	July 31, 2025
Tax sale, 2024 delinquent real estate taxes	October 2027

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

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

Prepaid Items

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

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

Restricted Assets

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

Capital Assets**Government-Wide Financial Statements**

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

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

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

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

Fund Financial Statements

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

Other Assets

Land held for resale consists of land and improvements and is valued at the lower of market value or cost of acquisition, demolition and site improvements.

Deferred Outflows of Resources

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

Compensated Absences

Under terms of employment, employees are granted sick leave and vacations in varying amounts.

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

Employees who retire and are eligible to draw a Wisconsin Retirement Annuity will have 50%, or other collectively bargained percentage, of their unused accumulated sick leave converted into dollars at the time of their retirement and forwarded to ICMA Retirement Corporation to open a VantageCare Retirement Health Savings Plan (RHS). The RHS is a tax-advantaged investment plan dedicated to funding health care costs. The employee has ownership of the funds and may use the dollars to remain on the Village health care plan until age 65. Funding for the RHS contribution are provided out of the current operating budget of the Village. The contributions are financed on a pay-as-you-go basis. The total expenditure for the year was \$101,206.

Payments for vacation and sick leave will be made at rates in effect when the benefits are used. Accumulated vacation and sick leave liabilities at December 31, 2024, are determined on the basis of current salary rates and include salary related payments.

Long-Term Obligations/Conduit Debt

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

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

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

Village of Germantown

Notes to Financial Statements
December 31, 2024

The Village has approved the issuance of industrial revenue bonds (IRB) for the benefit of private business enterprises. IRB's are secured by mortgages or revenue agreements on the associated projects, and do not constitute indebtedness of the Village. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. The total amount of IRB's outstanding at the end of the year is approximately \$27,574,516, made up of 9 issues.

Leases

The Village is a lessor because it leases capital assets to other entities. As a lessor, the Village reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The Village continues to report and depreciate the capital assets being leased as capital assets of the primary government.

Deferred Inflows of Resources

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

Equity Classifications

Government-Wide Statements

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

- a. **Net Investment in Capital Assets** - Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** - Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or, 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** - All other net positions that do not meet the definitions of "restricted" or "net investment in capital assets."

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

	Governmental Activities	Business-Type Activities	Adjustment	Total
Net investment in capital assets	\$ 57,300,653	\$ 94,289,282	\$ (14,256,085)	\$ 137,333,850
Unrestricted (deficit)	(1,656,367)	6,240,315	14,256,085	18,840,033

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

Fund Statements

Governmental fund balances are displayed as follows:

- a. **Nonspendable** - Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** - Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** - Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority. Fund balance amounts are committed through a formal action (resolution) of the Village Board. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Board that originally created the commitment.
- d. **Assigned** - Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Village Board has, by resolution, adopted a financial policy authorizing the Director of Finance to assign amounts for a specific purpose. Assignments may take place after the end of the reporting period.
- e. **Unassigned** - Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

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

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

The Village has a formal minimum fund balance policy. That policy is to maintain a working capital fund of 16-25% of the Village's subsequent year general fund expenditure budget. The balance at year-end was \$5,113,221, or 23.2%, and is included in unassigned general fund balance.

See Note 3 for further information.

Pension

The fiduciary net position of the Wisconsin Retirement System (WRS) has been determined using the flow of economic resources measurement focus and accrual basis of accounting. This includes for purposes of measuring the following:

- Net Pension Liability (Asset);
- Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions; and
- Pension Expense (Revenue).

Information about the fiduciary net position of the WRS and additions to/deductions from WRS' fiduciary net position have been determined on the same basis as they are reported by the WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Basis for Existing Rates**Water Utility**

Current water rates were approved by the Public Service Commission of Wisconsin, effective January 1, 2022. The Public Service Commission of Wisconsin approved new rates with an effective date of December 16, 2024, or the first quarter bills in 2025.

Sewer Utility

Current sewer rates were approved by the Village Board with an effective date of December 15, 2014. The Village Board approved new rates on June 17, 2024, with an effective date of December 16, 2024, or the first quarter bills in 2025.

2. Stewardship, Compliance and Accountability**Budgetary Information**

A budget has been adopted for the all funds except the Library Capital Projects Fund, as it was established during 2024. Wisconsin Statute 65.90 requires that an annual budget be adopted for all funds.

Village of Germantown

Notes to Financial Statements
December 31, 2024

Excess Expenditures and Other Financing Uses Over Budget

<u>Funds</u>	<u>Budgeted Expenditures</u>	<u>Actual Expenditures</u>	<u>Excess Expenditures Over Budget</u>
Police Canine Fund	\$ -	\$ 551	\$ 551
Police Honor Guard	-	1,400	1,400
Police Impact Fee	-	28,372	28,372
Fire Impact Fee	-	22,540	22,540
Park and Recreation Impact Fee	-	38,276	38,276
Library Fund	-	57,883	57,883
Fire Explorer Fund	-	2,705	2,705
Property Maintenance Fund	-	4,285	4,285
Library Capital Fund	-	1,351	1,351
TID No. 6 Capital Projects Fund	545,663	774,393	228,730

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

Deficit Balances

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

As of December 31, 2024, the following individual funds held a deficit balance:

<u>Fund</u>	<u>Amount</u>	<u>Reason</u>
Historic Preservation	\$ 274	Expenditures exceeded revenues
Property Maintenance	1,716	Expenditures exceeded revenues
TID No. 7 Capital Projects	596,349	Expenditures exceeded revenues
TID No. 9 Capital Projects	418,123	Expenditures exceeded revenues
General Capital Projects	1,814,272	Expenditures exceeded revenues

TIF district deficits are anticipated to be funded with future incremental taxes levied over the life of the districts, which is 27 years for the districts created before October 1, 1995, and 23 years for districts created thereafter through September 30, 2004. Beginning October 1, 2004, the life of new districts varies by type of district (20-27 years) and may be extended in some cases. The general capital projects fund, property maintenance fund, and historic preservation fund deficits are anticipated to be funded with future debt proceeds, charges for services, and donations.

Limitations on the Village's Tax Levy

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

Village of Germantown

Notes to Financial Statements
December 31, 2024

3. Detailed Notes on All Funds

Deposits and Investments

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

	<u>Carrying Value</u>	<u>Statement Balances</u>	<u>Associated Risks</u>
Deposits	\$ 31,893,856	\$ 29,349,745	Custodial credit
U.S. agencies, implicitly guaranteed	3,532,866	3,532,866	Custodial credit, interest rate, credit, concentration of credit
U.S. treasuries	2,206,457	2,206,457	Custodial credit, interest rate
State and local bonds	2,508,020	2,508,020	Credit, custodial credit, concentration of credit, interest rate
LGIP	574,679	574,679	Credit
Certificates of deposit (negotiable)	2,208,017	2,208,017	Custodial credit risk, credit, concentration of credit, interest rate
Mutual funds - other than bonds	1,200,000	1,200,000	N/A
Petty cash	801	-	N/A
Total deposits and investments	<u>\$ 44,124,696</u>	<u>\$ 41,579,784</u>	
Reconciliation to financial statements			
Per statement of net position:			
Unrestricted cash and investments	\$ 13,732,833		
Restricted cash and investments	2,293,469		
Per statement of net position, fiduciary fund:			
Cash and investments	<u>28,098,394</u>		
Total deposits and investments	<u>\$ 44,124,696</u>		

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

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$1,000,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

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

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

Village of Germantown

Notes to Financial Statements

December 31, 2024

The Village maintains collateral agreements with its banks. At December 31, 2024, the banks had pledged various government securities in the amount of \$30,000,000 to secure the Village's deposits.

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

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

- Quoted market prices

Investment Type	December 31, 2024			
	Level 1	Level 2	Level 3	Total
Certificates of deposit (negotiable)	\$ -	\$ 2,208,017	\$ -	\$ 2,208,017
U.S. agencies, implicitly guaranteed	-	3,532,866	-	3,532,866
State and local bonds	-	2,508,020	-	2,508,020
U.S. treasuries	-	2,206,457	-	2,206,457
Mutual funds - other than bonds	1,200,000	-	-	1,200,000
Total	<u>\$ 1,200,000</u>	<u>\$ 10,455,360</u>	<u>\$ -</u>	<u>\$ 11,655,360</u>

Custodial Credit Risk

Deposits

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

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

Investments

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

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

Credit Risk

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

As of December 31, 2024, the Village's investments were rated as follows:

Investment Type	Standard & Poors	Moody's Investors Services
Certificates of deposit (negotiable)	N/A	N/A
U.S. agencies, implicitly guaranteed	AA+	Aaa
State and local bonds	AAA, AA+, AA-, NR	Aa1, Aa2, Aaa

Village of Germantown

Notes to Financial Statements
December 31, 2024

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

Local Government Investment Pool

Concentration of Credit Risk

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

At December 31, 2024, the Village's investment portfolio was concentrated as follows:

Issuer	Investment Type	Percentage of Portfolio
Federal Home Loan Banks	U.S. agencies, implicitly guaranteed	17.14 %
Federal Home Loan Mortgage Corporation	U.S. agencies, implicitly guaranteed	5.31
Federal National Mortgage Association	U.S. agencies, implicitly guaranteed	5.65

Interest Rate Risk

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

As of December 31, 2024, the Village's investments were as follows:

Investment Type	Fair Value	Maturity (in Years)	
		Less Than 1 Year	1-5 Years
Certificates of deposit (negotiable)	\$ 2,208,017	\$ 1,146,591	\$ 1,061,426
U.S. agencies, implicitly guaranteed	3,532,866	1,641,889	1,890,977
State and local bonds	2,508,020	-	2,508,020
US treasuries	2,206,457	2,138,458	67,999
Total	<u>\$ 10,455,360</u>	<u>\$ 4,926,938</u>	<u>\$ 5,528,422</u>

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

Receivables

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

Village of Germantown

Notes to Financial Statements

December 31, 2024

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

	<u>Unearned</u>	<u>Unavailable</u>
Property taxes receivable for subsequent year	\$ 22,479,819	\$ -
Payment in lieu of taxes receivable	-	197,309
Special assessments not yet due	-	4,685
Developer receivable not yet due	-	45,696
Accounts receivable due from developer	-	20,923
Grant received not yet earned	<u>736,731</u>	<u>-</u>
Total unearned/unavailable revenue for governmental funds	<u>\$ 23,216,550</u>	<u>\$ 268,613</u>
Unearned revenue included in liabilities	\$ 736,731	
Unearned revenue included in deferred inflows	<u>22,479,819</u>	
Total unearned revenue for governmental funds	<u>\$ 23,216,550</u>	

Restricted Assets

The following represent the balances of the restricted assets:

Long-Term Debt Accounts

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

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

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

Equipment Replacement Account

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

Impact Fee Account

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

Village of Germantown

Notes to Financial Statements

December 31, 2024

Following is a list of restricted assets at December 31, 2024:

	Restricted Assets
Impact fee accounts	\$ 1,208,001
Accrued interest	3,932
Sewer equipment replacement account	345,296
Water redemption account	275,582
Water reserve account	414,000
Water depreciation account	50,590
	<u> </u>
Total	<u>\$ 2,297,401</u>

Capital Assets

Capital asset activity for the year ended December 31, 2024, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
Governmental Activities				
Capital assets not being depreciated:				
Land	\$ 15,629,920	\$ -	\$ -	\$ 15,629,920
Construction in progress	34,425,264	22,493,201	53,014,621	3,903,844
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total capital assets not being depreciated	50,055,184	22,493,201	53,014,621	19,533,764
Capital assets being depreciated:				
Buildings and improvements	19,528,824	28,984,342	69,454	48,443,712
Machinery and equipment	14,731,689	1,528,323	39,550	16,220,462
Roads	63,180,043	8,343,008	1,775,275	69,747,776
Storm sewers	23,541,104	668,713	151,026	24,058,791
Street lighting	4,084,205	649,017	43,926	4,689,296
Bridges	7,412,715	684,186	7,276	8,089,625
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total capital assets being depreciated	132,478,580	40,857,589	2,086,507	171,249,662
Total capital assets	182,533,764	63,350,790	55,101,128	190,783,426
Less accumulated depreciation for:				
Buildings and improvements	(11,056,587)	(757,807)	69,454	(11,744,940)
Machinery and equipment	(8,517,901)	(934,533)	39,550	(9,412,884)
Roads	(22,516,200)	(1,377,280)	907,364	(22,986,116)
Storm sewers	(14,006,513)	(475,998)	151,026	(14,331,485)
Street lighting	(2,787,212)	(137,346)	43,925	(2,880,633)
Bridges	(3,866,411)	(151,733)	7,251	(4,010,893)
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total accumulated depreciation	(62,750,824)	(3,834,697)	1,218,570	(65,366,951)
Net capital assets being depreciated	69,727,756	37,022,892	867,937	105,882,711
Total governmental activities capital assets, net as reported in the statement of net position	<u>\$ 119,782,940</u>	<u>\$ 59,516,093</u>	<u>\$ 53,882,558</u>	<u>\$ 125,416,475</u>

Village of Germantown

Notes to Financial Statements

December 31, 2024

Depreciation expense was charged to functions as follows:

Governmental Activities

General government	\$ 134,574
Public safety	530,336
Public works, including infrastructure	2,867,056
Leisure	<u>302,731</u>

Total governmental activities depreciation expense \$ 3,834,697

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>
Business-Type Activities				
Capital assets not being depreciated:				
Land	\$ 175,599	\$ -	\$ -	\$ 175,599
Construction in progress	<u>1,838,837</u>	<u>191,488</u>	<u>1,730,892</u>	<u>299,433</u>
Total capital assets not being depreciated	<u>2,014,436</u>	<u>191,488</u>	<u>1,730,892</u>	<u>475,032</u>
Capital assets being depreciated:				
Buildings and improvements	5,829,920	9,619,480	-	15,449,400
Machinery and equipment	7,494,013	810,167	125,794	8,178,386
Water system	47,512,476	4,941,011	95,808	52,357,679
Sewer system	<u>68,477,707</u>	<u>3,093,829</u>	<u>170,574</u>	<u>71,400,962</u>
Total capital assets being depreciated	<u>129,314,116</u>	<u>18,464,487</u>	<u>392,176</u>	<u>147,386,427</u>
Total capital assets	<u>131,328,552</u>	<u>18,655,975</u>	<u>2,123,068</u>	<u>147,861,459</u>
Less accumulated depreciation for:				
Buildings and improvements	(1,956,344)	(336,401)	-	(2,292,745)
Machinery and equipment	(4,862,321)	(368,034)	125,794	(5,104,561)
Water system	(13,385,322)	(875,797)	95,808	(14,165,311)
Sewer system	<u>(16,690,383)</u>	<u>(730,170)</u>	<u>170,574</u>	<u>(17,249,979)</u>
Total accumulated depreciation	<u>(36,894,370)</u>	<u>(2,310,402)</u>	<u>392,176</u>	<u>(38,812,596)</u>
Net capital assets being depreciated	<u>92,419,746</u>	<u>16,154,085</u>	<u>-</u>	<u>108,573,831</u>
Business-type activities capital assets, net as reported in the statement of net position	<u>\$ 94,434,182</u>	<u>\$ 16,345,573</u>	<u>\$ 1,730,892</u>	<u>\$ 109,048,863</u>

Depreciation expense was charged to functions as follows:

Business-Type Activities

Water	\$ 1,196,015
Sewer	<u>1,055,675</u>

Total business-type activities depreciation expense \$ 2,251,690

Additions to accumulated depreciation include depreciation expense as well as salvage on retired assets and joint metering and may not equal depreciation expense.

Village of Germantown

Notes to Financial Statements

December 31, 2024

Interfund Receivables/Payables, Advances and Transfers

Interfund Receivables/Payables

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

Receivable Fund	Payable Fund	Amount
General	Nonmajor governmental funds	\$ 1,999
Sewer utility	General capital projects	<u>1,755,516</u>
Total, fund financial statements		1,757,515
Less fund eliminations		(1,999)
Less interfund receivables created with internal service fund eliminations		(147,889)
Less government-wide eliminations		(3,511,032)
Less interfund advances		<u>(1,395,662)</u>
Total internal balances, government-wide statement of net position		<u><u>\$ (3,299,067)</u></u>

All amounts are due within one year.

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

Advances

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

The sewer utility is advancing funds to TID No. 9 capital projects fund. The amount advanced is equal to the deficit within the fund. There is no repayment schedule.

The following is a schedule of interfund advances:

Receivable Fund	Payable Fund	Amount	Amount Not Due Within One Year
Water utility	Nonmajor governmental funds	\$ 1,165,000	\$ 1,095,000
Sewer utility	Nonmajor governmental funds	<u>230,662</u>	230,662
Total		<u><u>\$ 1,395,662</u></u>	

Village of Germantown

Notes to Financial Statements

December 31, 2024

The principal purpose of this advance is to prepay principal on debt.

<u>Years</u>	<u>TID No. 6</u>		<u>TID No. 7</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2025	\$ 40,000	\$ 17,375	\$ 30,000	\$ 23,469
2026	40,000	15,775	55,000	21,769
2027	40,000	14,175	60,000	19,469
2028	45,000	12,475	60,000	17,069
2029	45,000	10,675	60,000	14,669
2030-2034	240,000	28,863	330,000	40,047
2035	50,000	875	70,000	1,225
Total	<u>\$ 500,000</u>	<u>\$ 100,213</u>	<u>\$ 665,000</u>	<u>\$ 137,717</u>

Transfers

The following is a schedule of interfund transfers:

<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	<u>Principal Purpose</u>
General	Water utility	\$ 650,242	Payment in lieu of taxes
General capital projects	General	933,159	Reserves to cover capital projects
Debt service	TID No. 8 capital projects	981,788	Debt service
Debt service	Nonmajor governmental	995,795	Debt service
General capital projects	Nonmajor governmental	32,499	Re-allocation of debt issuance costs
Nonmajor governmental	General capital projects	884,876	Establish fund
Nonmajor governmental	General capital projects	2,083,715	Re-allocation of debt proceeds
Total, fund financial statements		6,562,074	
Less fund eliminations		(5,911,832)	
Less transfer of capital asset to utility funds		(4,081,712)	
Total transfers, government-wide statement of activities		<u>\$ (3,431,470)</u>	
<u>Fund Transferred To</u>	<u>Fund Transferred From</u>	<u>Amount</u>	
Governmental activities	Business-type activities	\$ 650,242	
Business-type activities	Governmental activities	(4,081,712)	
Total government-wide financial statements		<u>\$ (3,431,470)</u>	

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

Village of Germantown

Notes to Financial Statements

December 31, 2024

Long-Term Obligations

Long-term obligations activity for the year ended December 31, 2024, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Amounts Due Within One Year</u>
Governmental Activities					
Bonds and notes payable:					
General obligation debt	\$ 72,685,000	\$ 4,695,000	\$ 4,275,000	\$ 73,105,000	\$ 4,795,000
Premiums	<u>2,555,717</u>	<u>317,366</u>	<u>249,151</u>	<u>2,623,932</u>	<u>-</u>
Total bonds and notes payable	<u>75,240,717</u>	<u>5,012,366</u>	<u>4,524,151</u>	<u>75,728,932</u>	<u>4,795,000</u>
Other liabilities:					
Compensated absences*	<u>1,071,069</u>	<u>46,696</u>	<u>-</u>	<u>1,117,765</u>	<u>199,001</u>
Total other liabilities	<u>1,071,069</u>	<u>46,696</u>	<u>-</u>	<u>1,117,765</u>	<u>199,001</u>
Total governmental activities long-term liabilities	<u>\$ 76,311,786</u>	<u>\$ 5,059,062</u>	<u>\$ 4,524,151</u>	<u>\$ 76,846,697</u>	<u>\$ 4,994,001</u>
Business-Type Activities					
Bonds and notes payable:					
General obligation debt	\$ 11,140,000	\$ 1,220,000	\$ 485,000	\$ 11,875,000	\$ 535,000
Revenue debt from direct borrowings and direct placements	<u>288,067</u>	<u>-</u>	<u>44,907</u>	<u>243,160</u>	<u>46,106</u>
Revenue bonds	<u>3,940,000</u>	<u>-</u>	<u>235,000</u>	<u>3,705,000</u>	<u>300,000</u>
Premiums	<u>615,009</u>	<u>71,324</u>	<u>41,329</u>	<u>645,004</u>	<u>-</u>
Total bonds and notes payable	<u>15,983,076</u>	<u>1,291,324</u>	<u>806,236</u>	<u>16,468,164</u>	<u>881,106</u>
Other liabilities:					
Compensated absences*	<u>130,851</u>	<u>4,305</u>	<u>-</u>	<u>135,156</u>	<u>29,348</u>
Total other liabilities	<u>130,851</u>	<u>4,305</u>	<u>-</u>	<u>135,156</u>	<u>29,348</u>
Total business-type activities long-term liabilities	<u>\$ 16,113,927</u>	<u>\$ 1,295,629</u>	<u>\$ 806,236</u>	<u>\$ 16,603,320</u>	<u>\$ 910,454</u>

*The change in the compensated absences liability is presented as a net change.

In accordance with Wisconsin Statutes, total general obligation indebtedness of the Village may not exceed 5% of the equalized value of taxable property within the Village's jurisdiction. The debt limit as of December 31, 2024, was \$209,783,980. Total general obligation debt outstanding at year end was \$84,980,000.

Village of Germantown

Notes to Financial Statements

December 31, 2024

General Obligation Debt

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

<u>Governmental Activities</u>						
<u>General Obligation Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance December 31, 2024</u>	
GO Community Development Bonds, TID No. 6	10/01/2014	2034	3.00-4.00 %	\$ 5,405,000	\$ 4,215,000	
GO Promissory Note	03/24/2015	2025	2.00	2,655,000	270,000	
GO Promissory Note	05/11/2016	2026	2.00	2,670,000	530,000	
GO Promissory Note	03/29/2017	2027	2.00-2.55	2,805,000	840,000	
GO Promissory Note	04/05/2018	2028	2.4855	2,795,000	1,120,000	
GO Community Development Bonds, TID No. 7	06/06/2018	2033	3.0764	2,480,000	2,000,000	
GO Community Development Bonds, TID No. 8	02/05/2019	2038	3.00-5.00	6,725,000	6,325,000	
Taxable GO Community Development Bonds, TID No. 8	02/05/2019	2029	3.00-3.30	1,710,000	1,220,000	
GO Promissory Note	05/02/2019	2029	3.00-4.00	3,040,000	1,705,000	
GO Corporate Purpose Bond, TID No. 8	12/11/2019	2039	2.25-4.00	7,850,000	7,190,000	
GO Promissory Note	04/23/2020	2030	2.00-4.00	3,875,000	2,470,000	
GO Promissory Note	06/30/2021	2031	1.00-3.00	3,165,000	2,245,000	
GO Promissory Note	05/18/2022	2032	3.00-4.00	4,320,000	3,770,000	
Taxable GO Promissory Notes	05/18/2022	2032	3.25-3.35	2,550,000	2,550,000	
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	33,050,000	31,960,000	
GO Promissory Note	06/05/2024	2034	4.00-5.00	3,175,000	3,175,000	
GO Promissory Note	11/07/2024	2034	3.00-5.00	1,520,000	1,520,000	
Total governmental activities, general obligation debt					<u>\$ 73,105,000</u>	

<u>Business-Type Activities</u>						
<u>General Obligation Debt</u>	<u>Date of Issue</u>	<u>Final Maturity</u>	<u>Interest Rates</u>	<u>Original Indebtedness</u>	<u>Balance December 31, 2024</u>	
GO Corporate Purpose Bond	12/11/2019	2039	2.25-4.00%	\$ 3,005,000	\$ 2,350,000	
GO Corporate Purpose Bond	12/01/2022	2042	4.00-5.00	9,330,000	8,305,000	
GO Promissory Note	11/07/2024	2034	3.00-5.00	1,220,000	1,220,000	
Total business-type activities, general obligation debt					<u>\$ 11,875,000</u>	

Village of Germantown

Notes to Financial Statements

December 31, 2024

Debt service requirements to maturity are as follows:

Years	Governmental Activities General Obligation Debt		Business-Type Activities General Obligation Debt	
	Principal	Interest	Principal	Interest
2025	\$ 4,795,000	\$ 2,652,972	\$ 535,000	\$ 468,233
2026	4,825,000	2,455,103	550,000	452,519
2027	4,780,000	2,286,700	565,000	425,969
2028	4,735,000	2,121,040	590,000	399,169
2029	4,830,000	1,954,379	630,000	371,519
2030-2034	24,120,000	6,962,784	3,595,000	1,509,991
2035-2039	16,590,000	3,222,744	3,545,000	706,831
2040-2042	8,430,000	518,200	1,865,000	113,900
Total	<u>\$ 73,105,000</u>	<u>\$ 22,173,922</u>	<u>\$ 11,875,000</u>	<u>\$ 4,448,131</u>

Revenue Debt

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

The Village has pledged future water revenues to repay revenue bonds issued in 2009 and 2022. Proceeds from the bonds provided financing for the construction of water plant. The bonds are payable solely from water revenues and are payable through 2035. Annual principal and interest payments on the bonds are expected to require 11.63% of gross revenues. The total principal and interest remaining to be paid on the bonds is \$4,706,816. Principal and interest paid for the current year and total customer gross revenues were \$426,357 and \$3,680,542, respectively.

Revenue debt payable at December 31, 2024, consists of the following:

Business-Type Activities Revenue Debt

	Date of Issue	Final Maturity	Interest Rates	Original Indebtedness	Balance December 31, 2024	
Water Utility						
Direct borrowing/direct placement, Safe Drinking Water Loan	11/12/2009	05/01/2029	2.67%	\$ 773,293	\$ 243,160	(2)
Water system revenue bonds	05/18/2022	05/01/2035	3.00-4.00	4,140,000	<u>3,705,000</u>	
Total business-type activities, revenue debt					<u>\$ 3,948,160</u>	

(2) - During the utility was authorized to issue \$971,470 of water system Safe Drinking Water Loan revenue bonds. The original amount reported above has been issued as of December 31, 2024. The repayment schedule is for the amount issued.

Village of Germantown

Notes to Financial Statements

December 31, 2024

Debt service requirements to maturity are as follows:

<u>Years</u>	Business-Type Activities Revenue Debt	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 300,000	\$ 128,663
2026	300,000	116,663
2027	310,000	104,463
2028	320,000	91,863
2029	325,000	78,963
2030-2034	1,770,000	214,831
2035	380,000	6,650
Total	<u>\$ 3,705,000</u>	<u>\$ 742,096</u>

<u>Years</u>	Business-Type Activities Revenue Debt From Direct Borrowings and Direct Placements	
	<u>Principal</u>	<u>Interest</u>
2025	\$ 46,106	\$ 5,873
2026	47,336	4,626
2027	48,599	3,346
2028	49,895	2,032
2029	51,224	683
Total	<u>\$ 243,160</u>	<u>\$ 16,560</u>

Lease Disclosures

Lessor - Lease Receivables

<u>Governmental Activities</u>					Receivable Balance December 31, 2024
<u>Lease Receivables Description</u>	<u>Date of Inception</u>	<u>Final Maturity</u>	<u>Interest Rates</u>		
General Fund - Ground and Structure Leases	2002-2012	2027-2037	3.37%	\$	1,126,142
Total governmental activities				\$	<u>1,126,142</u>

The Village recognized \$87,865 of lease revenue during the fiscal year.

The Village recognized \$40,916 of interest revenue during the fiscal year.

Village of Germantown

Notes to Financial Statements
December 31, 2024

Net Position/Fund Balances

Net position reported on the government-wide statement of net position at December 31, 2024, includes the following:

Governmental Activities

Net investment in capital assets:

Land	\$ 15,629,920
Construction in progress	3,903,844
Other capital assets, net of accumulated depreciation	105,882,711
Less long-term debt outstanding	(73,105,000)
Plus unspent capital related debt proceeds	3,398,110
Plus noncapital debt proceeds	4,215,000
Less unamortized debt premium	<u>(2,623,932)</u>
Total net investment in capital assets	<u>\$ 57,300,653</u>

Village of Germantown

Notes to Financial Statements
December 31, 2024

Governmental Funds

Governmental fund balances reported on the fund financial statements at December 31, 2024, include the following:

	General Fund	Debt Service	Capital Projects Fund	TIF No. 8 Capital Projects Fund	Nonmajor Funds	Total
Fund Balances						
Nonspendable:						
Prepaid items	\$ 862	\$ -	\$ -	\$ -	\$ -	\$ 862
Noncurrent receivables	95,247	-	-	-	-	95,247
Subtotal	96,109	-	-	-	-	96,109
Restricted for:						
Debt service	-	441,650	-	-	-	441,650
Capital projects	-	-	1,151,896	-	-	1,151,896
TID projects	-	-	-	172,453	128,390	300,843
Police projects	-	-	-	-	163,105	163,105
Fire projects	-	-	-	-	176,876	176,876
Library projects	-	-	-	-	998,244	998,244
Parks	-	-	-	-	221,892	221,892
Library	-	-	-	-	104,022	104,022
Subtotal	-	441,650	1,151,896	172,453	1,792,529	3,558,528
Committed to:						
Senior van replacement	-	-	-	-	40,770	40,770
Police	-	-	-	-	22,781	22,781
Fire explorer program	-	-	-	-	2,936	2,936
Recreation	-	-	-	-	5,136	5,136
Subtotal	-	-	-	-	71,623	71,623
Assigned to:						
Payment in lieu of tax	650,242	-	-	-	-	650,242
Tourism	155,427	-	-	-	-	155,427
Subtotal	805,669	-	-	-	-	805,669
Unassigned (deficit):	5,113,221	-	(2,966,168)	-	(1,016,462)	1,130,591
Total fund balances	<u>\$ 6,014,999</u>	<u>\$ 441,650</u>	<u>\$ (1,814,272)</u>	<u>\$ 172,453</u>	<u>\$ 847,690</u>	<u>\$ 5,662,520</u>

Business-Type Activities

Net investment in capital assets:

Land	\$ 175,599
Construction in progress	299,433
Other capital assets, net of accumulated depreciation	108,573,831
Less long-term debt outstanding	(15,823,160)
Plus unspent capital related debt proceeds	1,708,583
Less unamortized debt premium	(645,004)

Total net investment in capital assets \$ 94,289,282

4. Other Information**Employees' Retirement System****Plan Description**

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

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

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

Vesting

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

Benefits Provided

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

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

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

The WRS also provides death and disability benefits for employees.

Postretirement Adjustments

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

Year	Core Fund Adjustment %	Variable Fund Adjustment %
2014	4.7	25.0
2015	2.9	2.0
2016	0.5	(5.0)
2017	2.0	4.0
2018	2.4	17.0
2019	0.0	(10.0)
2020	1.7	21.0
2021	5.1	13.0
2022	7.4	15.0
2023	1.6	(21.0)

Contributions

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

During the reporting period, the WRS recognized \$954,518 in contributions from the Village.

Contribution rates for the plan year reported as of December 31, 2024 are:

Employee Category	Employee	Employer
General (Executives & Elected Officials)	6.80 %	6.80 %
Protective with Social Security	6.80	13.20
Protective without Social Security	6.80	18.10

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

At December 31, 2024, the Village reported a liability of \$1,039,350 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022 rolled forward to December 31, 2023. No material changes in assumptions or benefit terms occurred between the actuarial valuation date and the measurement date. The Village's proportion of the net pension liability was based on the Village's share of contributions to the pension plan relative to the contributions of all participating employers. At December 31, 2023, the Village's proportion was 0.06990493%, which was an increase of 0.00212159% from its proportion measured as of December 31, 2022.

For the year ended December 31, 2024, the Village recognized pension expense (revenue) of \$389,580.

Village of Germantown

Notes to Financial Statements

December 31, 2024

At December 31, 2024, the Village reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between projected and actual experience	\$ 4,190,651	\$ 5,550,543
Changes in assumptions	453,023	-
Net differences between projected and actual earnings on pension plan investments	3,621,969	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	3,476	43,376
Employer contributions subsequent to the measurement date	<u>965,624</u>	<u>-</u>
Total	<u><u>\$ 9,234,743</u></u>	<u><u>\$ 5,593,919</u></u>

\$965,624 reported as deferred outflows of resources related to pension resulting from the WRS Employer's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability (asset) in the year ended December 31, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pension will be recognized in pension expense as follows:

Years Ending December 31:	Deferred Outflows of Resources and Deferred Inflows of Resources (Net)
2025	\$ 541,838
2026	567,864
2027	2,264,871
2028	(699,373)

Actuarial Assumptions

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

Actuarial Valuation Date:	December 31, 2022
Measurement Date of Net Pension Liability (Asset):	December 31, 2023
Experience Study:	January 1, 2018 - December 31, 2020 Published November 19, 2021
Actuarial Cost Method:	Entry Age Normal
Asset Valuation Method:	Fair Value
Long-Term Expected Rate of Return:	6.8%
Discount Rate:	6.8%
Salary Increases:	
Wage Inflation	3.0%
Seniority/Merit	0.1% - 5.6%
Mortality:	2020 WRS Experience Mortality Table
Postretirement Adjustments*:	1.7%

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

Actuarial assumptions are based upon an experience study conducted in 2021 that covered a three-year period from January 1, 2018 to December 31, 2020. The Total Pension Liability for December 31, 2023 is based upon a roll-forward of the liability calculated from the December 31, 2022 actuarial valuation.

Long-Term Expected Return on Plan Assets

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

Asset Allocation Targets and Expected Returns* as of December 31, 2023			
Core Fund Asset Class	Asset Allocation %	Long-Term Expected Nominal Rate of Return %	Long-Term Expected Real Rate of Return %**
Public Equity	40	7.3	4.5
Public Fixed Income	27	5.8	3.0
Inflation Sensitive	19	4.4	1.7
Real Estate	8	5.8	3.0
Private Equity/Debt	18	9.6	6.7
Leverage***	(12)	3.7	1.0
Total Core Fund	100	7.4	4.6
Variable Fund Asset			
U.S. Equities	70	6.8	4.0
International Equities	30	7.6	4.8
Total Variable Fund	100	7.3	4.5

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

** *New England Pension Consultants' Long-Term U.S. CPI (Inflation) Forecast: 2.7%*

*** *The investment policy used for the Core Fund involves reducing equity exposure by leveraging lower-volatility assets, such as fixed income securities. Currently, an asset allocation target of 12% policy leverage is used subject to an allowable range of up to 20%.*

Single Discount Rate

A single discount rate of 6.8% was used to measure the total pension liability for the current and prior year. This discount rate is based on the expected rate of return on pension plan investments of 6.8% and a municipal bond rate of 3.77% (Source: Fixed-income municipal bonds with 20 years to maturity that include only federally tax-exempt municipal bonds as reported in Fidelity Index's "20-year Municipal GO AA Index" as of December 31, 2023. In describing this index, Fidelity notes that the Municipal Curves are constructed using option-adjusted analytics of a diverse population of over 10,000 tax-exempt securities.). Because of the unique structure of WRS, the 6.8% expected rate of return implies that a dividend of approximately 1.7% will always be paid. For purposes of the single discount rate, it was assumed that the dividend would always be paid. The projection of cash flows used to determine this single discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on these assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments (including expected dividends) of current plan members. Therefore, the investment rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

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

	1% Decrease to Discount Rate (5.8%)	Current Discount Rate (6.8%)	1% Increase to Discount Rate (7.8%)
Village's proportionate share of the net pension liability (asset)	\$ 10,045,826	\$ 1,039,350	\$ (5,262,861)

Pension Plan Fiduciary Net Position

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

At December 31, 2024, the Village reported a payable to the pension plan which represents contractually required contributions outstanding as of the end of the year.

Risk Management

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

Village of Germantown

Notes to Financial Statements

December 31, 2024

Self Insurance

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

All funds of the Village participate in the risk management program. Accounts payable in the internal service funds are based on estimates of the amounts necessary to pay prior and current year claims. That reserve was \$1,303,016 at year-end and is reported in unrestricted net position of the internal service funds.

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

Claims Liability

	<u>Prior Year</u>	<u>Current Year</u>
Unpaid Claims, Beginning	\$ 94,327	\$ 44,415
Current year claims and changes in estimates	1,138,938	1,379,990
Claim payments	<u>(1,188,850)</u>	<u>(1,377,778)</u>
Unpaid Claims, Ending	<u>\$ 44,415</u>	<u>\$ 46,627</u>

Commitments and Contingencies

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

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

The Village has active construction projects as of December 31, 2024. Work that has been completed on these projects but not yet paid for (including contract retainages) is reflected as accounts payable and expenditures.

Developer Agreements

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

Payments are scheduled through the year 2033, and carry an interest rate of 3.75%. The obligation does not constitute a charge upon any funds of the Village. In the event that future tax increments are not sufficient to pay off the obligation, the obligation terminates with no further liability to the Village. Since the amount of future payments is contingent on the collection of future TIF increments, the obligation is not reported as a liability in the accompanying financial statements. The balance of the commitment outstanding at year end was \$796,868.

Village of Germantown

Notes to Financial Statements
December 31, 2024

Subsequent Events

On May 14, 2025 the Village issued water system revenue bonds in the amount of \$953,025 with an interest rate of 2.2%. This amount will be used to finance water system improvements.

On May 5, 2025 the Village board approved issuance of taxable general obligation promissory notes not to exceed the amount of \$9,980,000. This amount will be used to fund land purchases and development. The debt issuance is scheduled to be finalized in June 2025.

On May 5, 2025 the Village board approved issuance of general obligation promissory notes not to exceed the amount of \$4,165,000. This amount will be used to fund annual capital projects. The debt issuance is scheduled to be finalized in June 2025.

Tax Abatement

Tax abatements are a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

The Village is disclosing all abatement agreements individually.

The Village through its Tax Incremental Financing Districts (TIF) No. 6 and 8 has entered into tax abatement agreements with a developers in the form of tax incremental financing incentive payments to stimulate economic development. The abatements are authorized through the TID project plans. The developers pay property taxes as they become due, and after meeting the criteria established in the development agreements, are entitled to future incentive payments that directly correlate to the taxes paid.

<u>Agreement Description</u>	<u>Calculation Method</u>	<u>Developer Commitment</u>	<u>2024 Payments</u>
TIF No. 6	Excess tax incremental revenues	Purchase and market Business Park Land for sale, cover related costs	\$ 258,738
TIF No. 8	Incentive payments of \$105,277 through 2033	Construct various improvements within District	105,277

Effect of New Accounting Standards on Current-Period Financial Statements

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

- Statement No. 102, *Certain Risk Disclosures*
- Statement No. 103, *Financial Reporting Model Improvements*
- Statement No. 104, *Disclosure of Certain Capital Assets*

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

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL FUND

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

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

General Fund

Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
General property taxes	\$ 11,045,716	\$ 11,045,716	\$ -
Other taxes	651,349	636,320	(15,029)
Special assessments	-	50	50
Intergovernmental	4,039,183	4,206,037	166,854
Regulation and compliance	1,236,330	1,205,015	(31,315)
Public charges for services	2,527,138	2,328,418	(198,720)
Intergovernmental charges for services	-	119,147	119,147
Investment income	168,750	922,514	753,764
Miscellaneous	<u>134,466</u>	<u>287,525</u>	<u>153,059</u>
Total revenues	<u>19,802,932</u>	<u>20,750,742</u>	<u>947,810</u>
Expenditures			
General Government			
Village board	134,760	173,539	(38,779)
General administrator	178,213	205,190	(26,977)
Village clerk	387,863	337,192	50,671
Treasurer/accounting	241,667	281,763	(40,096)
Assessor	105,262	104,220	1,042
Data processing	242,095	234,747	7,348
General government	132,750	127,095	5,655
Buildings and ground maintenance	<u>1,056,684</u>	<u>1,006,011</u>	<u>50,673</u>
Total general government	<u>2,479,294</u>	<u>2,469,757</u>	<u>9,537</u>
Public Safety			
Police protection	6,461,590	6,701,507	(239,917)
Fire protection	3,397,491	3,694,133	(296,642)
Emergency government	19,468	14,204	5,264
Protective inspections	<u>427,993</u>	<u>414,931</u>	<u>13,062</u>
Total public safety	<u>10,306,542</u>	<u>10,824,775</u>	<u>(518,233)</u>
Public Works			
Engineer/director	186,390	220,680	(34,290)
Highway and street maintenance and construction	3,260,545	3,070,686	189,859
Solid waste recycling	<u>438,281</u>	<u>443,040</u>	<u>(4,759)</u>
Total public works	<u>3,885,216</u>	<u>3,734,406</u>	<u>150,810</u>

See notes to required supplementary information

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
General Fund
Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance With Final Budget
Culture and Recreation			
Library	\$ 1,046,690	\$ 1,072,438	\$ (25,748)
Recreation	1,289,805	1,412,999	(123,194)
Senior center	124,025	86,217	37,808
Parks	<u>885,952</u>	<u>731,364</u>	<u>154,588</u>
Total culture and recreation	<u>3,346,472</u>	<u>3,303,018</u>	<u>43,454</u>
Conservation and Development			
Planning and zoning	354,437	306,821	47,616
Municipal development	<u>81,900</u>	<u>96,612</u>	<u>(14,712)</u>
Total conservation and development	<u>436,337</u>	<u>403,433</u>	<u>32,904</u>
Capital Outlay	<u>241,000</u>	<u>96,796</u>	<u>144,204</u>
Total expenditures	<u>20,694,861</u>	<u>20,832,185</u>	<u>(137,324)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(891,929)</u>	<u>(81,443)</u>	<u>810,486</u>
Other Financing Sources (Uses)			
Transfers in	630,000	650,242	20,242
Transfers out	<u>-</u>	<u>(933,159)</u>	<u>(933,159)</u>
Total other financing sources (uses)	<u>630,000</u>	<u>(282,917)</u>	<u>(912,917)</u>
Net change in fund balance	(261,929)	(364,360)	(102,431)
Fund Balance, Beginning	<u>6,379,359</u>	<u>6,379,359</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 6,117,430</u>	<u>\$ 6,014,999</u>	<u>\$ (102,431)</u>

See notes to required supplementary information

Village of Germantown**Schedule of Proportionate Share of the Net Pension Liability (Asset) -**

Wisconsin Retirement System

Year Ended December 31, 2024

WRS Fiscal Year Ending	Proportion of the Net Pension Liability (Asset)	Proportionate Share of the Net Pension Liability (Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability (Asset) as a Percentage of Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
12/31/24	0.06990493 %	\$ 1,039,350	\$ 9,482,293	10.96 %	98.85 %
12/31/23	0.06778334 %	3,590,960	9,141,620	39.28 %	95.72 %
12/31/22	0.06355283 %	(5,281,697)	8,410,935	62.80 %	106.02 %
12/31/21	0.06375385 %	(3,980,241)	8,273,949	48.11 %	105.26 %
12/31/20	0.06104707 %	(1,968,436)	8,083,395	24.35 %	102.96 %
12/31/19	0.05861313 %	2,085,271	7,386,989	28.23 %	96.45 %
12/31/18	0.05745337 %	(1,705,858)	6,970,047	24.47 %	102.93 %
12/31/17	0.05815135 %	479,306	6,998,756	6.85 %	99.12 %
12/31/16	0.05959839 %	968,226	6,919,994	13.99 %	98.20 %
12/31/15	0.06091924 %	(1,496,343)	7,018,809	21.32 %	102.74 %

Schedule of Employer Contributions - Wisconsin Retirement System

Year Ended December 31, 2024

Village Fiscal Year Ending	Contractually Required Contributions	Contributions in Relation to the Contractually Required Contributions	Contribution Deficiency (Excess)	Covered Payroll	Contributions as a Percentage of Covered Payroll
12/31/24	\$ 965,624	\$ (965,624)	\$ -	\$ 11,259,486	8.58 %
12/31/23	800,182	(800,182)	-	9,485,148	8.44 %
12/31/22	718,838	(718,838)	-	9,157,347	7.85 %
12/31/21	669,795	(669,795)	-	8,411,759	7.96 %
12/31/20	653,360	(653,360)	-	8,277,783	7.89 %
12/31/19	670,516	(670,516)	-	8,083,395	8.29 %
12/31/18	609,915	(609,915)	-	7,386,990	8.26 %
12/31/17	577,241	(577,241)	-	6,970,048	8.28 %
12/31/16	550,442	(550,442)	-	6,992,283	7.87 %
12/31/15	554,307	(554,307)	-	6,919,432	8.01 %

See notes to required supplementary information

Village of Germantown

Notes to Required Supplementary Information
Year Ended December 31, 2024

Budgetary Information

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

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

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

Wisconsin Retirement System

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

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

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

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

Based on a three-year experience study conducted in 2018 covering January 1, 2015 through December 31, 2017, the ETF Board adopted assumption changes that were used to measure the total pension liability beginning with the year-ended December 31, 2018, including the following:

- Lowering the long-term expected rate of return from 7.2% to 7.0%
- Lowering the discount rate from 7.2% to 7.0%
- Lowering the wage inflation rate from 3.2% to 3.0%
- Lowering the price inflation rate from 2.7% to 2.5%
- Lowering the postretirement adjustments from 2.1% to 1.9%
- Mortality assumptions were changed to reflect updated trends by transitioning from the Wisconsin 2012 Mortality Table to the Wisconsin 2018 Mortality Table

SUPPLEMENTARY INFORMATION

DEBT SERVICE FUND

The Debt Service Fund is used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Debt Service Fund

Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Taxes	\$ 4,823,265	\$ 4,823,265	\$ -
Investment income	3,800	10,880	7,080
Total revenues	<u>4,827,065</u>	<u>4,834,145</u>	<u>7,080</u>
Expenditures			
Debt service:			
Principal	4,995,000	4,275,000	720,000
Interest and fiscal charges	3,169,012	2,582,293	586,719
Debt issuance costs	3,800	1,200	2,600
Total expenditures	<u>8,167,812</u>	<u>6,858,493</u>	<u>1,309,319</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(3,340,747)</u>	<u>(2,024,348)</u>	<u>1,316,399</u>
Other Financing Sources			
Premium on debt issued	-	202,255	202,255
Transfers in	<u>3,340,747</u>	<u>1,977,583</u>	<u>(1,363,164)</u>
Total other financing sources	<u>3,340,747</u>	<u>2,179,838</u>	<u>(1,160,909)</u>
Net change in fund balance	-	155,490	155,490
Fund Balance, Beginning	<u>286,160</u>	<u>286,160</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 286,160</u></u>	<u><u>\$ 441,650</u></u>	<u><u>\$ 155,490</u></u>

MAJOR CAPITAL PROJECTS FUNDS

General Capital Projects Fund - This fund accounts for the acquisition and construction of major capital facilities and equipment used in general Village operations. This fund does not include capital facilities and equipment used in the village's enterprise funds.

Tax Increment District No. 8 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development of a new industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
General Capital Projects
Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Intergovernmental	\$ -	\$ 64,000	\$ 64,000
Investment income	15,000	15,725	725
Miscellaneous	47,062	252,282	205,220
Total revenues	62,062	332,007	269,945
Expenditures			
Capital outlay	30,865,271	12,960,612	17,904,659
Debt service:			
Debt issuance costs	80,000	82,849	(2,849)
Total expenditures	30,945,271	13,043,461	17,901,810
Excess (deficiency) of revenues over (under) expenditures	(30,883,209)	(12,711,454)	18,171,755
Other Financing Sources (Uses)			
Premium on long-term debt	-	26,249	26,249
Issuance of general obligation notes	30,781,699	3,175,000	(27,606,699)
Transfers in	-	965,658	965,658
Transfers out	-	(2,968,591)	(2,968,591)
Total other financing sources (uses)	30,781,699	1,198,316	(29,583,383)
Net change in fund balance	(101,510)	(11,513,138)	(11,411,628)
Fund Balance, Beginning	9,698,866	9,698,866	-
Fund Balance (Deficit), Ending	<u>\$ 9,597,356</u>	<u>\$ (1,814,272)</u>	<u>\$ (11,411,628)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

TID No. 8 Capital Projects Fund

Year Ended December 31, 2024

	Original and Final Budget	Actual	Variance With Final Budget
Revenues			
Taxes	\$ 2,594,831	\$ 2,698,684	\$ 103,853
Intergovernmental	1,000,000	1,000,000	-
Investment income	-	6,135	6,135
Total revenues	<u>3,594,831</u>	<u>3,704,819</u>	<u>109,988</u>
Expenditures			
Current:			
Conservation and development	221,499	224,755	(3,256)
Capital outlay	2,519,748	691,072	1,828,676
Debt Service:			
Debt issuance costs	-	44,674	(44,674)
Total expenditures	<u>2,741,247</u>	<u>960,501</u>	<u>1,780,746</u>
Excess of revenues over expenditures	<u>853,584</u>	<u>2,744,318</u>	<u>1,890,734</u>
Other Financing Sources (Uses)			
General obligation debt issued	-	1,520,000	1,520,000
Premium on debt issued	-	91,808	91,808
Transfers out	(981,788)	(981,788)	-
Total other financing sources (uses)	<u>(981,788)</u>	<u>630,020</u>	<u>1,611,808</u>
Net change in fund balance	(128,204)	3,374,338	3,502,542
Fund Balance, Beginning (Deficit)	<u>(3,201,885)</u>	<u>(3,201,885)</u>	<u>-</u>
Fund Balance, Ending (Deficit)	<u>\$ (3,330,089)</u>	<u>\$ 172,453</u>	<u>\$ 3,502,542</u>

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

The special revenue fund is used to account for specific revenues that are restricted or committed to expenditures for particular purposes.

Police Impact Fee Fund - This fund accounts for assets used for the construction of police facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

Fire Impact Fee Fund - This fund accounts for assets used for the construction of fire facilities in the village. Revenues are primarily raised through an impact fee on new residential and commercial development.

Library Impact Fee Fund - This fund accounts for assets used for the construction of library facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

Park and Recreation Impact Fee Fund - This fund accounts for assets used for the construction of park and recreation facilities in the village. Revenues are primarily raised through an impact fee on new residential development.

Senior Van Replacement Fund - This fund accounts for assets to be used for eventual replacement of a van used by the village's Senior Center to provide transportation to senior citizens. Revenues are primarily raised from user fees collected from those using the service.

Police Asset Forfeiture Fund - This fund accounts for receipt and use of funds received from assets seized during drug related arrests.

Police Canine Fund - This fund accounts for Canine expense incurred with training and care of police canines.

Police Honor Guard Fund - This fund accounts for receipts and uses of funds to support events in which honor guards are present.

Historic Preservation Fund - This fund account for receipts and uses of funds in relation to the Historical Preservation program.

Library Fund - This fund accounts for receipt and use of funds received from library donations. Funds are used for furniture and equipment.

Recreation Facilities Fund - This fund accounts for the receipt and use of funds for the Park and Recreation Department program fees and donations. Funds are used to assist with the maintenance and improvement of any indoor or outdoor facility used by the Park and Recreation Department.

Fire Explorer Fund - This fund accounts for receipt and use of funds received from donations. Funds are used for services, equipment and supplies for the Fire Department Explorer Program.

Property Maintenance Fund - This fund account for receipts and uses of funds in relation to property maintenance.

ARPA Fund - This fund accounts for receipt and use of funds received from the American Rescue Plan Act passed by the federal government in 2021 to respond to COVID-19 public health emergency and negative economic impacts.

NONMAJOR GOVERNMENTAL FUNDS (Cont.)

CAPITAL PROJECTS FUNDS

Tax Increment District No. 6 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development of an industrial park. Financing will be provided primarily from general obligation note proceeds. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 7 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

Tax Increment District No. 9 - This fund accounts for the costs of land acquisition and infrastructure improvements related to development and expansion of an industrial park. Financing will be provided primarily from general obligation note proceeds and municipal revenue obligations. It is anticipated that costs will be recovered by future incremental property taxes.

Library Capital Projects Fund - This fund accounts for the acquisition and construction of major capital facilities and equipment used in library operations.

Village of Germantown

Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2024

	Special Revenue Funds				
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund	Senior Van Replacement Fund
Assets					
Cash and investments	\$ -	\$ -	\$ -	\$ -	\$ 40,631
Receivables:					
Taxes receivable	-	-	-	-	-
Accrued interest	-	-	-	-	139
Restricted assets:					
Cash and investments	162,507	176,480	83,735	220,193	-
Accrued interest receivable	598	396	173	1,699	-
Total assets	<u>\$ 163,105</u>	<u>\$ 176,876</u>	<u>\$ 83,908</u>	<u>\$ 221,892</u>	<u>\$ 40,770</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	-	-	-
Unearned revenues	-	-	-	-	-
Due to other funds	-	-	-	-	-
Advances from other funds	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Deferred Inflows of Resources					
Unearned revenues	-	-	-	-	-
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances (Deficit)					
Restricted	163,105	176,876	83,908	221,892	-
Committed	-	-	-	-	40,770
Unassigned (deficit)	-	-	-	-	-
Total fund balances (deficit)	<u>163,105</u>	<u>176,876</u>	<u>83,908</u>	<u>221,892</u>	<u>40,770</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 163,105</u>	<u>\$ 176,876</u>	<u>\$ 83,908</u>	<u>\$ 221,892</u>	<u>\$ 40,770</u>

Special Revenue Funds

Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preservation Fund	Library Fund	Recreation Facilities Fund	Fire Explorer Fund
\$ 1,593	\$ 6,794	\$ 13,711	\$ -	\$ 104,022	\$ 4,887	\$ 3,172
-	-	-	-	-	-	-
-	644	39	9	-	249	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>\$ 1,593</u>	<u>\$ 7,438</u>	<u>\$ 13,750</u>	<u>\$ 9</u>	<u>\$ 104,022</u>	<u>\$ 5,136</u>	<u>\$ 3,172</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 236
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	283	-	-	-
-	-	-	-	-	-	-
-	-	-	283	-	-	236
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	104,022	-	-
1,593	7,438	13,750	-	-	5,136	2,936
-	-	-	(274)	-	-	-
<u>1,593</u>	<u>7,438</u>	<u>13,750</u>	<u>(274)</u>	<u>104,022</u>	<u>5,136</u>	<u>2,936</u>
<u>\$ 1,593</u>	<u>\$ 7,438</u>	<u>\$ 13,750</u>	<u>\$ 9</u>	<u>\$ 104,022</u>	<u>\$ 5,136</u>	<u>\$ 3,172</u>

Village of Germantown

Combining Balance Sheet -
Nonmajor Governmental Funds
December 31, 2024

	Special Revenue Funds		Capital Projects Funds		
	ARPA Fund	Property Maintenance Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	TID No. 9 Capital Projects Fund
Assets					
Cash and investments	\$ 805,144	\$ -	\$ 631,341	\$ 72,473	\$ -
Receivables:					
Taxes receivable	-	-	785,404	666,398	354,883
Accrued interest	-	-	-	-	-
Restricted assets:					
Cash and investments	-	-	-	-	-
Accrued interest receivable	-	-	-	-	-
Total assets	<u>\$ 805,144</u>	<u>\$ -</u>	<u>\$ 1,416,745</u>	<u>\$ 738,871</u>	<u>\$ 354,883</u>
Liabilities, Deferred Inflows of Resources and Fund Balances					
Liabilities					
Accounts payable	\$ 68,413	\$ -	\$ 2,659	\$ 2,563	\$ 185,093
Accrued liabilities	-	-	292	1,259	2,368
Unearned revenues	736,731	-	-	-	-
Due to other funds	-	1,716	-	-	-
Advances from other funds	-	-	500,000	665,000	230,662
Total liabilities	<u>805,144</u>	<u>1,716</u>	<u>502,951</u>	<u>668,822</u>	<u>418,123</u>
Deferred Inflows of Resources					
Unearned revenues	-	-	785,404	666,398	354,883
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>785,404</u>	<u>666,398</u>	<u>354,883</u>
Fund Balances (Deficit)					
Restricted	-	-	128,390	-	-
Committed	-	-	-	-	-
Unassigned (deficit)	-	(1,716)	-	(596,349)	(418,123)
Total fund balances (deficit)	<u>-</u>	<u>(1,716)</u>	<u>128,390</u>	<u>(596,349)</u>	<u>(418,123)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 805,144</u>	<u>\$ -</u>	<u>\$ 1,416,745</u>	<u>\$ 738,871</u>	<u>\$ 354,883</u>

Capital Projects Funds		Total Nonmajor Governmental Funds
Library Capital Fund		
\$ 914,336	\$	2,598,104
-		1,806,685
-		1,080
-		642,915
-		2,866
<u>\$ 914,336</u>	<u>\$</u>	<u>5,051,650</u>

\$ -	\$	258,964
-		3,919
-		736,731
-		1,999
-		1,395,662
<u>-</u>		<u>2,397,275</u>

<u>-</u>	<u>1,806,685</u>
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<u>-</u>	<u>1,806,685</u>
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914,336	1,792,529
-	71,623
-	(1,016,462)
<u>-</u>	<u></u>

<u>914,336</u>	<u>847,690</u>
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<u>\$ 914,336</u>	<u>\$ 5,051,650</u>
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Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -
Nonmajor Governmental Funds
Year Ended December 31, 2024

	Special Revenue Funds				
	Police Impact Fee Fund	Fire Impact Fee Fund	Library Impact Fee Fund	Park and Recreation Impact Fee Fund	Senior Van Replacement Fund
Revenues					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Intergovernmental	-	-	-	-	-
Public charges for services	17,328	33,633	9,554	25,024	1,671
Investment income	2,878	-	1,229	3,886	-
Miscellaneous	-	-	-	-	-
Total revenues	<u>20,206</u>	<u>33,633</u>	<u>10,783</u>	<u>28,910</u>	<u>1,671</u>
Expenditures					
Current:					
General government	28,372	22,540	-	38,276	-
Public safety	-	-	-	-	-
Public works	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	-	-	-	-	-
Capital outlay	-	-	-	-	-
Debt service	-	-	-	-	-
Total expenditures	<u>28,372</u>	<u>22,540</u>	<u>-</u>	<u>38,276</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	<u>(8,166)</u>	<u>11,093</u>	<u>10,783</u>	<u>(9,366)</u>	<u>1,671</u>
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(8,166)</u>	<u>11,093</u>	<u>10,783</u>	<u>(9,366)</u>	<u>1,671</u>
Fund Balances (Deficit), Beginning	<u>171,271</u>	<u>165,783</u>	<u>73,125</u>	<u>231,258</u>	<u>39,099</u>
Fund Balances (Deficit), Ending	<u>\$ 163,105</u>	<u>\$ 176,876</u>	<u>\$ 83,908</u>	<u>\$ 221,892</u>	<u>\$ 40,770</u>

Special Revenue Funds

Police Asset Forfeiture Fund	Police Canine Fund	Police Honor Guard	Historic Preservation Fund	Library Fund	Recreation Facilities Fund	Fire Explorer Fund
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-
-	-	-	-	-	22,305	-
-	-	-	-	-	-	2,914
-	7,016	9,175	-	50,145	-	828
-	7,016	9,175	-	50,145	22,305	3,742
-	-	-	-	-	-	-
-	551	1,400	-	-	-	2,705
-	-	-	-	-	-	-
-	-	-	118	57,883	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	551	1,400	118	57,883	-	2,705
-	-	-	-	-	-	-
-	6,465	7,775	(118)	(7,738)	22,305	1,037
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	6,465	7,775	(118)	(7,738)	22,305	1,037
1,593	973	5,975	(156)	111,760	(17,169)	1,899
<u>\$ 1,593</u>	<u>\$ 7,438</u>	<u>\$ 13,750</u>	<u>\$ (274)</u>	<u>\$ 104,022</u>	<u>\$ 5,136</u>	<u>\$ 2,936</u>

Village of Germantown

Combining Statement of Revenues, Expenditures and Changes in Fund Balances -
Nonmajor Governmental Funds
Year Ended December 31, 2024

	Special Revenue Funds		Capital Project Funds		
	ARPA Fund	Property Maintenance Fund	TID No. 6 Capital Projects Fund	TID No. 7 Capital Projects Fund	TID No. 9 Capital Projects Fund
Revenues					
Taxes	\$ -	\$ -	\$ 621,408	\$ 353,598	\$ -
Intergovernmental	603,474	-	-	-	-
Public charges for services	-	2,569	-	-	-
Investment income	-	-	1,299	2,919	-
Miscellaneous	-	-	-	-	-
Total revenues	<u>603,474</u>	<u>2,569</u>	<u>622,707</u>	<u>356,517</u>	<u>-</u>
Expenditures					
Current:					
General government	99,052	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	4,285	-	-	-
Culture and recreation	-	-	-	-	-
Conservation and development	35,942	-	276,105	725,234	197,943
Capital outlay	468,480	-	-	-	1,208,669
Debt service	-	-	18,775	24,069	-
Total expenditures	<u>603,474</u>	<u>4,285</u>	<u>294,880</u>	<u>749,303</u>	<u>1,406,612</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>(1,716)</u>	<u>327,827</u>	<u>(392,786)</u>	<u>(1,406,612)</u>
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	2,083,715
Transfers out	-	-	(479,513)	(292,207)	(256,574)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>(479,513)</u>	<u>(292,207)</u>	<u>1,827,141</u>
Net change in fund balances	-	(1,716)	(151,686)	(684,993)	420,529
Fund Balances (Deficit), Beginning	<u>-</u>	<u>-</u>	<u>280,076</u>	<u>88,644</u>	<u>(838,652)</u>
Fund Balances (Deficit), Ending	<u>\$ -</u>	<u>\$ (1,716)</u>	<u>\$ 128,390</u>	<u>\$ (596,349)</u>	<u>\$ (418,123)</u>

Capital Project Funds		Total Nonmajor Governmental Funds
Library Capital Fund		
\$ -	\$	975,006
23,294		626,768
-		112,084
7,517		22,642
-		67,164
<u>30,811</u>		<u>1,803,664</u>
-		188,240
-		4,656
-		4,285
-		58,001
-		1,235,224
1,351		1,678,500
-		42,844
<u>1,351</u>		<u>3,211,750</u>
<u>29,460</u>		<u>(1,408,086)</u>
884,876		2,968,591
-		(1,028,294)
<u>884,876</u>		<u>1,940,297</u>
914,336		532,211
-		315,479
<u>\$ 914,336</u>	<u>\$</u>	<u>847,690</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Impact Fee Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Public charges for services	\$ -	\$ 17,328	\$ 17,328
Investment income	<u>-</u>	<u>2,878</u>	<u>2,878</u>
Total revenues	<u>-</u>	<u>20,206</u>	<u>20,206</u>
Expenditures			
Current:			
General government	<u>-</u>	<u>28,372</u>	<u>(28,372)</u>
Net change in fund balance	-	(8,166)	(8,166)
Fund Balance, Beginning	<u>171,271</u>	<u>171,271</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 171,271</u>	<u>\$ 163,105</u>	<u>\$ (8,166)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Fire Impact Fee Fund

Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Fire protection fees	\$ -	\$ 33,633	\$ 33,633
Total revenues	-	33,633	33,633
Expenditures			
Current:			
General government	-	22,540	(22,540)
Net change in fund balance	-	11,093	11,093
Fund Balance, Beginning	165,783	165,783	-
Fund Balance, Ending	<u>\$ 165,783</u>	<u>\$ 176,876</u>	<u>\$ 11,093</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Library Impact Fee Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Public charges for services	\$ -	\$ 9,554	\$ 9,554
Investment income	<u>-</u>	<u>1,229</u>	<u>1,229</u>
Total revenues	<u>-</u>	<u>10,783</u>	<u>10,783</u>
Net change in fund balance	-	10,783	10,783
Fund Balance, Beginning	<u>73,125</u>	<u>73,125</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 73,125</u></u>	<u><u>\$ 83,908</u></u>	<u><u>\$ 10,783</u></u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Park and Recreation Impact Fee Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Public charges for services	\$ -	\$ 25,024	\$ 25,024
Investment income	-	3,886	3,886
Total revenues	-	28,910	28,910
Expenditures			
Current:			
General government	-	38,276	(38,276)
Net change in fund balance	-	(9,366)	(9,366)
Fund Balance, Beginning	<u>231,258</u>	<u>231,258</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 231,258</u>	<u>\$ 221,892</u>	<u>\$ (9,366)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Senior Van Replacement Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Public charges for services	\$ 2,500	\$ 1,671	\$ (829)
Investment income	<u>200</u>	<u>-</u>	<u>(200)</u>
Total revenues	<u>2,700</u>	<u>1,671</u>	<u>(1,029)</u>
Net change in fund balance	2,700	1,671	(1,029)
Fund Balance, Beginning	<u>39,099</u>	<u>39,099</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 41,799</u></u>	<u><u>\$ 40,770</u></u>	<u><u>\$ (1,029)</u></u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Asset Forfeiture Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Total revenues	\$ -	\$ -	\$ -
Net change in fund balance	-	-	-
Fund Balance, Beginning	<u>1,593</u>	<u>1,593</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 1,593</u>	<u>\$ 1,593</u>	<u>\$ -</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Canine Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous	\$ -	\$ 7,016	\$ 7,016
Total revenues	-	7,016	7,016
Expenditures			
Current:			
Public safety	-	551	(551)
Total expenditures	-	551	(551)
Net change in fund balance	-	6,465	6,465
Fund Balance, Beginning	973	973	-
Fund Balance, Ending	<u>\$ 973</u>	<u>\$ 7,438</u>	<u>\$ 6,465</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Police Honor Guard Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous	\$ -	\$ 9,175	\$ 9,175
Total revenues	-	9,175	9,175
Expenditures			
Current:			
Public safety	-	1,400	(1,400)
Total expenditures	-	1,400	(1,400)
Net change in fund balance	-	7,775	7,775
Fund Balance, Beginning	<u>5,975</u>	<u>5,975</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 5,975</u>	<u>\$ 13,750</u>	<u>\$ 7,775</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Historic Preservation Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Investment income	\$ 5	\$ -	\$ (5)
Miscellaneous	<u>700</u>	<u>-</u>	<u>(700)</u>
Total revenues	<u>705</u>	<u>-</u>	<u>(705)</u>
Expenditures			
Current:			
Culture and recreation	<u>696</u>	<u>118</u>	<u>578</u>
Net change in fund balance	9	(118)	(127)
Fund Balance, Beginning (Deficit)	<u>(156)</u>	<u>(156)</u>	<u>-</u>
Fund Balance, Ending (Deficit)	<u><u>\$ (147)</u></u>	<u><u>\$ (274)</u></u>	<u><u>\$ (127)</u></u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

Library Fund

Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous	\$ -	\$ 50,145	\$ 50,145
Total revenues	-	50,145	50,145
Expenditures			
Current:			
Culture and recreation	-	57,883	(57,883)
Total expenditures	-	57,883	(57,883)
Net change in fund balance	-	(7,738)	(7,738)
Fund Balance, Beginning	111,760	111,760	-
Fund Balance, Ending	<u>\$ 111,760</u>	<u>\$ 104,022</u>	<u>\$ (7,738)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Recreation Facilities Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Public charges for services	\$ 29,000	\$ 22,305	\$ (6,695)
Total revenues	<u>29,000</u>	<u>22,305</u>	<u>(6,695)</u>
Expenditures			
Current:			
Culture and recreation	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Total expenditures	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Net change in fund balance	9,000	22,305	13,305
Fund Balance, Beginning (Deficit)	<u>(17,169)</u>	<u>(17,169)</u>	<u>-</u>
Fund Balance, Ending (Deficit)	<u><u>\$ (8,169)</u></u>	<u><u>\$ 5,136</u></u>	<u><u>\$ 13,305</u></u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Fire Explorer Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Miscellaneous	\$ -	\$ 828	\$ 828
Investment income	-	2,914	2,914
Total revenues	-	3,742	3,742
Expenditures			
Current:			
Public safety	-	2,705	(2,705)
Total expenditures	-	2,705	(2,705)
Net change in fund balance	-	1,037	1,037
Fund Balance, Beginning	1,899	1,899	-
Fund Balance, Ending	<u>\$ 1,899</u>	<u>\$ 2,936</u>	<u>\$ 1,037</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
Property Maintenance Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Public charges for services	\$ -	\$ 2,569	\$ 2,569
Total revenues	-	2,569	2,569
Expenditures			
Current:			
Public works	-	4,285	(4,285)
Total expenditures	-	4,285	(4,285)
Net change in fund balance	-	(1,716)	(1,716)
Fund Balance, Beginning	-	-	-
Fund Balance, Ending	<u>\$ -</u>	<u>\$ (1,716)</u>	<u>\$ (1,716)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -

ARPA Fund

Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Intergovernmental	\$ -	\$ 603,474	\$ 603,474
Total revenues	<u>-</u>	<u>603,474</u>	<u>603,474</u>
Expenditures			
Current:			
General government	-	99,052	(99,052)
Public works	4,858	-	4,858
Conservation and development	50,000	35,942	14,058
Capital outlay	<u>1,286,291</u>	<u>468,480</u>	<u>817,811</u>
Total expenditures	<u>1,341,149</u>	<u>603,474</u>	<u>737,675</u>
Net change in fund balance	(1,341,149)	-	1,341,149
Fund Balance, Beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance (Deficit), Ending	<u>\$ (1,341,149)</u>	<u>\$ -</u>	<u>\$ 1,341,149</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 6 Capital Projects Funds
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Taxes	\$ 550,000	\$ 621,408	\$ 71,408
Investment income	<u>-</u>	<u>1,299</u>	<u>1,299</u>
Total revenues	<u>550,000</u>	<u>622,707</u>	<u>72,707</u>
Expenditures			
Current:			
Conservation and development	17,375	276,105	(258,730)
Debt service:			
Interest on advances	<u>-</u>	<u>18,775</u>	<u>(18,775)</u>
Total expenditures	<u>17,375</u>	<u>294,880</u>	<u>(277,505)</u>
Excess of revenues over expenditures	<u>532,625</u>	<u>327,827</u>	<u>(204,798)</u>
Other Financing Uses			
Transfers out	<u>(528,288)</u>	<u>(479,513)</u>	<u>48,775</u>
Total other financing uses	<u>(528,288)</u>	<u>(479,513)</u>	<u>48,775</u>
Net change in fund balance	4,337	(151,686)	(156,023)
Fund Balance, Beginning	<u>280,076</u>	<u>280,076</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 284,413</u>	<u>\$ 128,390</u>	<u>\$ (156,023)</u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 7 Capital Projects Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Taxes	\$ 370,000	\$ 353,598	\$ (16,402)
Investment income	<u>-</u>	<u>2,919</u>	<u>2,919</u>
Total revenues	<u>370,000</u>	<u>356,517</u>	<u>(13,483)</u>
Expenditures			
Current:			
Conservation and development	55,015	725,234	(670,219)
Capital outlay	700,000	-	700,000
Debt service:			
Interest on advances	<u>-</u>	<u>24,069</u>	<u>(24,069)</u>
Total expenditures	<u>755,015</u>	<u>749,303</u>	<u>5,712</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(385,015)</u>	<u>(392,786)</u>	<u>(7,771)</u>
Other Financing Sources (Uses)			
Transfers out	<u>(316,277)</u>	<u>(292,207)</u>	<u>24,070</u>
Total other financing sources (uses)	<u>(316,277)</u>	<u>(292,207)</u>	<u>24,070</u>
Net change in fund balance	(701,292)	(684,993)	16,299
Fund Balance, Beginning	<u>88,644</u>	<u>88,644</u>	<u>-</u>
Fund Balance (Deficit), Ending	<u><u>\$ (612,648)</u></u>	<u><u>\$ (596,349)</u></u>	<u><u>\$ 16,299</u></u>

Village of Germantown

Detailed Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual -
TID No. 9 Capital Projects Fund
Year Ended December 31, 2024

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues			
Total revenues	\$ -	\$ -	\$ -
Expenditures			
Current:			
Conservation and development	945,788	197,943	747,845
Capital outlay	<u>3,064,985</u>	<u>1,208,669</u>	<u>1,856,316</u>
Total expenditures	<u>4,010,773</u>	<u>1,406,612</u>	<u>2,604,161</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(4,010,773)</u>	<u>(1,406,612)</u>	<u>2,604,161</u>
Other Financing Sources (Uses)			
Transfers in	-	2,083,715	2,083,715
Transfers out	<u>(279,912)</u>	<u>(256,574)</u>	<u>23,338</u>
Total other financing sources (uses)	<u>(279,912)</u>	<u>1,827,141</u>	<u>2,107,053</u>
Net change in fund balance	(4,290,685)	420,529	4,711,214
Fund Balance (Deficit), Beginning	<u>(838,652)</u>	<u>(838,652)</u>	-
Fund Balance (Deficit), Ending	<u>\$ (5,129,337)</u>	<u>\$ (418,123)</u>	<u>\$ 4,711,214</u>

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the village, on a cost reimbursement basis.

Health Insurance Fund - This fund accounts for operations of the village's self-funded health insurance plan.

Dental Insurance Fund - This fund accounts for operations of the village's self-funded dental insurance plan.

Village of Germantown

Combining Statement of Net Position -
Internal Service Funds
December 31, 2024

	Health Insurance Fund	Dental Insurance Fund	Total
Assets			
Current assets:			
Cash and investments	\$ 1,175,736	\$ 87,049	\$ 1,262,785
Receivables:			
Accounts	82,946	-	82,946
Interest	<u>3,912</u>	<u>-</u>	<u>3,912</u>
Total assets	<u>1,262,594</u>	<u>87,049</u>	<u>1,349,643</u>
Liabilities			
Current liabilities:			
Accounts payable	<u>41,029</u>	<u>5,598</u>	<u>46,627</u>
Total current liabilities	<u>41,029</u>	<u>5,598</u>	<u>46,627</u>
Total liabilities	<u>41,029</u>	<u>5,598</u>	<u>46,627</u>
Net Position			
Unrestricted	<u>1,221,565</u>	<u>81,451</u>	<u>1,303,016</u>
Total net position	<u>\$ 1,221,565</u>	<u>\$ 81,451</u>	<u>\$ 1,303,016</u>

Village of Germantown

Combining Statement of Revenues, Expenses and Changes in Fund Net Position -
Internal Service Funds
Year Ended December 31, 2024

	Health Insurance Fund	Dental Insurance Fund	Total
Operating Revenues			
Premiums	\$ 2,583,420	\$ 101,583	\$ 2,685,003
Total operating revenues	<u>2,583,420</u>	<u>101,583</u>	<u>2,685,003</u>
Operating Expenses			
General government	<u>2,120,751</u>	<u>103,396</u>	<u>2,224,147</u>
Total operating expenses	<u>2,120,751</u>	<u>103,396</u>	<u>2,224,147</u>
Operating income (loss)	<u>462,669</u>	<u>(1,813)</u>	<u>460,856</u>
Nonoperating Revenues			
Investment income	<u>33</u>	<u>8</u>	<u>41</u>
Total nonoperating revenues	<u>33</u>	<u>8</u>	<u>41</u>
Change in net position	462,702	(1,805)	460,897
Net Position, Beginning	<u>758,863</u>	<u>83,256</u>	<u>842,119</u>
Net Position, Ending	<u>\$ 1,221,565</u>	<u>\$ 81,451</u>	<u>\$ 1,303,016</u>

Village of Germantown

Combining Statement of Cash Flows

Internal Service Funds

Year Ended December 31, 2024

	Health Insurance Fund	Dental Insurance Fund	Total
Cash Flows From Operating Activities			
Received from other funds	\$ 2,507,158	\$ 101,904	\$ 2,609,062
Paid to suppliers for goods and services	<u>(2,119,944)</u>	<u>(101,995)</u>	<u>(2,221,939)</u>
Net cash flows from operating activities	<u>387,214</u>	<u>(91)</u>	<u>387,123</u>
Cash Flows From Investing Activities			
Investment income	<u>33</u>	<u>8</u>	<u>41</u>
Net cash flows from investing activities	<u>33</u>	<u>8</u>	<u>41</u>
Net change in cash and cash equivalents	387,247	(83)	387,164
Cash and Cash Equivalents, Beginning	<u>788,489</u>	<u>87,132</u>	<u>875,621</u>
Cash and Cash Equivalents, Ending	<u><u>\$ 1,175,736</u></u>	<u><u>\$ 87,049</u></u>	<u><u>\$ 1,262,785</u></u>
Reconciliation of Operating Income (Loss) to Net Cash Flows From Operating Activities			
Operating income (loss)	\$ 462,669	\$ (1,813)	\$ 460,856
Changes in assets and liabilities:			
Accounts receivable	(76,262)	317	(75,945)
Accounts payable	<u>807</u>	<u>1,405</u>	<u>2,212</u>
Net cash flows from operating activities	<u><u>\$ 387,214</u></u>	<u><u>\$ (91)</u></u>	<u><u>\$ 387,123</u></u>
Noncash Capital and Related Financing Activities			
None			

STATISTICAL SECTION

Statistical Section

This part of the Village of Germantown's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Village's overall financial health.

FINANCIAL TRENDS – Tables 1-4

These schedules contain trend information to help the reader understand how the Village's financial performance and well-being have changed over time.

- Schedule 1 – Statement of Net Position by Component
- Schedule 2 – Changes in Net Position
- Schedule 3 – Fund Balances, Governmental Funds
- Schedule 4 – Changes in Fund Balances, Total Governmental Funds

REVENUE CAPACITY – Tables 5 - 13

These schedules contain information to help the reader assess the village's most significant local revenue source, the property tax, as well as other significant revenue sources which include the Water and Wastewater utilities.

- Schedule 5 – Assessed Value and Estimated Actual Value of Taxable Property
- Schedule 6a – Direct and Overlapping Property Tax Rates
- Schedule 6b – Full Value Rates for Property Taxes
- Schedule 7 – Principal Property Tax Payers, Current and Nine Years Ago
- Schedule 8 – Property Tax Levies and Collections
- Schedule 9 – Water and Sewer Utility – Customer Count
- Schedule 10 – Water Utility Customer Summary
- Schedule 11 – Water Utility Customer Rates
- Schedule 12 – Sewer Utility Customer Summary
- Schedule 13 – Sewer Utility Customer Rates

DEBT CAPACITY – TABLES 14 - 18

These schedules present information to help the reader assess the affordability of the Village's current levels of outstanding debt and its ability to issue additional debt in the future

- Schedule 14 – Ratio of Outstanding Debt
- Schedule 15 – Ratio of General Bonded Debt Outstanding
- Schedule 16 – Direct and Overlapping Governmental Activities - Debt
- Schedule 17 – Legal Debt Margin
- Schedule 18 – Pledged, Revenue Coverage, Water Utility

DEMOGRAPHIC AND ECONOMIC INFORMATION – TABLES 19 - 20

These schedules offer demographic and economic indicators to help the reader understand the environment within which the Village's financial activity takes place.

- Schedule 19 – Demographic and Economic Indicators
- Schedule 20 – Principal Employers

OPERATING INFORMATION – TABLES 21 - 24

These schedules contain service and infrastructure data to help the reader understand how the information in the village's financial report relates to the services the Village provides and the activities it performs.

- Schedule 21 – Full-time Equivalent Village Governmental Employees by Function/Program
- Schedule 22 – Operating Indicators by Function/Program
- Schedule 23 – Capital Asset Statistics
- Schedule 24 - Building Permits

Village of Germantown, Wisconsin
Statement of Net Position by Component
(Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 1

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental activities										
Net Investment in Capital Assets	\$ 59,461,387	\$ 60,795,354	\$ 61,320,322	\$ 63,517,774	\$ 50,214,659	\$ 51,110,687	\$ 48,328,444	\$ 48,158,074	\$ 54,787,995	\$ 57,300,653
Restricted	10,350,597	3,583,936	3,769,624	7,099,431	8,427,395	8,078,617	6,359,103	7,624,322	1,121,917	1,664,139
Unrestricted (deficit)	(1,627,476)	832,027	1,140,960	(3,409,299)	(956,878)	(569,318)	3,089,333	3,269,026	3,391,602	(1,656,367)
Total governmental activities net position	\$ 68,184,508	\$ 65,211,317	\$ 66,230,906	\$ 67,207,906	\$ 57,685,176	\$ 58,619,986	\$ 57,776,880	\$ 59,051,422	\$ 59,301,514	\$ 57,308,425
Business-type activities										
Net Investment in Capital Assets	\$ 57,037,753	\$ 61,295,788	\$ 62,989,153	\$ 65,361,924	\$ 78,049,973	\$ 81,489,275	\$ 83,171,587	\$ 88,124,204	\$ 90,971,002	\$ 94,289,282
Restricted	835,537	645,764	743,773	995,012	843,130	1,039,625	1,239,803	1,791,396	1,566,295	1,628,095
Unrestricted	10,311,120	9,064,837	10,106,271	10,476,978	6,960,330	8,440,543	7,541,666	5,891,376	5,941,688	6,240,315
Total business-type activities net position	\$ 68,184,410	\$ 71,006,389	\$ 73,839,197	\$ 76,833,914	\$ 85,853,433	\$ 90,969,443	\$ 91,953,056	\$ 95,806,976	\$ 98,478,985	\$ 102,157,692
Primary Government										
Net Investment in Capital Assets	\$ 116,250,142	\$ 120,306,059	\$ 122,530,058	\$ 127,106,149	\$ 117,112,540	\$ 121,288,574	\$ 119,899,852	\$ 125,014,112	\$ 134,886,983	\$ 137,333,850
Restricted	11,186,134	4,229,700	4,513,397	8,094,443	9,270,525	9,108,876	7,598,906	9,415,718	2,688,212	3,292,234
Unrestricted	8,932,642	11,681,947	13,026,648	8,841,228	17,155,544	19,191,979	22,231,178	20,428,568	20,205,304	18,840,033
Total primary government net position	\$ 136,368,918	\$ 136,217,706	\$ 140,070,103	\$ 144,041,820	\$ 143,538,609	\$ 149,589,429	\$ 149,729,936	\$ 154,858,398	\$ 157,780,499	\$ 159,466,117

Village of Germantown, Wisconsin

*Changes in Net Position
(Accrual Basis of Accounting)
Last Ten Fiscal Years*

Table 2

Expenses	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Governmental activities										
General government	\$ 1,770,668	\$ 1,918,870	\$ 1,938,952	\$ 2,256,248	\$ 2,346,685	\$ 2,274,859	\$ 2,248,710	\$ 3,112,666	\$ 2,485,859	\$ 3,160,069
Public safety	7,186,673	7,481,578	7,676,429	7,533,662	8,726,125	9,000,638	8,780,094	9,309,120	11,435,535	10,982,074
Public works	5,421,794	7,675,764	6,116,561	6,666,616	6,272,516	6,594,467	6,764,199	6,105,881	7,472,877	9,074,268
Culture and recreation	2,822,020	2,848,306	3,026,746	2,771,168	3,449,790	2,785,669	3,196,023	3,786,339	4,024,338	3,898,250
Conservation and development	365,437	2,530,367	857,765	866,765	3,512,552	397,732	846,510	3,236,532	1,299,870	698,071
Interest & Fiscal charges	894,302	686,590	616,440	738,532	1,259,148	1,174,644	1,117,353	1,941,603	2,467,921	2,549,526
Total governmental activities expense	\$ 18,460,894	\$ 23,141,475	\$ 20,232,893	\$ 20,832,991	\$ 25,566,816	\$ 22,228,009	\$ 22,952,889	\$ 27,492,141	\$ 29,186,400	\$ 30,362,258
Business-type activities										
Water	\$ 1,939,864	\$ 1,966,798	\$ 2,038,214	\$ 2,458,849	\$ 2,489,113	\$ 2,799,258	\$ 3,015,449	\$ 2,963,851	\$ 3,529,576	\$ 4,034,181
Sewer	6,026,848	6,306,500	6,357,603	6,375,078	6,662,354	6,731,541	7,254,399	6,950,114	8,663,680	8,998,771
Total business-type activities expenses	\$ 7,966,712	\$ 8,273,298	\$ 8,395,817	\$ 8,833,927	\$ 9,151,467	\$ 9,530,799	\$ 10,269,848	\$ 9,913,965	\$ 12,193,256	\$ 13,032,952
Total primary government expenses	\$ 26,427,606	\$ 31,414,773	\$ 28,628,710	\$ 29,666,918	\$ 34,718,283	\$ 31,758,808	\$ 33,222,737	\$ 37,406,106	\$ 41,379,656	\$ 43,395,210
Program Revenues										
Governmental activities										
Charges for Services										
General government	\$ 320,634	\$ 311,203	\$ 311,761	\$ 315,859	\$ 325,465	\$ 346,151	\$ 368,246	\$ 460,997	\$ 489,812	\$ 600,577
Public safety	1,099,257	965,276	1,275,353	1,397,782	1,315,857	1,187,869	1,658,552	1,721,568	1,973,432	1,793,205
Public works	223,462	149,461	252,721	200,438	297,828	188,832	300,450	418,564	281,047	234,166
Culture and recreation	1,086,100	1,112,829	1,142,084	1,192,086	1,154,392	575,135	897,056	1,062,539	1,282,634	1,375,479
Conservation and development	15,662	10,380	18,511	15,495	36,055	21,826	40,480	26,748	-	-
Operating grants and contributions	1,519,883	1,457,476	1,576,491	1,699,437	1,702,665	2,161,563	1,937,524	2,444,297	1,888,029	2,332,790
Capital grants and contributions	227,012	483,058	576,089	191,928	2,337,668	3,587,224	234,853	3,919,499	377,664	1,815,372
Total governmental activities program revenues	\$ 4,492,010	\$ 4,489,683	\$ 5,153,010	\$ 5,013,025	\$ 7,169,930	\$ 8,068,600	\$ 5,437,161	\$ 10,054,212	\$ 6,292,618	\$ 8,151,589
Business-type activities										
Charges for services:										
Water and Sewer	\$ 9,368,757	\$ 9,267,041	\$ 9,047,483	\$ 9,022,428	\$ 9,137,423	\$ 9,325,282	\$ 9,448,863	\$ 10,607,319	\$ 11,147,218	\$ 11,102,846
Operating Grants and contributions	-	-	-	-	-	-	-	-	1,045,111	458,929
Capital Grants and contributions	349,330	2,288,166	2,622,069	3,176,798	334,058	4,653,886	873,505	3,928,456	2,679,996	1,227,896
Total business-type activities program revenues	\$ 9,718,087	\$ 11,555,207	\$ 11,669,552	\$ 12,199,226	\$ 9,471,481	\$ 13,979,168	\$ 10,322,368	\$ 14,535,775	\$ 13,827,214	\$ 12,330,742
Total primary government program revenues	\$ 14,210,097	\$ 16,044,890	\$ 16,822,562	\$ 17,212,251	\$ 16,641,411	\$ 22,047,768	\$ 15,759,529	\$ 24,589,987	\$ 20,119,832	\$ 20,482,331
Net (Expense) Revenue										
Governmental Activities	\$ (13,968,884)	\$ (18,651,792)	\$ (15,079,883)	\$ (15,819,966)	\$ (18,396,886)	\$ (14,159,409)	\$ (17,515,728)	\$ (17,437,929)	\$ (22,893,782)	\$ (22,210,669)
Business-type Activities	1,751,375	3,281,909	3,273,735	3,365,299	320,014	4,448,369	52,520	4,621,810	2,679,069	(243,281)
Total Primary government net expense	\$ (12,217,509)	\$ (15,369,883)	\$ (11,806,148)	\$ (12,454,667)	\$ (18,076,872)	\$ (9,711,040)	\$ (17,463,208)	\$ (12,816,119)	\$ (20,214,713)	\$ (22,453,950)
General Revenues and Other Changes in Net Position										
Governmental Activities:										
Property Taxes	\$ 12,825,330	\$ 13,658,505	\$ 14,068,807	\$ 14,350,784	\$ 14,788,438	\$ 13,594,521	\$ 16,209,160	\$ 16,576,441	\$ 18,950,799	\$ 20,143,410
Intergovernmental revenues	993,240	1,033,149	1,048,796	1,038,481	1,140,617	1,131,771	1,237,514	1,220,875	1,190,076	1,958,178
Investment income (loss)	123,261	120,496	140,275	349,865	661,932	274,353	(41,725)	(26,902)	2,021,384	977,947
Other	568,135	352,951	289,740	475,217	712,568	610,932	141,918	315,747	359,142	569,515
Transfers	528,153	513,500	551,854	582,619	(8,429,399)	(517,358)	(874,245)	626,310	622,473	(3,431,470)
Total General Revenues Government Activities	\$ 15,038,119	\$ 15,678,601	\$ 16,099,472	\$ 16,796,966	\$ 8,874,156	\$ 15,094,219	\$ 16,672,622	\$ 18,712,471	\$ 23,143,874	\$ 20,217,580
Business-type Activities:										
Investment Income (Loss)	\$ 45,226	\$ 53,570	\$ 72,534	\$ 141,804	\$ 253,039	\$ 147,379	\$ 28,769	\$ (213,829)	\$ 584,266	\$ 471,003
Other	-	-	38,333	70,233	17,067	2,904	28,069	72,249	31,147	19,515
Transfers	(528,153)	(513,500)	(551,854)	(582,619)	8,429,399	517,358	874,245	(626,310)	(622,473)	3,431,470
Total General Revenues Business-type Activities	\$ (482,927)	\$ (459,930)	\$ (440,987)	\$ (370,582)	\$ 8,699,505	\$ 667,641	\$ 931,083	\$ (767,890)	\$ (7,060)	\$ 3,921,988
Total Primary Government	\$ 14,555,192	\$ 15,218,671	\$ 15,658,485	\$ 16,426,384	\$ 17,573,661	\$ 15,761,860	\$ 17,603,705	\$ 17,944,581	\$ 23,136,814	\$ 24,139,568
Change in Net Position										
Governmental Activities	\$ 1,069,235	\$ (2,973,191)	\$ 1,019,589	\$ 977,000	\$ (9,522,730)	\$ 934,810	\$ (843,106)	\$ 1,274,542	\$ 250,092	\$ (1,993,089)
Business-type Activities	1,268,448	2,821,979	2,832,748	2,994,717	9,019,519	5,116,010	983,603	3,853,920	2,672,009	3,678,707
Total Primary Government	\$ 2,337,683	\$ (151,212)	\$ 3,852,337	\$ 3,971,717	\$ (503,211)	\$ 6,050,820	\$ 140,497	\$ 5,128,462	\$ 2,922,101	\$ 1,685,618

Village of Germantown, Wisconsin
Fund Balances, Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 3

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Fund										
Nonspendable	\$ 2,248	\$ 16,035	\$ 15,094	\$ 892	\$ 6,350	\$ 4,063	\$ 274,842	\$ 78,175	\$ 277,234	\$ 96,109
Assigned - payment in lieu of taxes	528,153	513,500	551,794	582,619	615,086	675,875	640,452	626,310	622,473	650,242
Assigned - subsequent budget	-	-	-	-	-	-	107,000	-	255,000	-
Assigned - carryovers	471,661	332,882	410,381	1,006,787	1,041,618	-	217,200	-	-	-
Assigned - tourism	-	-	-	-	-	-	46,798	137,769	148,376	155,427
Unassigned	<u>3,926,381</u>	<u>4,454,981</u>	<u>5,175,649</u>	<u>5,902,819</u>	<u>6,764,197</u>	<u>7,985,393</u>	<u>7,435,017</u>	<u>6,772,839</u>	<u>5,076,276</u>	<u>5,113,221</u>
Total general fund	<u>\$ 4,928,443</u>	<u>\$ 5,317,398</u>	<u>\$ 6,152,918</u>	<u>\$ 7,493,117</u>	<u>\$ 8,427,251</u>	<u>\$ 8,665,331</u>	<u>\$ 8,721,309</u>	<u>\$ 7,615,093</u>	<u>\$ 6,379,359</u>	<u>\$ 6,014,999</u>
All Other Governmental Funds										
Nonspendable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,453,151	\$ -
Restricted	9,331,635	4,295,658	5,099,024	7,639,463	9,563,937	8,417,392	4,109,136	29,167,182	4,428,840	3,558,528
Committed	185,008	202,586	240,085	236,930	246,867	164,467	160,249	53,695	49,539	71,623
Assigned	1,863,541	1,558,510	1,103,233	1,204,633	2,024,961	2,572,186	2,184,371	5,604,543	3,224,952	-
Unassigned (Deficit)	<u>-</u>	<u>-</u>	<u>(21,313)</u>	<u>(2,247,931)</u>	<u>-</u>	<u>-</u>	<u>(89,376)</u>	<u>(773,000)</u>	<u>(4,057,862)</u>	<u>(3,982,630)</u>
Total all other governmental funds	<u>\$ 11,380,184</u>	<u>\$ 6,056,754</u>	<u>\$ 6,421,029</u>	<u>\$ 6,833,095</u>	<u>\$ 11,835,765</u>	<u>\$ 11,154,045</u>	<u>\$ 6,364,380</u>	<u>\$ 34,052,420</u>	<u>\$ 7,098,620</u>	<u>\$ (352,479)</u>
Total fund balance, governmental funds	<u>\$ 16,308,627</u>	<u>\$ 11,374,152</u>	<u>\$ 12,573,947</u>	<u>\$ 14,326,212</u>	<u>\$ 20,263,016</u>	<u>\$ 19,819,376</u>	<u>\$ 15,085,689</u>	<u>\$ 41,667,513</u>	<u>\$ 13,477,979</u>	<u>\$ 5,662,520</u>

Note: Fluctuations in all other governmental fund balance, reserved and unreserved amounts, primarily reflect financing, construction in progress and completion of capital projects.

Source: Annual Comprehensive Financial Reports

Village of Germantown, Wisconsin
Changes in Fund Balances, Total Governmental Funds
(Modified Accrual Basis of Accounting)
Last Ten Fiscal Years

Table 4

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenues										
Taxes	\$ 12,814,338	\$ 13,670,499	\$ 14,046,681	\$ 14,355,563	\$ 14,819,885	\$ 13,901,632	\$ 16,209,535	\$ 16,396,682	\$ 18,927,558	\$ 20,178,991
Special Assessments	363,716	514,964	4,685	4,685	4,685	4,685	4,685	75	388	50
Intergovernmental	2,462,718	2,473,891	2,472,247	2,619,652	2,737,156	3,992,540	3,160,660	3,535,762	3,981,044	5,896,805
Regulation and compliance	1,095,844	838,034	1,106,195	1,260,905	1,213,418	994,265	1,233,622	1,379,642	1,614,921	1,205,015
Public charges for services	1,721,835	1,821,522	2,118,968	2,048,383	2,126,483	1,353,349	1,944,207	2,253,680	2,184,247	2,440,502
Intergovernmental charges	-	-	-	-	-	-	140,960	116,065	149,734	119,147
Investment income (loss)	115,493	113,796	129,117	335,595	627,582	254,951	(46,183)	(26,915)	2,021,298	977,896
Miscellaneous	706,697	157,046	306,463	391,515	560,462	399,224	137,770	196,987	251,329	606,971
Total Revenues	\$ 19,280,641	\$ 19,589,752	\$ 20,184,356	\$ 21,016,298	\$ 22,089,671	\$ 20,900,646	\$ 22,785,256	\$ 23,851,978	\$ 29,130,519	\$ 31,425,377
Expenditures										
General Government	\$ 1,388,142	\$ 1,508,556	\$ 1,569,231	\$ 1,788,157	\$ 1,790,207	\$ 1,794,383	\$ 1,905,457	\$ 2,515,252	\$ 2,124,270	\$ 2,657,997
Public Safety	6,640,969	6,660,795	6,585,299	6,783,189	7,610,502	8,048,380	8,596,049	9,651,729	10,668,016	10,829,431
Public Works	3,484,546	3,446,015	3,495,816	3,337,652	3,768,610	3,674,213	4,046,612	3,648,296	3,792,533	3,738,691
Culture and recreation	2,505,837	2,625,584	2,642,790	2,798,834	2,833,489	2,468,120	2,764,785	3,385,038	3,378,358	3,361,019
Conservation and development	422,986	476,696	431,709	889,444	3,457,543	379,071	538,715	3,408,138	2,892,111	1,863,412
Capital Outlay	3,680,393	7,500,467	3,166,307	5,126,579	11,236,855	5,737,627	8,825,313	11,479,297	28,479,026	15,426,980
Debt Service										
Principal	4,545,000	6,560,000	3,855,000	3,910,000	5,150,000	2,740,000	3,525,000	3,520,000	4,110,000	4,275,000
Interest and fiscal charges	741,975	670,932	595,302	590,517	838,707	1,176,399	1,191,553	1,252,977	2,432,945	2,625,137
Debt issuance costs	58,658	68,698	54,801	127,140	355,064	65,684	67,687	617,223	65,267	128,723
Total Expenditures	\$ 23,468,506	\$ 29,517,743	\$ 22,396,255	\$ 25,351,512	\$ 37,040,977	\$ 26,083,877	\$ 31,461,171	\$ 39,477,950	\$ 57,942,526	\$ 44,906,390
Excess (Deficiency) of Revenues Over Expenditures	\$ (4,187,865)	\$ (9,927,991)	\$ (2,211,899)	\$ (4,335,214)	\$ (14,951,306)	\$ (5,183,231)	\$ (8,675,915)	\$ (15,625,972)	\$ (28,812,007)	\$ (13,481,013)
Other Financing Sources (Uses):										
Proceeds of leases	\$ -	\$ -	\$ -	\$ 32,384	\$ 223,328	\$ -	\$ -	\$ -	\$ -	\$ -
Issuance of general obligation notes	2,655,000	2,670,000	2,805,000	5,275,000	19,325,000	3,875,000	3,165,000	38,485,000	-	4,695,000
Issuance of refunding debt	-	1,665,000	-	-	-	-	-	1,435,000	-	-
Premium on long-term debt	70,246	145,016	54,900	197,476	724,696	188,716	136,776	1,661,486	-	320,312
Transfers in	2,589,297	2,893,674	2,640,998	2,544,721	4,321,735	2,100,631	2,073,678	2,277,411	4,392,949	6,562,074
Transfers out	(2,061,144)	(2,380,174)	(2,089,204)	(1,962,102)	(3,706,649)	(1,424,756)	(1,433,226)	(1,651,101)	(3,770,476)	(5,911,832)
Total Other Financing Uses	\$ 3,253,399	\$ 4,993,516	\$ 3,411,694	\$ 6,087,479	\$ 20,888,110	\$ 4,739,591	\$ 3,942,228	\$ 42,207,796	\$ 622,473	\$ 5,665,554
Net Change in Fund Balances	\$ (934,466)	\$ (4,934,475)	\$ 1,199,795	\$ 1,752,265	\$ 5,936,804	\$ (443,640)	\$ (4,733,687)	\$ 26,581,824	\$ (28,189,534)	\$ (7,815,459)
Debt Service as a percentage of noncapital expenditures	26.44%	32.53%	22.89%	22.02%	23.02%	15.01%	14.99%	12.09%	11.29%	22.63% ⁽¹⁾

Note: The village began to report accrual information when it implemented GASB Statement #34 in fiscal year 2003
2007 includes Governmental activities capitalized infrastructure assets prior to 2003

Total noncapital expenditures include reconciling items found on page 8 of the ACFR

(1) Capital Outlay (\$15,426,980) less items not capitalized (\$1,009,099)

used to obtain percentage of noncapital expenditures

\$14,417,881

Village of Germantown, Wisconsin

Assessed Value and Estimated Actual Value of Taxable Property Last Ten Fiscal Years

Table 5

Fiscal Year Ended December 31,	Real Property		Personal Property		Total		Village Total Direct Tax Rate	Ratio of Assessed to Equalized
	Assessed	Equalized Value	Assessed	Equalized Value	Assessed	Equalized Value		
2015	2,333,948,300	2,351,421,300	57,268,100	54,492,100	2,391,216,400	2,405,913,400	0.510	99.39%
2016	2,426,870,700	2,438,914,100	63,628,000	62,965,700	2,490,498,700	2,501,879,800	0.497	99.55%
2017	2,454,515,300	2,516,333,300	60,932,600	61,146,600	2,515,447,900	2,577,479,900	0.504	97.59%
2018	2,476,606,300	2,658,086,800	35,710,000	40,689,800	2,512,316,300	2,698,776,600	0.515	93.09%
2019	2,759,477,500	2,766,490,000	44,376,500	41,481,400	2,803,854,000	2,807,971,400	0.468	99.85%
2020	2,809,976,700	2,851,806,800	45,792,500	48,985,500	2,855,769,200	2,900,792,300	0.498	98.45%
2021	2,870,840,800	3,110,411,200	44,080,300	47,583,300	2,914,921,100	3,157,994,500	0.457	92.30%
2022	2,914,956,200	3,506,395,700	41,050,500	48,848,200	2,956,006,700	3,555,243,900	0.459	83.14%
2023	2,997,697,800	3,877,743,000	40,453,300	51,446,400	3,038,151,100	3,929,189,400	0.453	77.32%
2024	4,205,520,900	4,195,679,600	-	-	4,205,520,900	4,195,679,600	0.455	100.23%

All equalized valuations of property in the State of Wisconsin are determined by the State of WI, Department of Revenue, Supervisor of Assessment Office. Equalized valuations are the State's estimate of full market value.

The State determines assessed valuation of all manufacturing property in the State. Assessed valuations of residential and commercial property are determined by local assessors. New and improved residential and commercial property located within the Village are assessed annually by the local assessor. At hearings held each year a taxpayer may appeal the assessments of his property to the Board of Review of the local municipality.

The Board of Review consists of local assessors, local officials, and citizen appointees. The assessors do not have a vote on final determinations.

The State's full value law mandates that all assessable property in the State be valued by 100% of market value. Statutes, case law, and administrative rules require that each major class of property (except agricultural property) be kept within 10% of that full value at least once in the past four years.

Village wide revaluations are then undertaken

Village of Germantown, Wisconsin

Table 6

*Direct and Overlapping Property Tax Rates (per \$1,000 of assessed value), before State School Credits
Last Ten Fiscal Years*

Fiscal Year Ended December 31,	Village Direct Rates				Overlapping Rates				Total Tax Levy
	Basic	Debt Service	Capital Projects	Total Tax Rate	Germantown School District	Washington County	Milwaukee Area Technical College	State of Wisconsin	
2015	4.02	1.08	0.00	5.10	9.20	2.62	1.27	0.17	18.36
2016	3.94	1.03	0.00	4.97	8.79	2.59	1.27	0.17	18.35
2017	3.92	1.12	0.00	5.04	9.13	2.55	1.29	0.00	17.78
2018	4.00	1.15	0.00	5.15	10.00	2.57	1.32	0.00	19.04
2019	3.64	1.04	0.00	4.68	9.62	2.30	1.18	0.00	17.78
2020	3.70	1.28	0.00	4.98	10.04	2.27	1.17	0.00	18.46
2021	3.64	1.26	0.00	4.90	9.86	2.23	1.09	0.00	18.09
2022	3.63	1.64	0.00	5.27	9.49	2.05	1.03	0.00	17.85
2023	3.88	1.69	0.00	5.57	10.62	2.04	1.08	0.00	19.31
2024	3.30	1.24	0.00	4.54	8.18	1.51	0.80	0.00	15.03

Source: Village of Germantown Finance Department, Assessors Department and Village records

Village of Germantown, Wisconsin

*Full Value Rates for Property Taxes expressed in dollars per \$1,000 of **equalized value** (excluding TIF)
Last Ten Fiscal Years*

Year Levied Tax Collected					3 Total Full Value Effective Rate
	Local	1 Schools	County	2 Other	
2015/16	5.07	10.40	2.60	0.18	17.24
2016/17	4.94	10.01	2.58	0.18	16.87
2017/18	4.92	10.17	2.49	0.00	17.58
2018/19	4.79	10.54	2.39	0.00	17.72
2019/20	4.68	10.79	2.29	0.00	17.76
2020/21	4.98	11.21	2.27	0.00	18.46
2021/22	4.90	10.52	2.23	0.00	18.09
2022/23	5.52	9.41	2.15	0.00	17.08
2023/24	5.57	9.69	2.04	0.00	17.30
2024/25	4.93	9.75	1.64	0.00	16.32

1 The Schools tax rate reflects the composite rate of all local school districts and the technical college districts

2 Includes the state reforestation tax which is apportioned to each county on the basis of its full value Counties, in turn, apportion the tax to the tax districts within their borders on the basis of full value. It also includes any tax increment and taxes levied for special purpose districts such as metropolitan sewerage districts, sanitary districts, and public inland lake protection districts. State property taxes were eliminated in the State's budget starting 2017

3 Property tax less state property tax credit (not including lottery credit).

Village of Germantown, Wisconsin
Principal Property Tax Payers
Current Year and Nine Years Ago

Table 7

Taxpayer	2024		2015	
	Equalized Value	Percentage Village's Total Equalized Value	Equalized Value	Percentage Village's Total Equalized Value
EXETER HOLY HILL LP	\$ 49,709,500	1.18%		
TI INVESTORS OF GERMANTOWN II LLC	\$ 35,068,500	0.84%		
HEATHER LAKE LLC	\$ 29,997,100	0.71%		
F STREET GERMANTOWN LLC	\$ 29,273,900	0.70%		
SENTINEL GERMANTOWN LLC	\$ 25,413,500	0.61%		
CQ WI 2021 LLC	\$ 24,952,000	0.59%		
HERITAGE PLACE JOINT VENTURE LLC	\$ 24,472,700	0.58%		
JOHN BARNES; STONEHEDGE PROPERTIES	\$ 21,399,900	0.51%		
ICHQ LLC	\$ 21,159,400	0.50%		
AGNL DAIRY LLC	\$ 20,860,800	0.50%		
AIRGAS SAFETY INC			\$ 16,743,100	0.70%
GERMANTOWN SENTINEL			\$ 15,086,900	0.63%
GERMANTOWN MERIDIAN			\$ 14,982,500	0.62%
CAMBRIDGE MAJOR LABORATORIES			\$ 14,478,900	0.60%
GABLES HIMMEL PROPERTY LLC			\$ 13,544,400	0.56%
PROP STONEHEDGE			\$ 9,536,600	0.40%
COMPASS PROPERTIES			\$ 9,317,300	0.39%
STAG GERMANTOWN LLC			\$ 9,300,000	0.39%
RC APARTMENTS			\$ 8,790,400	0.37%
GEHL FOODS			\$ 8,779,100	0.36%
Total	\$ 282,307,300	6.73%	\$ 120,559,200	5.01%

Source:

Village of Germantown Finance Department, Assessors Department and Village records

a) Total Equalized Value January 1, 2024 = 4,195,679,600

\$ 4,195,679,600

b) Total Equalized Value January 1, 2015 = 2,405,913,400

\$ 2,405,913,400

Village of Germantown, Wisconsin
Property Tax Levies and Collections
Last Ten Fiscal Years

Table 8

Fiscal Year Ended December 31,	Taxes Levied for the Fiscal Year	Collected within the Fiscal year of the Levy ¹		Collection in Subsequent Years ²	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2015	43,890,361	33,301,519	75.87%	10,582,780	43,884,299	99.99%
2016	44,292,776	33,949,559	76.65%	10,340,980	44,290,539	99.99%
2017	45,309,491	34,975,793	77.19%	10,333,698	45,309,491	100.00%
2018	47,835,308	36,589,120	76.49%	11,243,534	47,832,654	99.99%
2019	49,860,820	43,632,653	87.51%	6,223,177	49,855,831	99.99%
2020	52,720,273	40,255,818	76.36%	12,440,984	52,696,802	99.96%
2021	52,734,005	35,736,400	67.77%	16,962,823	52,699,223	99.93%
2022	55,335,103	36,560,678	66.07%	18,718,287	55,278,965	99.90%
2023	58,687,021	19,515,406 ³	33.25%	39,048,310	58,563,716	99.79%
2024	63,220,677	26,763,761 ³	42.33%	29,323,817	56,087,578	88.72%

Source: Village Finance Department

Notes: Amounts collected include Village of Germantown and all other taxing bodies which make up the total levy.

¹ The amount shown is net of the State Tax Credit

² Current state law requires counties to pay 100% of the real property taxes levied to cities, villages, towns, school districts and other taxing authorities on or about August 20 of the collection year
Personal Property is collected by municipality

³ Amounts reported years prior to 2023 include collections in January of the fiscal year which related to levies from the prior year. The amounts reported for 2023 and onward consist of only collections made against the current levy as reported on the January Settlement.

Village of Germantown, Wisconsin
Water & Sewer Utility - Customer Count
Last Ten Fiscal Years

Table 9

Function/Program	2015	2016*	2017*	2018*	2019*	2020*	2021*	2022*	2023*	2024*
Water and Sewer										
Number of Water Customers	5,440	5,460	5,464	5,477	5,493	5,550	6,257	5,950	5,678	5,821
Average Daily Water Consumption (gallons)	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,794,811	1,802,378	1,831,030	1,757,548	1,737,887
Number of Sewer Customers	5,682	5,696	5,705	5,715	5,734	6,254	5,845	6,079	5,902	5,932

* fluctuation in consumption due to a large water user with its own water source, periodically uses Village water, in prior years they had a problem with their pumping system and used Village water source as primary.

Village of Germantown, Wisconsin
Water Utility Customer Summary
Last Ten Fiscal Years

Table 10

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Number of customers										
Residential	4,840	4,857	4,865	4,868	4,878	4,898	4,957	5,294	5,034	5,143
Res - Multi-Family*	108	108	108	109	110	141	141	145	147	149
Commercial	451	450	466	455	459	462	465	454	448	470
Industrial	22	22	22	22	23	26	26	24	25	25
Public	19	23	23	23	23	23	25	24	24	34
Total	5,440	5,460	5,484	5,477	5,493	5,550	5,614	5,941	5,678	5,821
Gallons (thousands)										
Residential	270,293	262,740	255,115	249,242	242,644	248,957	242,287	241,058	258,972	241,955
Res - Multi-Family*	51,143	49,760	49,659	51,029	50,407	77,153	82,109	55,748	62,921	55,103
Commercial	121,561	126,118	128,166	128,235	127,015	117,846	125,878	118,982	142,259	123,151
Industrial	247,368	134,939	96,416	144,840	82,754	203,066	281,292	185,523	179,538	108,077 **
Public	8,372	8,877	10,556	9,215	9,788	8,084	8,447	11,925	11,217	9,950
Total	698,737	582,434	539,912	582,561	512,608	655,106	740,013	613,236	654,907	538,236

* New Public Service Commission Required Class Code - Effective 2013 - derived from Commercial

** variations in Industrial water usage due to large use customer that have their own water source, uses Village water for peak demand

Village of Germantown, Wisconsin
Water Utility Customer Rates
Last Ten Fiscal Years

Table 11

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 15.27	\$ 19.35	\$ 19.35	\$ 21.00
3/4 inch meter	15.27	15.27	15.27	15.27	15.27	15.27	15.27	19.35	19.35	21.00
1 inch meter	25.46	25.46	25.46	25.46	25.46	25.46	25.46	32.28	32.28	33.00
1 1/4 inch meter	35.01	35.01	35.01	35.01	35.01	35.01	35.01	44.04	44.04	45.00
1 1/2 inch meter	44.56	44.56	44.56	44.56	44.56	44.56	44.56	56.46	56.46	57.00
2 inch meter	66.84	66.84	66.84	66.84	66.84	66.84	66.84	84.69	84.69	87.00
3 inch meter	111.39	111.39	111.39	111.39	111.39	111.39	111.39	141.00	141.00	141.00
4 inch meter	171.87	171.87	171.87	171.87	171.87	171.87	171.87	219.00	219.00	219.00
6 inch meter	318.24	318.24	318.24	318.24	318.24	318.24	318.24	405.00	405.00	405.00
8 inch meter	490.14	490.14	490.14	490.14	490.14	490.14	490.14	621.00	621.00	621.00
10 inch meter	716.11	716.11	716.11	716.11	716.11	716.11	716.11	909.00	909.00	909.00
12 inch meter	945.26	945.26	945.26	945.26	945.26	945.26	945.26	1,200.00	1,200.00	1,200.00
Volume rate (per 1,000 gallons)										
First 100,000 gallons	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 2.29	\$ 4.15	\$ 4.15	\$ 4.35
Next 900,000 gallons	1.97	1.97	1.97	1.97	1.97	1.97	1.97	3.60	3.60	3.92
Over 1,000,000 gallons	1.67	1.67	1.67	1.67	1.67	1.67	1.67	3.03	3.03	3.29
Public Fire Protection										
Annual service charge to the Village of Germantown	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,429	\$ 537,430	\$ 537,430	\$ 537,430
Private Fire Protection										
Quarterly Service Charge										
2 inch or smaller connection	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00	\$ 24.00
3 inch connection	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00
4 inch connection	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00
6 inch connection	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00	130.00
8 inch connection	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00	220.00
10 inch connection	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
12 inch connection	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00	350.00
14 inch connection	-	-	-	-	-	-	-	486.00	486.00	486.00
16 inch connection	-	-	-	-	-	-	-	600.00	600.00	600.00

*Rate Increase effective 12/15/2024

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin
Sewer Utility Customer Summary
Last Ten Fiscal Years

Table 12

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Number of customers										
Residential	4,564	4,574	4,578	4,581	4,590	5,557	5,894	5,388	5,417	5,449
Commercial	1,066	1,070	1,075	1,082	1,090	647	744	417	432	433
Industrial	31	31	31	31	33	22	26	25	30	26
Public	21	21	21	21	21	28	25	32	23	24
Total	5,682	5,696	5,705	5,715	5,734	6,254	6,689	5,862	5,902	5,932
Gallons (thousands)										
Residential	255,996	249,473	241,242	235,810	228,968	347,640	242,287	295,942	272,779	260,719
Commercial	160,665	161,433	166,929	173,678	173,257	109,593	125,878	132,788	93,285	95,039
Industrial	307,978	272,429	246,822	228,266	242,273	242,319	281,992	247,928	318,738	332,070
Public	8,304	8,022	10,669	7,230	7,178	7,239	8,447	12,322	8,167	8,404
Total	732,943	691,357	665,662	644,984	651,676	706,791	658,604	688,980	692,969	696,232

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin
Sewer Utility Customer Rates
Last Ten Fiscal Years

Table 13

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024*
General Metered Service										
Quarterly Service Charge										
5/8 inch meter	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 40.01	\$ 41.61
3/4 inch meter	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	41.61
1 inch meter	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02	74.02	76.98
1 1/2 inch meter	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02	102.02	106.10
2 inch meter	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02	132.02	137.30
3 inch meter	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	202.03	210.11
4 inch meter	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06	362.06	376.54
6 inch meter	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08	592.08	615.76
Volume rate (per 1,000 gallons)										
All Classes										
Residential Only	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 6.913	\$ 7.190
Commercial, Industrial, Public	8.641	8.641	8.641	8.641	8.641	8.641	8.641	8.641	\$ 8.641	\$ 8.990
General Unmetered Service										
Flat rate	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 162.75	\$ 169.23
based on avg. usage (gal.)/qtr.	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750	17,750

*Rate Increase effective 12/15/2024

Source: Village of Germantown Utility Records

Village of Germantown, Wisconsin
Ratio of Outstanding Debt
Last Ten Fiscal Years

Table 14

Fiscal Year Ended December 31,	Governmental Activities				Business-type Activities			Total Primary Government	Debt per Capita	Population
	General Obligation Bonds	General Obligation Notes	Refunding Bonds	Lease Liabilities	Water Utility Revenue Bonds	Water Utility General Obligation Bonds and Notes	Sewer Utility General Obligation Bonds			
2015	\$ 5,765,000	\$ 11,540,000	\$ 10,528,381	\$ 97,887	\$ 1,302,768	\$ -	\$ -	\$ 29,234,036	\$ 1,464	\$ 19,972
2016	5,740,000	14,250,000	5,695,028	65,933	1,211,390	-	-	26,962,351	1,348	20,008
2017	5,634,023	15,076,468	3,920,557	31,919	1,114,042	-	-	25,777,009	1,291	19,965
2018	8,117,980	15,336,256	2,663,539	31,227	1,015,697	-	-	27,164,699	1,346	20,183
2019	24,859,045	16,046,449	-	151,004	911,329	-	3,108,110	45,075,937	2,189	20,590
2020	24,815,852	16,139,667	-	113,254	800,911	-	2,912,754	44,782,438	2,141	20,917
2021	24,162,058	17,557,899	-	75,503	689,413	-	2,792,398	45,277,271	2,163	20,934
2022	57,900,077	21,696,320	-	-	4,594,300	4,696,014	7,754,359	96,641,070	4,599	21,015
2023	56,464,869	18,775,848	-	-	4,336,424	4,369,313	7,277,339	91,223,793	4,275	21,339
2024	59,439,659	16,289,273	-	-	4,047,094	5,470,752	6,950,318	92,197,096	4,309	21,395

Note: Balances include debt related refundings, discounts, premiums
Details regarding the Village's outstanding debt can be found in the notes to the financial statements. Section Note 3 Long Term Obligations
Population trend per US Census Bureau.

Village of Germantown, Wisconsin

Table 15

Ratio of General Bonded Debt Outstanding Governmental Activities
Last Ten Fiscal years

Fiscal Year Ended December 31,	<u>General Bonded Debt Outstanding</u>		Less: Fund Balance Restricted for Debt Service	Total	Percentage of Long -Term Debt to Equalized Value	Equalized Valuation	Net Long-term Debt per Capita	Population
	General Obligation Bonds	Refunding Bonds						
2015	\$ 5,765,000	\$ 10,528,381	\$ (769,454)	\$ 15,523,927	0.65%	\$ 2,405,913,400	\$ 777	\$ 19,972
2016	5,740,000	5,695,028	(93,069)	11,341,959	0.45%	2,501,879,800	567	20,008
2017	5,634,023	3,920,557	(138,303)	9,416,277	0.37%	2,577,479,900	472	19,965
2018	8,117,980	2,663,539	(247,137)	10,534,382	0.39%	2,698,776,600	522	20,183
2019	24,859,045	-	(307,704)	24,551,341	0.87%	2,807,971,400	1,192	20,590
2020	24,815,852	-	(375,846)	24,440,006	0.84%	2,900,792,300	1,136	20,934
2021	24,162,058	-	(167,466)	23,994,592	0.76%	3,157,994,500	2,744	21,040
2022	57,900,077	-	(183,975)	57,716,102	1.62%	3,555,243,900	2,678	21,015
2023	56,464,869	-	(286,160)	56,178,709	1.43%	3,929,189,400	2,633	21,339
2024	59,439,659	-	(411,650)	59,028,009	1.41%	4,195,679,600	2,759	21,395

Note: Details regarding the Village's outstanding debt can be found in the notes to the financial statements.

*Source: Population 2013-2019: 2010 U.S. Census
Population 2020-2022: 2020 U.S. Census*

Village of Germantown, Wisconsin

Table 16

**Direct and Overlapping Governmental Activities Debt
As of December 31, 2024**

Governmental Unit	2024 Equalized Value	Total G.O. Debt Outstanding	Village EV Percentage of District	Village Proportionate Share
Milwaukee Area Technical College	\$ 118,785,093,667	\$ 76,780,000 ⁵	3.53% ¹	\$ 2,711,992
Germantown School District	5,339,562,483	62,628,676	78.58%	49,211,871
Washington County	<u>23,913,232,000</u>	<u>24,365,000</u>	17.55%	<u>4,274,944</u>
Subtotal, overlapping debt	\$ 148,037,888,150	\$ 163,773,676	1.34% ²	\$ 56,198,807
Village Direct Debt	\$ 4,195,679,600	<u>\$ 84,980,000</u>	100.00%	<u>\$ 84,980,000</u>
Village Debt to Equalized Value		248,753,676	2.03% ³	
Total Direct and overlapping debt				\$ 141,178,807
Debt Per Capita Village General Obligation Debt				\$ 3,972 ⁴
Debt Per Capita Village Share of Overlapping Debt				<u>2,627</u>
				\$ 6,599

Source: Financial Officers of the overlapping School Districts and Counties, Official Statement dated 2024

¹ Percentage of village equalized value to district equalized value.

² Percentage of village overlapping debt outstanding to village equalized value

³ Percentage of village outstanding debt to village equalized

⁴ Population 2024 estimate 21,395 debt per capita

⁵ 2024 - 25 Activity Plan and Budget

Village of Germantown, Wisconsin

Table 17

Legal Debt Margin Information

Last Ten Fiscal Years

Legal Debt Margin calculations for Current Fiscal Year											
Equalized Valuation											\$ 4,195,679,600
Debt Limit (5% of current equalized value)											209,783,980
Debt applicable to limit - General obligation debt outstanding											84,980,000
Legal Debt margin											\$ 124,803,980
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Statutory Debt Limit	\$ 120,295,670	\$ 125,093,990	\$ 128,873,995	\$ 134,938,830	\$ 140,398,570	\$ 145,039,615	\$ 157,899,725	\$ 177,762,195	\$ 196,459,470	\$ 209,783,980	
Total Net Debt											
Applicable to limit	27,355,000	25,130,000	24,080,000	25,445,000	42,625,000	43,570,000	43,095,000	88,710,000	83,825,000	84,980,000	
Unused Debt Limit	\$ 92,940,670	\$ 99,963,990	\$ 104,793,995	\$ 109,493,830	\$ 97,773,570	\$ 101,469,615	\$ 114,804,725	\$ 89,052,195	\$ 112,634,470	\$ 124,803,980	
Total Net Debt Applicable to the limit as a percentage of debt limit	22.74%	20.09%	18.68%	18.86%	30.36%	30.04%	27.29%	49.90%	42.67%	40.51%	

Village of Germantown, Wisconsin
Pledged - Revenue Coverage - Utility
Last Ten Fiscal Years

Table 18

Fiscal Year Ended December 31,	Water Revenue Bonds							Actual Debt Coverage	
	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Debt Service			Accreted Value		Coverage Expected
				Principal	Interest	Total			
2015	2,652,039	1,138,846	1,513,193	90,433	48,263	138,696	173,369	1.25	10.91
2016	2,421,804	1,162,583	1,259,221	91,378	45,187	136,565	170,706	1.25	9.22
2017	2,502,002	1,177,808	1,324,194	97,349	42,004	139,353	174,192	1.25	9.50
2018	2,512,691	1,539,529	973,162	98,345	38,535	136,880	171,100	1.25	7.11
2019	2,441,225	1,538,464	902,761	104,368	35,008	139,376	174,220	1.25	6.48
2020	2,594,897	1,768,688	826,209	110,419	31,213	141,632	177,040	1.25	5.83
2021	2,582,257	1,954,084	628,173	111,497	27,145	138,642	173,303	1.25	4.53
2022	3,673,495	1,761,927	1,911,568	243,741	225,182	468,923	586,154	1.25	4.08
2023	4,476,438	2,133,007	2,343,431	279,908	146,449	426,357	532,946	1.25	5.50
2024	3,680,542	2,525,772	1,154,770	346,106	134,535	480,641	600,801	1.25	2.40

Note: Details regarding the village's outstanding debt can be found in the notes to the financial statements, Note 3, Long Term Debt, Revenue Debt. Operating expenses do not include interest on long term debt, depreciation or amortization expense

Village of Germantown, Wisconsin
Demographic and Economic Indicators
Last Ten Fiscal Years

Table 19

Fiscal Year Ended December 31,	Estimated Population	Median Household Income	Per Capita Personal Income (thous)	Median Age	School Enrollment	Washington County Unemployment Rate
2015	19,972	74,865	36.304	42.0	3,913	3.40%
2016	20,008	75,305	36.668	42.2	3,895	3.10%
2017	19,965	79,553	40.404	42.1	3,915	2.20%
2018	20,183	81,846	42.267	42.1	3,907	2.90%
2019	20,590	81,846	42.267	42.1	3,907	2.90%
2020	20,934	81,846 est	42.267	42.1	3,907	2.90%
2021	21,040	94,563 est	42.267	40.1	3,796	2.20%
2022	21,015	94,278 est	45.183	40.1	3,814	1.70%
2023	21,339	101,554 est	48.805	40.1	3,816	2.20%
2024	21,395	104,337 est	52.888	40.1	3,816	2.40%

Note: Population - Wisconsin Department of Administration, Demographic Services Center estimates, 2010 census

Source: US Bureau of Economic Analysis
Wisconsin Department of Workforce Development, Office of Economic Advisors, per capita income
School Enrollment - WI Dept of Public Instruction, Head Count & Membership
<https://apps4.dpi.wi.gov/sfsdw/MembershipFTEReport.aspx>
Unemployment - Wisconsin Department of Workforce Development, Division of Workforce Excellence (Washington County) Rates not compiled for individual communities with populations under 25,000, AVG Washington County
www.factfinder2.census.gov
2010 Census of Population and Housing, and 2017 American Community Survey (based on a 5 year estimate)
US Census Bureau

Principal Employers

Current Year and Nine Years Ago

Employer	2024			2015		
	² Employees	Rank	Percentage of Total Village Population	¹ Employees	Rank	Percentage of Total Village Population
GEHL FOODS	500	1	2.34%	400	7	1.87%
SCHOOL DISTRICT OF GERMANTOWN	446	2	2.08%	626	1	2.93%
MGS MANUFACTURING GROUP	400	3	1.87%	600	2	2.80%
WALMART SUPERCENTER	389	4	1.82%			0.00%
VILLAGE OF GERMANTOWN	359	5	1.68%	328	8	1.53%
J.W. SPEAKER CORP	304	6	1.42%	500	4	2.34%
MOLDMAKERS, INC.	300	7	1.40%	400	6	1.87%
DAVID J FRANK LANDSCAPE CONTRACTING	300	8	1.40%	300	9	1.40%
STERLING PHARMA SOLUTIONS	230	9	1.08%			0.00%
SMURFIT WESTROCK	209	10	0.98%			0.00%
ELLSWORTH ADHESIVES	³		0.00%	501	3	2.34%
TECSTAR MANUFACTURING				400	5	1.87%
WEST ROCK				209	10	0.98%
Total	3,437		16.06%	4,264		19.93%
			⁴			⁴

Source:

¹ Taken from Final Official Statement for General Obligation Promissory Notes and Bonds, Dated April 11, 2014² Reference USA, written and telephone survey (April 2021), Wisconsin Manufacturers Register and the Wisconsin Department of Workforce Development

This does not purport to be a comprehensive list, and is based on available data obtained through a survey of individual employers, as well as identified sources. Some employers do not respond to inquiries for employment data

³ Includes full-time, part-time and seasonal employment⁴ Population - Wisconsin Department of Administration, Demographics Services Center
2015 estimation (19,972) 2024 Estimation (21,395)

Village of Germantown, Wisconsin

Table 21

**Full-time Equivalent Village Government Employees by Function/Program
Last Ten Fiscal Years**

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
General Government	5.70	5.70	5.70	5.70	6.70	6.70	6.70	6.70	6.31	6.31
Public Safety	57.35	57.35	61.35	63.35	69.35	69.35	72.50	73.50	74.00	78.00
Public Works	17.16	17.16	18.16	18.16	18.16	18.16	17.00	17.00	23.23	23.23
Culture & Recreation	23.50	23.75	23.75	23.75	23.75	23.75	23.75	23.75	25.00	25.00
Conservation & Development	1.90	1.90	1.90	1.90	2.90	2.90	2.90	2.90	2.90	2.90
Water	8.30	8.30	8.30	9.05	9.05	9.05	9.05	9.05	9.00	9.00
Sewer	7.82	7.82	7.82	8.12	8.12	8.12	8.12	8.12	7.00	7.00
Total*	121.73	121.98	126.98	130.03	138.03	138.03	140.02	141.02	147.44	151.44
Total # of W2's	467	467	422	435	424	424	375	526	391	406

Source: Village of Germantown * Total count equals regular full time and part time personnel, does not include seasonal or recreation programs.

Utility FTE counts from 2010-2016 were updated in 2017 to reflect salary budget worksheets.

Village of Germantown, Wisconsin
Operating Indicators by Function/Program
Last Ten Fiscal Years

Table 22

Function/Program	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Safety										
Police										
Number of Sworn Officers	31	31	32	33	33	33	33	34	34	38
Number of Citations	2,888	2,538	2,201	2,108	2,039	2,039	2,042	2,682	2,569	2,887
Fire										
Number of Employees - Full Time	4	4	8	10	16	16	16	16	16	18
Number of Employees - Part Time	4	4	1	1	-	-	-			
Number of Employees - Paid on Call	38	35	29	23	23	23	23	23	23	23
Public Works										
Street Surfacing/Sealcoating (miles)	1.03	6.00	9.00	0.36	4.50	4.50	4.50	1.54	20.11	7.00
Asphalt Resurface/Repairs (miles)	0.42	3.86	2.49	2.00	5.02	5.02	5.02	3.46	4.37	4.52
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Acreage	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50	514.50
Library										
Volumes in Collection	155,249	149,086	145,823	147,515	148,123	148,123	148,123	145,000	146,696	141,314
Volumes in Collection - Digital			215,158	203,411	244,739	244,739	244,739	245,344	243,581	64,006
Water and Sewer										
Number of Water Customers	5,440	5,460	5,464	5,477	5,493	5,493	5,493	5,677	5,678	5,821
Average Daily Water Consumption (gallons)	1,914,348	1,526,655	1,479,211	1,596,058	1,404,405	1,404,405	1,404,405	1,701,898	1,757,548	1,737,887
Number of Sewer Customers	5,682	5,696	5,705	5,715	5,734	5,734	5,734	5,862	5,902	5,932

Note: Starting in 2017, Digital Library material volume was added

Village of Germantown, Wisconsin
Capital Asset Statistics by Function/Program
Last Ten Fiscal Years

Table 23

Function/Program	2015	2016	2017	2018*	2019	2020	2021	2022	2023	2024
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Fire Stations	2	2	2	1	1	1	1	1	1	1
Public Works										
Miles of Road (miles)	129.69	130.07	130.70	132.65	132.65	132.65	133.42	140.16	140.66	140.95
Sidewalks (miles)	20.48	21.25	22.05	22.86	23.66	24.47	24.47	24.47	24.47	25.07
Culture & Recreation										
Parks	12	12	12	12	12	12	12	12	12	12
Playgrounds	7	7	7	7	7	7	7	7	7	7
Tennis Courts	13	13	13	13	13	13	13	13	13	13
Spraygrounds	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Library	1	1	1	1	1	1	1	1	1	1
Water										
Water Mains (miles)	89.60	91.77	92.45	94.60	96.89	96.89	96.89	117.07	119.80	120.36
Fire Hydrants	1,308	1,327	1,335	1,357	1,383	1,383	1,383	1,425	1,450	1,463
Sewer										
Sanitary Sewer (miles)	97.62	99.16	101.83	103.21	105.23	105.23	105.23	109.93	110.11	110.25

Source: Village of Germantown Department Directors and capital asset inventory records

Note: * Starting in 2018, Village consolidated Services into Fire Station II, and "Fire Station I" will be available for other Village Uses

Village of Germantown, Wisconsin
Building Permits
Last Ten Fiscal Years

Table 24

Type	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<u>No. of All Building Permits</u>										
Including additions & remodeling	554	623	654	745	639	1,537	2,144	2,064	1,974	1,807
Valuation	\$ 53,736,810	\$ 28,781,279	\$ 101,801,123	\$ 93,333,788	\$ 63,063,116	\$ 40,709,300	\$ 76,387,591	\$ 110,084,144	\$ 151,254,263	\$ 173,692,240
<u>New Single Family Homes</u>										
No. of building permits	40	38	53	15	14	47	80	41	38	38
Valuation	\$ 8,660,736	\$ 8,595,327	\$ 9,401,508	\$ 4,628,865	\$ 5,839,608	\$ 16,429,820	\$ 35,980,555	\$ 20,573,021	\$ 15,046,248	\$ 16,481,490
<u>New Multiple Family Buildings</u>										
No. of building permits	-	-	2	2	3	1	-	-	-	-
No. of units	-	-	127	43	94	2	-	-	-	-
Valuation	\$ -	\$ -	\$ 34,042,000	\$ 4,336,000	\$ 7,990,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
<u>New Commercial/Industrial Buildings</u>										
No. of building permits	6	2	-	6	7	13	2	9	7	4
Valuation	\$ 9,421,000	\$ 1,662,700	\$ -	\$ 48,286,000	\$ 30,476,729	\$ 23,948,368	\$ 5,061,397	\$ 48,437,210	\$ 89,087,628	\$ 40,182,152

Reporting and insights from 2024 audit:

Village of Germantown

December 31, 2024

Executive summary

June 26, 2025

To the Village Board
Village of Germantown

We have completed our audit of the financial statements of the Village of Germantown (the Village) for the year ended December 31, 2024, and have issued our report thereon dated June 26, 2025. This letter presents communications required by our professional standards.

Your audit should provide you with confidence in your financial statements. The audit was performed based on information obtained from meetings with management, data from your systems, knowledge of your Village's operating environment and our risk assessment procedures. We strive to provide you clear, concise communication throughout the audit process and of the final results of our audit.

Additionally, we have included information on key risk areas the Village of Germantown should be aware of in your strategic planning. We are available to discuss these risks as they relate to your organization's financial stability and future planning.

If you have questions at any point, please connect with us:

- Amanda Blomberg, Managing Director: amanda.blomberg@bakertilly.com or +1 (608) 240 2386
- Leah Gaffney, Manager: leah.gaffney@bakertilly.com or +1 (608) 240 2346

Sincerely,

Baker Tilly US, LLP



Amanda Blomberg, Managing Director

THIS COMMUNICATION IS INTENDED SOLELY FOR THE INFORMATION AND USE OF THOSE CHARGED WITH GOVERNANCE, AND, IF APPROPRIATE, MANAGEMENT, AND IS NOT INTENDED TO BE AND SHOULD NOT BE USED BY ANYONE OTHER THAN THESE SPECIFIED PARTIES.

BAKER TILLY ADVISORY GROUP, LP AND BAKER TILLY US, LLP, TRADING AS BAKER TILLY, ARE MEMBERS OF THE GLOBAL NETWORK OF BAKER TILLY INTERNATIONAL LTD., THE MEMBERS OF WHICH ARE SEPARATE AND INDEPENDENT LEGAL ENTITIES. BAKER TILLY US, LLP IS A LICENSED CPA FIRM THAT PROVIDES ASSURANCE SERVICES TO ITS CLIENTS. BAKER TILLY ADVISORY GROUP, LP AND ITS SUBSIDIARY ENTITIES PROVIDE TAX AND CONSULTING SERVICES TO THEIR CLIENTS AND ARE NOT LICENSED CPA FIRMS.

Responsibilities

Our responsibilities

As your independent auditor, our responsibilities include:

- Planning and performing the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. Reasonable assurance is a high level of assurance.
- Assessing the risks of material misstatement of the financial statements, whether due to fraud or error. Included in that assessment is a consideration of the Village's internal control over financial reporting.
- Performing appropriate procedures based upon our risk assessment.
- Evaluating the appropriateness of the accounting policies used and the reasonableness of significant accounting estimates made by management.
- Forming and expressing an opinion based on our audit about whether the financial statements prepared by management, with the oversight of the Village Board:
 - Are free from material misstatement
 - Present fairly, in all material respects and in accordance with accounting principles generally accepted in the United States of America
- Our audit does not relieve management or the Village Board of their responsibilities.

We are also required to communicate significant matters related to our audit that are relevant to the responsibilities of the Village Board, including:

- Internal control matters
- Qualitative aspects of the Village's accounting practice including policies, accounting estimates and financial statement disclosures
- Significant unusual transactions
- Significant difficulties encountered
- Disagreements with management
- Circumstances that affect the form and content of the auditors' report
- Audit consultations outside the engagement team
- Corrected and uncorrected misstatements
- Other audit findings or issues

Audit status

Significant changes to the audit plan

There were no significant changes made to either our planned audit strategy or to the significant risks and other areas of emphasis identified during the performance of our risk assessment procedures.

Audit approach and results

Planned scope and timing

Audit focus

Based on our understanding of the Village and environment in which you operate, we focused our audit on the following key areas:

- Key transaction cycles
- Areas with significant estimates
- Implementation of new accounting standards
- Areas of complexity including Tax Incremental Financing Districts and joint municipal/utility projects

Our areas of audit focus were informed by, among other things, our assessment of materiality. Materiality in the context of our audit was determined based on specific qualitative and quantitative factors combined with our expectations about the Village's current year results.

Key areas of focus and significant findings

Significant risks of material misstatement

A significant risk is an identified and assessed risk of material misstatement that, in the auditor's professional judgment, requires special audit consideration. Within our audit, we focused on the following areas below.

Significant risk areas	Testing approach	Conclusion
Management override of controls	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry expertise	Procedures identified provided sufficient evidence for our audit opinion
Improper revenue recognition due to fraud	Confirmation or validation of certain revenues supplemented with detailed predictive analytics based on non-financial data and substantive testing of related receivables	Procedures identified provided sufficient evidence for our audit opinion
Segregation of duties	Incorporate unpredictability into audit procedures, emphasize professional skepticism and utilize audit team with industry experience	Procedures identified provided sufficient evidence for our audit opinion

Other areas of emphasis

We also focused on other areas that did not meet the definition of a significant risk, but were determined to require specific awareness and a unique audit response.

Other areas of emphasis		
Cash and investments	Revenues and receivables	General disbursements
Payroll	Pension liabilities	Long-term debt
Capital assets including infrastructure	Net position and fund balance calculations	Financial reporting and required disclosures

Internal control matters

We considered the Village's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing an opinion on the financial statements. We are not expressing an opinion on the effectiveness of the Village's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.

A material weakness is a deficiency or combination of deficiencies in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We identified the following deficiencies as material weaknesses:

- Inadequate segregation of duties**

A properly designed system of internal control includes adequate staffing as well as policies and procedures to properly segregate duties. This includes systems that are designed to limit the access or control of any one individual to your government's assets or accounting records, and to achieve a higher likelihood that errors or irregularities in your accounting processes would be discovered by your staff in a timely manner.

At this time, due to staffing and financial limitations, the proper internal controls are not in place to achieve adequate segregation of duties related to:

 - Bank reconciliations for the tax account should be performed by someone independent of the tax collection process.
 - An independent review and approval of adjustments to accounts receivable and account write-offs.
 - People involved in the cash receipting process should be independent of other billing duties.
 - The reconciliation of the detailed listing of receivables in the billing system and the receivable balance in the general ledger should be reviewed by someone independent of the utility billing and cash receipting processes.
 - Adjusting journal entries and supporting documentation should be reviewed and approved by an appropriate person who is not the original preparer.

- Account reconciliations prepared throughout the year should be performed by someone independent of processing transactions in the account.
- Year-end reconciliations (retainages, payroll accruals) should be reviewed and approved by someone other than the preparer.

As a result, errors, irregularities or fraud could occur as part of the financial reporting process that may not be discovered by someone in your organization. Therefore, we are reporting a material weakness related to the internal control environment.

Since the controls listed above or other compensating controls are not currently in place, errors or irregularities could occur as part of the accounting processes that might not be discovered by management or the governing body. Therefore, the absence of these controls is considered to be a material weakness.

We recommend that a designated employee review the segregation of duties, risks, and these potential controls and determine whether additional controls should be implemented. This determination should take into consideration a cost / benefit analysis.

- **Financial statement close process**

Properly designed systems of internal control provide your organization with the ability to process and record accurate monthly and year-end transactions and annual financial reports.

Our audit includes a review and evaluation of the internal controls relating to financial reporting. Common attributes of a properly designed system of internal control for financial reporting are as follows:

- There is adequate staffing to prepare financial reports throughout the year and at year-end.
- Material misstatements are identified and corrected during the normal course of duties.
- Complete and accurate financial statements, including footnotes, are prepared.
- Financial reports are independently reviewed for completeness and accuracy.

Our evaluation of the internal controls over financial reporting has identified control deficiencies that are considered to be material weaknesses surrounding the preparation of financial statements and footnotes, adjusting journal entries identified by the auditors, and an independent review of financial reports. Management has not prepared financial statements that are in conformity with generally accepted accounting principles. In addition, material misstatements in the general ledger were identified during the financial audit.

The following material weaknesses, which were identified in the prior years, were remediated during the current year:

- Batch collections should be timely reconciled from the general ledger to the tax collection system.
- Tax refund overpayments should be timely reconciled from the general ledger to the tax collection system.
- Each property tax settlement cycle should include a reconciliation of the general ledger to the tax collection system for total collections.
- Supported and functional system should be used to prevent inaccurate or lost data.
- Periodically test backups to ensure accurate data can be obtained when needed.

Other comments and recommendations

Decentralized Cash Collections

Many governments collect cash at numerous decentralized locations that are separate from the primary system of accounting procedures and controls. The opportunity for theft is often higher at those locations because one person is frequently involved in most, if not all, aspects of a transaction (i.e., lack of segregation of duties).

Management is responsible for designing and implementing controls and procedures to detect and prevent fraud. As a result, we recommend that management review its decentralized cash collection procedures and controls on a periodic basis and make changes as necessary to strengthen the internal control environment. Reviewing the adequacy of the controls is a responsibility of the governing body.

Below are example procedures and controls to help mitigate the risk of loss at decentralized cash collection points:

- Implement a centralized receipting process with adequate segregation of duties
- For cash collections, ensure pre-numbered receipts are being used and all receipts in the sequence are being reviewed by someone other than the person receipting the cash and receipts tie to deposits
- Perform surprise procedures at decentralized locations (cash counts, walkthrough of processes, etc.)
- Require regular cash deposits to minimize collection on-hand
- Limit the number of separate bank accounts
- Segregate duties as much as possible – the person receipting cash should be separate from the person preparing deposits and the person reconciling bank accounts should be separate from the cash collection activity
- Perform a month-to-month or year-to-year comparison to look for unusual changes in collections
- If collecting from a drop box site, consider sending two people to collect the funds, especially during peak times

We recommend that the Village review possible procedures and controls available to help mitigate the risk. As always, the cost of controls and staffing must be weighed against the benefits of safeguarding your assets.

Required communications

Qualitative aspect of accounting practices

- **Accounting policies:** Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we have advised management about the appropriateness of accounting policies and their application. The significant accounting policies used by Village are described in Note 1 to the financial statements. As described in Note 1, the Village changed accounting policies related to compensated absences by adopting GASB No. 101, *Compensated Absences* in 2024. We noted no transactions entered into by the Village during the year for which accounting policies are controversial or for which there is a lack of authoritative guidance or consensus or diversity in practice.
- **Accounting estimates:** Accounting estimates, including fair value estimates, are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements, the degree of subjectivity involved in their development and because of the possibility that future events affecting them may differ significantly from those expected. The following estimates are of most significance to the financial statements:

Estimate	Management's process to determine	Baker Tilly's conclusions regarding reasonableness
Net pension liability (asset) and related deferrals	Evaluation of information provided by the Wisconsin Retirement System	Reasonable in relation to the financial statements as a whole
Allowance for doubtful accounts	Evaluation of historical revenues and loss levels with the analysis on collectability of individual amounts	Reasonable in relation to the financial statements as a whole
Depreciation	Evaluate estimated useful life of the asset and original acquisition value	Reasonable in relation to the financial statements as a whole

There have been no significant changes made by management to either the processes used to develop the particularly sensitive accounting estimates, or to the significant assumptions used to develop the estimates, noted above.

- **Financial statement disclosures:** The disclosures in the financial statements are neutral, consistent and clear.

Significant unusual transactions

There have been no significant transactions that are outside the normal course of business for the Village or that otherwise appear to be unusual due to their timing, size or nature.

Significant difficulties encountered during the audit

We encountered no significant difficulties in dealing with management and completing our audit.

Disagreements with management

Professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Audit report

There have been no departures from the auditors' standard report.

Audit consultations outside the engagement team

We encountered no difficult or contentious matters for which we consulted outside of the engagement team.

Uncorrected misstatements and corrected misstatements

Professional standards require us to accumulate misstatements identified during the audit, other than those that are clearly trivial, and to communicate accumulated misstatements to management. The schedule within the attachments summarizes the uncorrected misstatements, other than those that are clearly trivial, that we presented to management and the material corrected misstatements that, in our judgment, may not have been detected except through our auditing procedures. The internal control matters section of this report describes the effects on the financial reporting process indicated by the uncorrected misstatements and corrected misstatements, other than those that we consider to be of a lesser magnitude than significant deficiencies and material weaknesses.

Management has determined that the effects of the uncorrected misstatements are immaterial, both individually and in the aggregate, to the financial statements as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the basic financial statements under audit.

Other audit findings or issues

We encountered no other audit findings or issues that require communication at this time.

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Village's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other information in documents containing audited basic financial statements

Annual report

The Village's audited financial statements will be included in the Annual Comprehensive Financial Report. Our responsibility for this information does not extend beyond the financial information identified in the audit report, and we are not required to perform any procedures to corroborate such other information. We have read the Introductory and Statistical sections to determine whether a material inconsistency exists between the other information and the financial statements. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, was materially inconsistent with the information, or manner of its presentation, in the financial statements.

Official statements

The Village's audited financial statements are "general purpose" financial statements. General purpose financial statements consist of the basic financial statements that can be used by a broad group of people for a broad range of activities. Once we have issued our audit report, we have no further obligation to update our report for events occurring subsequent to the date of our report. The Village can use the audited financial statements in other client prepare documents, such as official statements related to the issuance of debt, without our acknowledgement. Unless we have been engaged to perform services in connection with any subsequent transaction requiring the inclusion of our audit report, as well as to issue an auditor's acknowledgment letter, we have neither read the document nor performed subsequent event procedures in order to determine whether or not our report remains appropriate.

Management's consultations with other accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing or accounting matters.

Written communications between management and Baker Tilly

The attachments include copies of other material written communications, including a copy of the management representation letter.

Compliance with laws and regulations

We did not identify any non-compliance with laws and regulations during our audit.

Fraud

We did not identify any known or suspected fraud during our audit.

Going concern

Pursuant to professional standards, we are required to communicate to you, when applicable, certain matters relating to our evaluation of the Village's ability to continue as a going concern for a reasonable period of time but no less than 12 months from the date of the financial statements, including the effects on the financial statements and the adequacy of the related disclosures, and the effects on the auditor's report. No such matters or conditions have come to our attention during our engagement.

Independence

We are not aware of any relationships between Baker Tilly and the Village that, in our professional judgment, may reasonably be thought to bear on our independence.

Related parties

We did not have any significant findings or issues arise during the audit in connection with the Village's related parties.

Other matters

We applied certain limited procedures to the required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information which accompanies the financial statements but is not RSI. With respect to the supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the other information, which accompanies the financial statements but are not RSI. We did not audit or perform other procedures on this other information, and we do not express an opinion or provide any assurance on it.

Nonattest services

The following nonattest services were provided by Baker Tilly:

- Adjusting journal entries and financial statement preparation
- Preparation of regulatory reports (Public Service Commission, State Report)
- Accounting assistance (as requested)

In addition, we prepared GASB No. 34 conversion entries which are summarized in the "Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position" and the "Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities" in the financial statements.

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

Resources to those charged with governance

Our business is to know every aspect of yours and to maintain a constant lookout for what's next. We invite you to learn about some of the trending challenges and opportunities for public sector organizations like yours and how Baker Tilly can help.

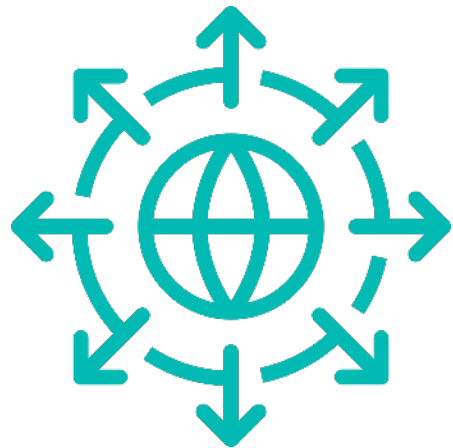
To explore more trending topics and regulatory updates, visit our resource page at <https://www.bakertilly.com/insights/audit-committee-resource-page>.



Funding evaluation and pursuit

Public sector organizations may be eligible for grants, tax credits and other financial incentives through funding opportunities such as the Inflation Reduction Act, the Clean Communities Investment Accelerator, and the Infrastructure Investment and Jobs Act.

Baker Tilly can help you navigate, understand and pursue various federal and state funding sources through grant research and tracking, advising and writing, and management and compliance services.



Digital transformation

Digitizing public services can be a game changer for governments. Streamlining inefficient processes, providing digital access and delivery of services to meet public expectations, implementing technology to protect constituent data, leveraging information to make data-driven decisions and migrating outdated on-premises systems to the cloud are crucial to an entity's success.

Through these types of digital services, Baker Tilly can help you scale with future demand and be better positioned to rapidly respond to changing demands.



Cybersecurity

Public sector organizations face significant challenges from cyber threats and IT regulations. It can feel like you are on the defense keeping up with the latest risks, regulations and emerging trends. To mitigate risk, you must understand your organization's unique vulnerabilities, cybersecurity processes and controls.

Baker Tilly can help enhance your cybersecurity posture and ensure compliance, with solutions in IT compliance and security and cybersecurity and data protection to safeguard your data and navigate complex risk environments.

Management representation letter

June 26, 2025

Baker Tilly US, LLP
4807 Innovate Lane, PO Box 7398
Madison, WI 53707-7398

Dear Baker Tilly US, LLP:

We are providing this letter in connection with your audit of the financial statements of the Village of Germantown as of December 31, 2024 and for the year then ended for the purpose of expressing opinions as to whether the financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Village of Germantown and the respective changes in financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America (GAAP). We confirm that we are responsible for the fair presentation of the previously mentioned financial statements in conformity with accounting principles generally accepted in the United States of America. We are also responsible for adopting sound accounting policies, establishing and maintaining internal control over financial reporting, and preventing and detecting fraud.

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement. An omission or misstatement that is monetarily small in amount could be considered material as a result of qualitative factors.

We confirm, to the best of our knowledge and belief, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated February 4, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP.
- 2) The financial statements referred to above are fairly presented in conformity with accounting principles generally accepted in the United States of America. We have engaged you to advise us in fulfilling that responsibility. The financial statements include all properly classified funds of the primary government required by accounting principles generally accepted in the United States of America to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, if any, are reasonable in accordance with U.S. GAAP.
- 6) All events subsequent to the date of the financial statements and for which accounting principles generally accepted in the United States of America require adjustment or disclosure have been adjusted or disclosed. No other events, including instances of noncompliance, have occurred subsequent to the financial statement date and through the date of this letter that would require adjustment to or disclosure in the aforementioned financial statements.
- 7) All material transactions have been recorded in the accounting records and are reflected in the financial statements.
- 8) We believe the effects of the uncorrected financial statement misstatements summarized in the attached schedule are immaterial, both individually and in the aggregate, to the basic financial statements as a whole. In addition, you have recommended adjusting journal entries, and we are in agreement with those adjustments.
- 9) All known audit and bookkeeping adjustments have been included in our financial statements, and we are in agreement with those adjustments.
- 10) We are in agreement with the adjusting journal entries you have proposed, and they have been posted to the appropriate accounts.
- 11) There are no known or possible litigation, claims, and assessments whose effects should be considered when preparing the financial statements. There are no unasserted claims or assessments that our lawyer has advised us are probable of assertion and must be disclosed in accordance with accounting principles generally accepted in the United States of America.
- 12) Guarantees, whether written or oral, under which the Village is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

- 13) We have provided you with:
 - a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as financial records and related data, documentation, and other matters.
 - b) Additional information that you have requested from us for the purpose of the audit.
 - c) Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.
 - d) Minutes of the meetings of Village Board or summaries of actions of recent meetings for which minutes have not yet been prepared.
- 14) We have not completed an assessment of the risk that the financial statements may be materially misstated as a result of fraud.

- 15) We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - a) Management,
 - b) Employees who have significant roles in internal control, or
 - c) Others where the fraud could have a material effect on the financial statements.
- 16) We have no knowledge of any allegations of fraud or suspected fraud affecting the entity received in communications from employees, former employees, regulators, or others.
- 17) We have no knowledge of known instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or abuse, whose effects should be considered when preparing financial statements.
- 18) There are no related parties or related party relationships and transactions, including side agreements, of which we are aware.

Other

- 19) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.
- 20) We have a process to track the status of audit findings and recommendations.
- 21) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.
- 22) The Village has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources or fund balance or net position.
- 23) We are responsible for compliance with federal, state, and local laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits, debt contracts, and IRS arbitrage regulations; and we have identified and disclosed to you all federal, state, and local laws, regulations and provisions of contracts and grant agreements that we believe have a direct and material effect on the determination of financial statement amounts or other financial data significant to the audit objectives, including legal and contractual provisions for reporting specific activities in separate funds.
- 24) We have appropriately disclosed all information for conduit debt obligations in accordance with GASB 91.
- 25) There are no:
 - a) Violations or possible violations of budget ordinances, federal, state, and local laws or regulations (including those pertaining to adopting, approving and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, or for reporting on noncompliance, except those already disclosed in the financial statement, if any.
 - b) Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by accounting principles generally accepted in the United States of America.

- c) Nonspendable, restricted, committed, or assigned fund balances that were not properly authorized and approved.
 - d) Rates being charged to customers other than the rates as authorized by the applicable authoritative body.
 - e) Violations of restrictions placed on revenues as a result of bond resolution covenants such as revenue distribution or debt service funding.
- 26) In regards to the nonattest services performed by you listed below, we acknowledge our responsibility related to these nonattest services and have 1) accepted all management responsibility; 2) designated an individual with suitable skill, knowledge, or experience to oversee the services; 3) evaluated the adequacy and results of the services performed, and 4) accepted responsibility for the results of the services.
- a) Adjusting journal entries and financial statement preparation
 - b) Preparation of regulatory reports (Public Service Commission, State Report)
 - c) Accounting assistance (as requested)

None of these nonattest services constitute an audit under generally accepted auditing standards, including *Government Auditing Standards*.

- 27) The Village of Germantown has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 28) The Village of Germantown has complied with all aspects of contractual agreements that would have a material effect on the financial statement in the event of noncompliance.
- 29) The financial statements include all fiduciary activities required by GASB No. 84.
- 30) The financial statements properly classify all funds and activities.
- 31) All funds that meet the quantitative criteria in GASB Statement No. 34 and No. 37 for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 32) Components of net position (net investment in capital assets; restricted; and unrestricted) and components of fund balance (nonspendable, restricted, committed, assigned and unassigned) are properly classified and, if applicable, approved.
- 33) The Village of Germantown has no derivative financial instruments such as contracts that could be assigned to someone else or net settled, interest rate swaps, collars or caps.
- 34) Provisions for uncollectible receivables, if any, have been properly identified and recorded.
- 35) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.
- 36) Revenues are appropriately classified in the statement of activities within program revenues and general revenues.

- 37) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 38) Deposits and investments are properly classified, valued, and disclosed (including risk disclosures, collateralization agreements, valuation methods, and key inputs, as applicable).
- 39) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated/amortized. Any known impairments have been recorded and disclosed.
- 40) Tax abatement agreements have been properly disclosed in the notes to the financial statements, including the names of all governments involved, the gross amount and specific taxes abated, and additional commitments.
- 41) Tax-exempt bonds issued have retained their tax-exempt status.
- 42) We have appropriately disclosed the Village of Germantown's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position are available and have determined that net position were properly recognized under the policy. We have also disclosed our policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available.
- 43) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 44) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 45) With respect to the supplementary information, (SI):
 - a) We acknowledge our responsibility for presenting the SI in accordance with accounting principles generally accepted in the United States of America, and we believe the SI, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the SI have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the SI is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.
- 46) We assume responsibility for, and agree with, the information provided by the Wisconsin Retirement System as audited by the Legislative Audit Bureau relating to the net pension asset/liability and related deferred outflows and deferred inflows and have adequately considered the reasonableness of the amounts and disclosures used in the financial statements and underlying accounting records. We also assume responsibility for the census data that has been reported to the plan.
- 47) We have evaluated and considered all potential tax abatements and believe all material tax abatements have been properly reported and disclosed.

- 48) We have reviewed our long-term debt agreements and believe that all terms related to significant events of default with finance-related consequences, termination events with finance-related consequences and subjective acceleration clauses have been properly identified and disclosed.
- 49) Unused lines of credit, collateral pledged to secure debt and direct borrowings and private placements have been properly identified and disclosed.
- 50) We have implemented GASB Statement No. 101, *Compensated Absences*, and believe that all required disclosures and accounting considerations have been identified and properly classified in the financial statements in compliance with the Standard.
- 51) We are responsible for the estimation methods and assumptions used in measuring assets and liabilities reported or disclosed at fair value, including information obtained from brokers, pricing services or third parties. Our valuation methodologies have been consistently applied from period to period. The fair value measurements reported or disclosed represent our best estimate of fair value as the measurement date in accordance with the requirements of GASB 72—*Fair Value Measurement*. In addition our disclosures related to fair value measurements are consistent with the objectives outlined in GASB 72. We have evaluated the fair value information provided to us by brokers, pricing services or other parties that has been used in the financial statements and believe this information to be reliable and consistent with the requirements.

Sincerely,

Village of Germantown

Signed: Matthew Uselding
Matthew Uselding, Finance Director

Signed: Steven R. Kreklow
Steven R. Kreklow, Village Administrator

Client service team



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Managing Director

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Accounting changes relevant to the Village of Germantown

Future accounting standards update

GASB Statement Number	Description	Potentially impacts you	Effective date
102	Certain Risk Disclosures	✓	12/31/25
103	Financial Reporting Model Improvements	✓	12/31/26
104	Disclosure of Certain Capital Assets	✓	12/31/26

Further information on upcoming [GASB pronouncements](#).

New guidance on disclosure of certain risks

The requirements in GASB Statement No. 102, *Certain Risk Disclosures* is meant to provide financial statement users with information about certain risks when circumstances make a government vulnerable to a heightened possibility of loss or harm. It requires governments to disclose essential information about risks related to vulnerabilities due to certain concentrations or constraints.

- (a) The Statement defines a concentration as a lack of diversity related to an aspect of a significant inflow or outflow of resources - for example, a small number of companies that represent a majority of employment in a government's jurisdiction, or a government that relies on one revenue source for most of its revenue.
- (b) The Statement defines a constraint as a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority - such as a voter-approved property tax cap or a state-imposed debt limit.

Concentrations and constraints may limit a government's ability to acquire resources or control spending.

The Statement generally requires a government to disclose information about a concentration or constraint if all of the following criteria are met:

- (a) The concentration or constraint is *known* to the government prior to issuing the financial statements.
- (b) The concentration or constraint makes the government vulnerable to the risk of a substantial impact.
- (c) An event or events associated with the concentration or constraint that could cause a substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued.

The disclosures should include a description of the following:

- The concentration or constraint,
- Each event associated with the concentration or constraint that could cause a substantial impact if the event has occurred or has begun to occur prior to the issuance of the financial statements, and
- Actions taken by the government to mitigate the risk prior to the issuance of the financial statements.

Changes to the financial reporting model

GASB Statement 103, *Financial Reporting Model Improvements*, builds on Statement 34 by providing key targeted improvements to the financial reporting model. Its requirements are designed to:

- Enhance the effectiveness of governmental financial reports in providing information essential for decision making and assessing a government's accountability, and
- Address certain application issues.

The targeted improvements contained in Statement 103 establish or modify existing accounting and financial reporting requirements related to:

- Management's discussion and analysis - While the overall requirements do not substantially change management's discussion and analysis, the modifications are meant to improve the analysis included in this section and provide details about the items that should be discussed as currently known facts, decisions, or conditions expected to have a significant financial effect in the subsequent period.
- Unusual or infrequent items (previously known as extraordinary and special items) - The new Statement simplifies GASB literature by eliminating the separate presentation of extraordinary and special items. Under the requirement of Statement 103, applicable items will either be identified as unusual or infrequent, or both.
- Presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position - The changes are designed to improve consistency around the classification of items in these statements by better defining what should be included in operating revenues and expenses and nonoperating revenues and expenses including, for example, the addition of subsidies received or provided as a new category of nonoperating revenues and expenses.
- Major component unit information, and Budgetary comparison information - Statement 103 is designed to improve the consistency of the reporting of major component unit information and budgetary comparison information by specifying required placement of that information.

Revisions to disclosures for certain capital assets

Governments are required to provide information on capital assets in the footnotes to the financial statements as outlined in GASB Statement No. 34. Recent standards have impacted the accounting and reporting for capital assets and as a result GASB issued Statement No. 104, *Disclosure of Certain Capital Assets* to provide enhanced disclosures for certain capital assets, including

- (a) Lease assets reported under Statement No. 87, intangible right-to-use assets reported under Statement No. 94 and subscription assets reported under Statement No. 96 should all be disclosed separately, and by major class of underlying asset. In addition, if there are any other intangible assets reported they should also be disclosed separately.
- (b) Capital assets that are held for sale should have the ending balance with separate disclosure for historical cost and related accumulated depreciation as well as any outstanding debt for which the asset is pledged as collateral disclosed by major class of asset. Assets held for sale are defined as those for which the government has decided to pursue the sale, and it is probable that the sale will be finalized within one year of the financial statement date.

While these changes are focused on footnote disclosures it is important to plan ahead to ensure the required information is available for implementation.

Uncorrected misstatements

- Costs previously reported as additions in the Governmental Activities construction work in progress were determined to be unrelated to capital additions and were expensed in the current year. As a result, beginning net position was overstated and expenses were understated in the current year by \$642,212.
- Contributions from other funds related to previous years were found and recorded in the current year. The caused the Health Insurance Fund beginning net position to be understated and current year revenues to be overstated by \$79,991.
- There is a current year impact for the correction of a prior year uncorrected misstatement related to the General Fund accounts receivable balance not reconciling to the receivable billing subledger. The revenue balance is overstated by \$43,596.
- There is a current year impact for the correction of a prior year uncorrected misstatement related to General Fund accounts payable balance not reconciling to the payable subledger. The expenditure balance is overstated by \$64,154.
- There is a current year impact for the correction of a prior year uncorrected misstatement related to Water Utility accounts receivable balance not reconciling to the utility billing subledger. The revenue balance is overstated by \$25,447.
- There is a current year impact for the correction of a prior year uncorrected misstatement related to Sewer Utility accounts receivable balance not reconciling to the utility billing subledger. The revenue balance is understated by \$15,483.
- There is a current year impact for the correction of a prior year uncorrected misstatement related to settlement paid in July 2024 related to previous years. The total expenditures/expenses are overstated for Nonmajor funds, Sewer utility, and Water utility in the amount of \$89,188, \$155,000, and \$65,815 respectively.

Material corrected misstatements

Description	Opinion unit	Amount
To record utility depreciation	Water Utility, Sewer Utility	\$2,196,710
To record pension changes	Water Utility	\$242,689
To move non-capital transactions	Water Utility	\$362,970
To record capital activity	Water Utility, Sewer Utility	\$4,154,691
To recognize revenue for expenditures incurred	Nonmajor Governmental	\$603,474
To adjust retainages	Sewer Utility	\$461,464
To adjust TID 8 project costs	Nonmajor Governmental, TIF No. 8, Water Utility	\$9,059,942
To adjust lease receivables	Water Utility	\$205,987

The remaining misstatements that were identified and corrected by management were not material individually or in the aggregate to the financial statements taken as a whole.

Two-way audit communications

As part of our audit of your financial statements, we are providing communications to you throughout the audit process. Auditing requirements provide for two-way communication and are important in assisting the auditor and you with more information relevant to the audit.

As this past audit is concluded, we use what we have learned to begin the planning process for next year's audit. It is important that you understand the following points about the scope and timing of our next audit:

- a. We address the significant risks of material misstatement, whether due to fraud or error, through our detailed audit procedures.
- b. We will obtain an understanding of the five components of internal control sufficient to assess the risk of material misstatement of the financial statements whether due to error or fraud, and to design the nature, timing and extent of further audit procedures. We will obtain a sufficient understanding by performing risk assessment procedures to evaluate the design of controls relevant to an audit of financial statements and to determine whether they have been implemented. We will use such knowledge to:
 - Identify types of potential misstatements.
 - Consider factors that affect the risks of material misstatement.
 - Design tests of controls, when applicable, and substantive procedures.
- c. We will not express an opinion on the effectiveness of internal control over financial reporting or compliance with laws, regulations and provisions of contracts or grant programs.
- d. The concept of materiality recognizes that some matters, either individually or in the aggregate, are important for fair presentation of financial statements in conformity with generally accepted accounting principles while other matters are not important. In performing the audit, we are concerned with matters that, either individually or in the aggregate, could be material to the financial statements. Our responsibility is to plan and perform the audit to obtain reasonable assurance that material misstatements, whether caused by errors or fraud, are detected.

Our audit will be performed in accordance with auditing standards generally accepted in the United States of America.

We are very interested in your views regarding certain matters. Those matters are listed here:

- a. We typically will communicate with your top level of management unless you tell us otherwise.
- b. We understand that the governing board has the responsibility to oversee the strategic direction of your organization, as well as the overall accountability of the entity. Management has the responsibility for achieving the objectives of the entity.
- c. We need to know your views about your organization's objectives and strategies, and the related business risks that may result in material misstatements.
- d. We anticipate that the Village will receive an unmodified opinion on its financial statements.
- e. Which matters do you consider warrant particular attention during the audit, and are there any areas where you request additional procedures to be undertaken?
- f. Have you had any significant communications with regulators or grantor agencies?
- g. Are there other matters that you believe are relevant to the audit of the financial statements?

Also, is there anything that we need to know about the attitudes, awareness and actions of the governing body concerning:

- a. The entity's internal control and its importance in the entity, including how those charged with governance oversee the effectiveness of internal control?
- b. The detection or the possibility of fraud?

We also need to know if you have taken actions in response to developments in financial reporting, laws, accounting standards, governance practices, or other related matters, or in response to previous communications with us.

With regard to the timing of our audit, here is some general information. We perform preliminary financial audit work during the months of October-December, and sometimes early January. Our final financial fieldwork is scheduled during the spring to best coincide with your readiness and report deadlines. After fieldwork, we wrap up our financial audit procedures at our office and issue drafts of our report for your review. Final copies of our report and other communications are issued after approval by your staff. This is typically 6-12 weeks after final fieldwork but may vary depending on a number of factors.

Keep in mind that while this communication may assist us with planning the scope and timing of the audit, it does not change the auditor's sole responsibility to determine the overall audit strategy and the audit plan, including the nature, timing and extent of procedures necessary to obtain sufficient appropriate audit evidence.

We realize that you may have questions on what this all means, or wish to provide other feedback. We welcome the opportunity to hear from you.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Discussion

ITEM TITLE: Update on Information presented at the last Plan Commission Meeting related to the Village Center District and Timeline and Task List for Selection of a Developer to Partner with the Village.
(ACTION)

SUBMITTED BY: David Baum, Trustee

SUMMARY EXPLANATION:

ATTACHMENT:

1. Village-Board-Agenda-Item-Request-Form-2 Discuss VC

STAFF RECOMMENDATION:

ACTION BY Committee:

VILLAGE BOARD

AGENDA ITEM REQUEST FORM

I, Trustee David Baum hereby request that the following items(s)
be placed on the next agenda of the Village Board for consideration and action:

ITEM REQUESTED:

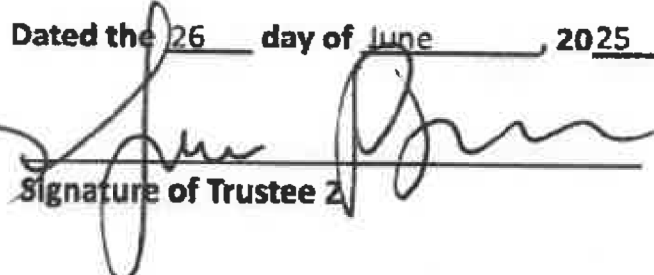
Discuss the information presented at the Planning Commission meeting held on June 23 and any other topic related to the Village Center Development.
Have a discussion with Bailey Copland as to possible RFP's to select and bring on a Developer earlier in the process.
Take action on directing Staff to prepare a time line and a list of remaining tasks required to be completed in order to issue an RFP to Developers. This Time Line and Task List are to be presented to the Village Board at the July 21 meeting for possible approval.

DISCUSSION/REASON:

The Information was requested by the Village Board, should have been presented to the Village Board, now it still needs to be discussed by, and have action taken by the Village Board!
Answers to a majority of the questions were provided on June 23. The two last questions cannot be answered without direct input from a selected Developer. Those questions are, What are you proposing to build? What is the Gap value that is leading to the need for TID 10? Developers are now asking if there is a way to be selected now for them to participate in the Guideline Development process. Also, they would like to hold the neighborhood meetings while they are developing there concept in order to get feedback.

Dated the 26 day of June, 2025


Signature of Trustee 1


Signature of Trustee 2

Received: _____

By: _____

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 7, 2025

PLACEMENT: Action Item

ITEM TITLE: Exchange Agreement between Blackstone Creek, LLC and the Village for Tax Key No GTNV 211-979, GTNV 211-999 and GTNV 211-9983 located in the Village's Village Center District (generally in the area of Division Road and Main Street). (ACTION)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

In January of this year, the Heimat Group submitted a proposal to the Village to exchange some property owned by the Village on Main Street for a significant portion of what is currently the Blackstone Golf course. The Village Board referred this request to the Parks & Recreation Commission for an initial review to determine if this land exchange potentially has any benefits to the Village. At their May 21st meeting, the Parks & Rec Commission recommended on a 5 to 1 vote that the Village move forward with negotiations with the Heimat Group on the land exchange. They also provided helpful feedback on a number of issues the Board should take into consideration over the course of negotiations.

Should the Village Board wish to proceed with consideration of the proposal, the next logical step in the process would be to obtain appraisals of both the golf course land and the Village land that would be involved in the exchange. Staff would need to discuss options for obtaining appraisals with the Heimat Group and would need the authority to enter into a contract with an appraiser. The cost of the appraisal would likely be approximately \$15,000.

ATTACHMENT:

1. Land Exchange Proposal Maps 2025
2. Parks_Rec Comm Memo 250219
3. Parks_Rec Comm Memo 250521
4. Parks_Rec Comm Minutes 250521

STAFF RECOMMENDATION:

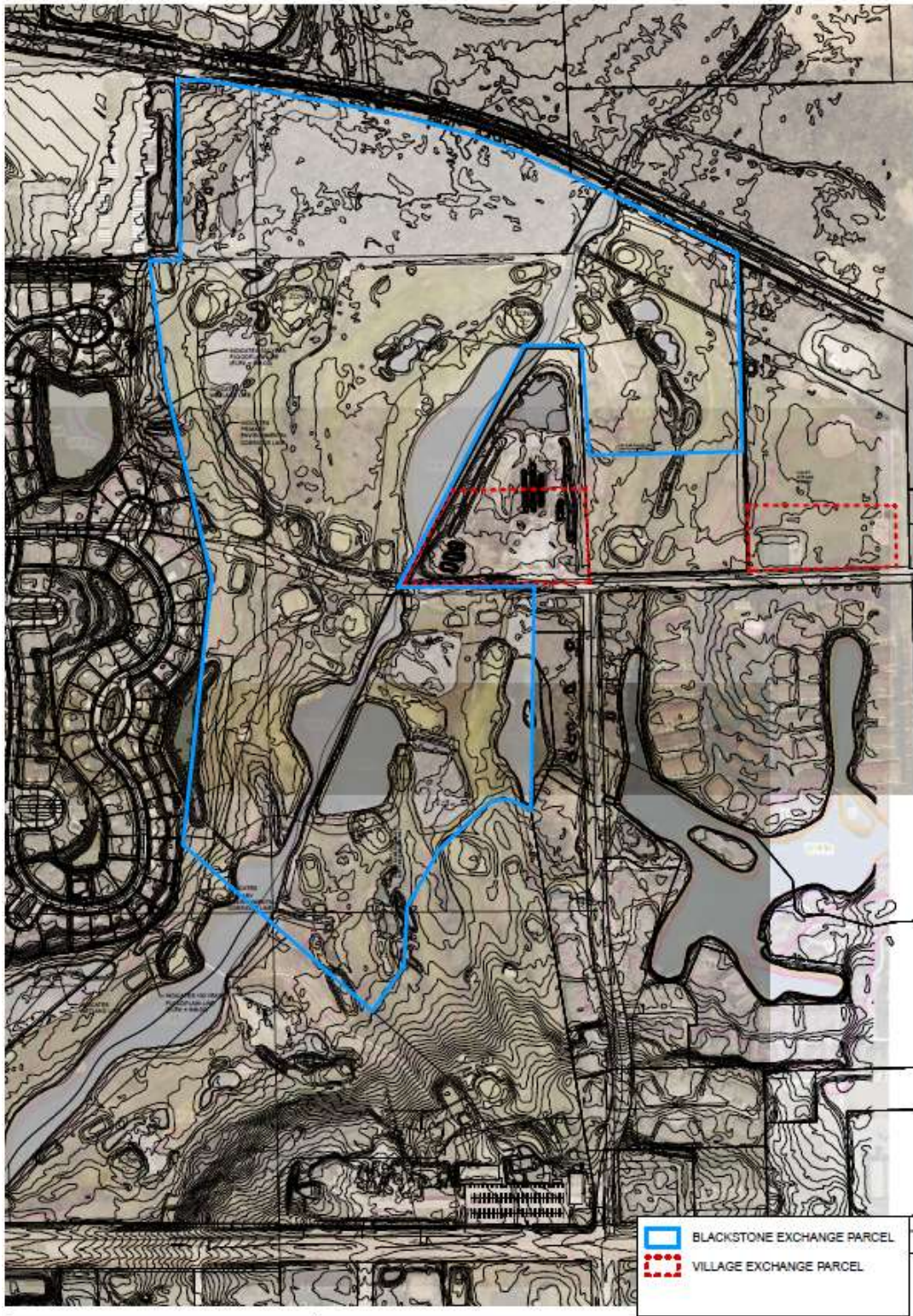
Direct staff enter into a contract for appraisal services in an amount not to exceed \$20,000.

ACTION BY Committee:

EXHIBIT A - Depiction of Existing Properties



EXHIBIT B - Depiction of Exchange Parcels



The Kubala Washtko Architects, Inc.
W61 N617 Menomon Avenue
Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

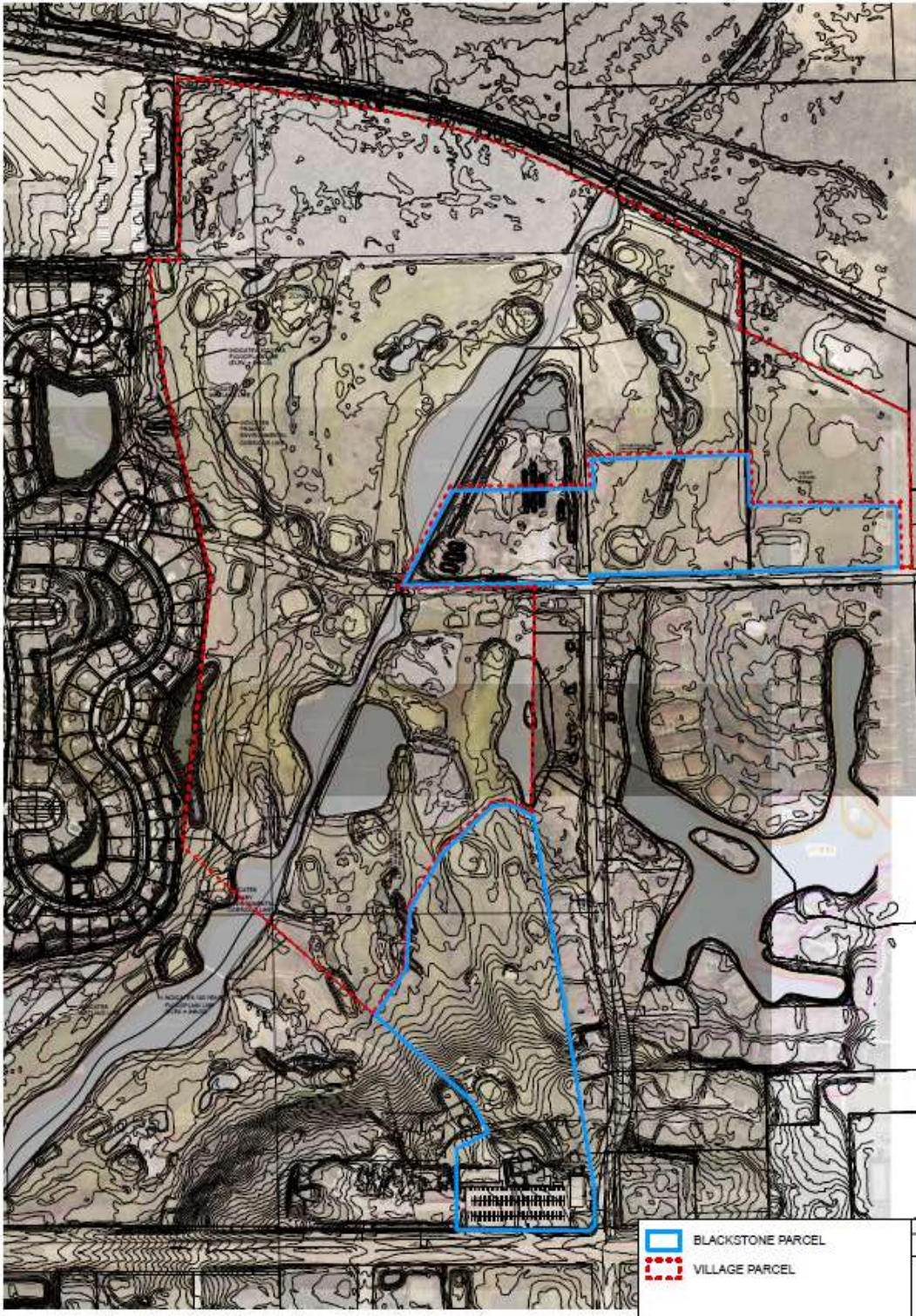
BLACKSTONE CREEK
SCALE: 1" = 350'-0"

237 120
JANUARY 10, 2025

ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE
PURPOSES ONLY.
ACTUAL EXTENTS AND LIMITS TO BE VERIFIED PER
CERTIFIED SURVEY MAPPING.

EX-B

EXHIBIT C - Depiction of Final Property Boundaries



The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

BLACKSTONE CREEK
SCALE: 1" = 350'-0"

297120
JANUARY 10, 2025

ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE
PURPOSES ONLY.
ACTUAL EXTENTS AND LIMITS TO BE VERIFIED FOR
CERTIFIED SURVEY MAPPING.

EX-C

BUSINESS OF THE PARK & RECREATION COMMISSION

MEETING DATE: February 19, 2025

PLACEMENT: Presentation

ITEM TITLE: Discussion of Proposal for Land Exchange Between the Village and the Heimat Group (Blackstone Golf Course)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

In January of this year, the Heimat Group submitted a proposal to the Village to consider the exchange of property owned by the Village and property owned by Heimat for the purpose facilitating a residential development by Heimat and expanding Hauptstrasse Park. Staff presented the proposal to the Village Board on January 20th and requested feedback on how to proceed. The Board directed staff to gather additional information regarding the proposal including feedback from the Parks & Rec Commission and additional analysis on the usability of land that would transfer to the Village, potential Park related uses of the property and priorities for the public, should the Board decide to proceed with negotiations.

I have attached four documents for the Commission's review and discussion: the proposal submitted by the Heimat Group, a map showing the 100-year floodplain for the area, a conceptual drawing of potential park uses completed by Graef several years ago when a similar proposal was considered and a more recent drawing of potential uses prepared for the Village pro bono by Trustee Baum.

I am not requesting any action from the Parks & Rec Commission at this time. I would simply like to get your feedback on the proposal so I can pass on any questions or concerns, or opportunities you see with this proposal. If the proposal does progress, it would come back to the Parks & Rec Commission as an action item before the Board would vote on it.

ATTACHMENT:

1. Heimat Germantown_CL Exchange Agreement 250114
2. Flood Plain Map 2025
3. Graef Concept Map 2019
4. Baum Park Concept 250117

STAFF RECOMMENDATION:

No action is necessary at this time.

ACTION BY Committee:

BUSINESS OF THE PARK & RECREATION COMMISSION

MEETING DATE: May 21, 2025

PLACEMENT: Action Item

ITEM TITLE: Potential Land Exchange Between Blackstone Golf Course and Village of Germantown - Action Item

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

At the March 19th meeting, the Parks & Recreation Commission discussed the potential exchange of land between Blackstone Golf Course and the Village. A copy of the information discussed is included in this packet. No action was taken at the March 19th meeting. The Village President has requested that the Parks & Recreation Commission revisit this item and make a recommendation to the Village Board on whether the Village should enter into negotiations for a land exchange. If the Commission recommends entering into negotiations, additional recommendations on the priorities for negotiations would be helpful.

In addition to the actual exchange of land, there are several items the Commission may want to consider for prioritization:

- Public access to the Menomonee River
- Plan for replacement of any Parks & Rec facilities lost in exchange
- Development of a new Master Plan for an expanded HauptStrasse Park

Questions related to the nature of the development that would take place following the potential land exchange are not before the Commission and should not be part of the recommendation.

ATTACHMENT:

1. Park_Rec Commission Blackstone Memo 250319

STAFF RECOMMENDATION:

A motion recommending that the Village Board enter into negotiations for the land exchange would be appropriate. A positive vote would indicate support for entering into negotiations. A negative vote would indicate opposition to entering into negotiations.

ACTION BY Committee:

BUSINESS OF THE PARK & RECREATION COMMISSION

MEETING DATE: February 19, 2025

PLACEMENT: Presentation

ITEM TITLE: Discussion of Proposal for Land Exchange Between the Village and the Heimat Group (Blackstone Golf Course)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

In January of this year, the Heimat Group submitted a proposal to the Village to consider the exchange of property owned by the Village and property owned by Heimat for the purpose facilitating a residential development by Heimat and expanding Hauptstrasse Park. Staff presented the proposal to the Village Board on January 20th and requested feedback on how to proceed. The Board directed staff to gather additional information regarding the proposal including feedback from the Parks & Rec Commission and additional analysis on the usability of land that would transfer to the Village, potential Park related uses of the property and priorities for the public, should the Board decide to proceed with negotiations.

I have attached four documents for the Commission's review and discussion: the proposal submitted by the Heimat Group, a map showing the 100-year floodplain for the area, a conceptual drawing of potential park uses completed by Graef several years ago when a similar proposal was considered and a more recent drawing of potential uses prepared for the Village pro bono by Trustee Baum.

I am not requesting any action from the Parks & Rec Commission at this time. I would simply like to get your feedback on the proposal so I can pass on any questions or concerns, or opportunities you see with this proposal. If the proposal does progress, it would come back to the Parks & Rec Commission as an action item before the Board would vote on it.

ATTACHMENT:

1. Heimat Germantown_CL Exchange Agreement 250114
2. Flood Plain Map 2025
3. Graef Concept Map 2019
4. Baum Park Concept 250117

STAFF RECOMMENDATION:

No action is necessary at this time.

ACTION BY Committee:

HEIMAT

January 10, 2025

Village of Germantown
c/o Dean Wolter, Steve Kreklow and Jeff Retzlaff
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Proposed Exchange Agreement

Dear Messrs. Wolter, Kreklow and Retzlaff,

On behalf of Blackstone Creek LLC, a development affiliate of The Heimat Group Inc., we are presenting the attached Exchange Agreement to the Village of Germantown for consideration. It is our intent to work with the Village to exchange various parcels of land in and around the existing Blackstone Creek Golf Course to assemble, plan and develop a mixed-use community generally consistent with the vision for the Village Center District as adopted in the Village of Germantown 2050 Comprehensive Plan.

With the closure and relocation of the Village Recycling Center at the end of 2024, there is an opportunity to incorporate some of that land into adjacent development parcels along Main Street, fostering an activity center at the West end of Main Street and enabling public access to the Menomonee River. The proposed Exchange Agreement, if properly executed, would enable the assemblage of potential development parcels while providing an opportunity for the Village to expand and re-imagine Haupt Strasse Park taking advantage of river access and bringing much needed population to the Village Center District via Main Street to support revitalization efforts.

Once the development parcels are assembled, we would collaborate with Village Planning staff to further our intended conceptual design while incorporating the Village Center District design intent for Main Street, expansion of Haupt Strasse Park and activation of the Menomonee River and much of Blackstone Creek as open space and public park land. Our preliminary conceptual planning calls for a mixed-use, mixed housing development with approximately 350 to 425 residential units that would unfold in several phases over a number of years. The land at the intersection of Mequon Road and Division Road is intended to be a mix of commercial and residential uses, focusing commercial uses along Mequon Road and transitioning to residential uses as the site moves to the North. The residential housing uses will generally consist of a mix of market rate rental residences in varying types including two-story garden style units, row-style townhome units and traditional multi-story apartment buildings. The housing will be high quality, market rate units of varying sizes, styles and price points in order to attract and satisfy a range of housing demand that continues to exist within the Village. The newly planned community will offer residents onsite amenities but will also leverage the proximity of the intended public park and Village Center amenities. Site design will incorporate connectivity with planned Village bike/walking paths in and about the expanded Haupt Strasse Park and proximal infrastructure.

It is still very early in our planning efforts but in order to advance those efforts, it is important that we explore and determine the Village's interest in pursuing this Exchange Agreement to assemble the development parcels. This is the first step in a long planning and review process and we look forward to your thoughts on moving this forward. Please review the attached and let us know if you have further questions. Thank you in advance for your consideration of this request.

Sincerely,

BLACKSTONE CREEK LLC.
By THE HEIMAT GROUP INC.

A handwritten signature in black ink, appearing to be 'JS' followed by a stylized flourish.

Jim Sedgwick
Principal

A handwritten signature in black ink, appearing to be 'JFL' followed by a stylized flourish.

Joseph F. Lak II
Principal

EXCHANGE AGREEMENT

This Exchange Agreement (the “**Agreement**”) is entered into by and between Blackstone Creek, LLC, a Wisconsin limited liability company (“**Blackstone**”) and the Village of Germantown, Wisconsin (the “**Village**”) as of the Effective Date.

RECITALS:

A. Blackstone is the fee simple owner of that certain real property, and any and all rights and interests appurtenant thereto, identified as parcel number 211979 situated in the Village of Germantown, Washington County, Wisconsin, and consisting of approximately 153.94 acres, more or less, of land (the “**Existing Blackstone Property**”), as the same is generally depicted on the attached and incorporated Exhibit A.

B. An up to 20 acre portion of the Existing Blackstone Property, as generally depicted on the attached and incorporated Exhibit A and as further described in the ROFO Agreement (the “**PHW ROFO Property**”), is subject to that ROFO Waiver Agreement dated August 8, 2022, as subsequently amended (the “**PHW ROFO Agreement**”), by and between Blackstone (as successor in interest to The Heimat Group, a Wisconsin limited liability company) and PHW Germantown, Inc., a Wisconsin nonstock corporation (“**PHW**”), which grants certain rights to PHW to purchase the PHW ROFO Property for purposes of facilitating PHW seeking approval for an increased number of age restricted housing units on its property in compliance with density requirements under applicable zoning ordinances.

C. The Village is the fee simple owner of that certain real property, and any and all rights and interests appurtenant thereto, identified as parcel number 211999 (consisting of approximately 10.5 acres, more or less, of land) and parcel number 222983 (consisting of a total of approximately 12.7 acres, more or less, of land) situated in the Village of Germantown, Washington County, Wisconsin (the “**Existing Village Property**”), as the same is generally depicted on the attached and incorporated Exhibit A. Together, the Existing Blackstone Property and the Existing Village Property may be referred to herein as the “**Existing Properties**”.

D. Blackstone and the Village have agreed to exchange portions of the Existing Properties, and the Village has agreed to pay the difference in value between the portions of the Existing Properties being exchanged, all upon the terms and conditions set forth herein.

E. Blackstone intends to develop the Blackstone Property (defined below) after completion of the Exchange (as defined below) into a mixed use, mixed housing commercial/residential community generally consistent with the Village Center District guidelines as adopted in the Village of Germantown 2050 Comprehensive Plan as further described herein.

NOW THEREFORE, in consideration of the promises and the mutual benefits derived under this Agreement, the parties hereby agree as set forth below.

1. Recitals. The recitals set forth above are true and correct and incorporated herein.
2. Exchange. At Closing (defined below), Blackstone shall convey fee simple title to

the Village of that certain portion of the Existing Blackstone Property that is generally depicted as the “Blackstone Exchange Parcel” on the attached and incorporated Exhibit B, including, only to the extent applicable as provided herein, the PHW ROFO Property subject to the PHW ROFO Agreement (the “**Blackstone Exchange Parcel**”), pursuant to the terms and conditions set forth herein. In direct exchange for its receipt of the Blackstone Exchange Parcel, the Village shall convey fee simple title to Blackstone at Closing of that certain portion of the Existing Village Property that is generally depicted as the “Village Exchange Parcel” on the attached and incorporated Exhibit B (the “**Village Exchange Parcel**”) (together, the Blackstone Exchange Parcel and the Village Exchange Parcel may be referred to herein as the “**Exchange Parcels**”), pursuant to the terms and conditions set forth herein (the exchange of the Blackstone Exchange Parcel for the Village Exchange Parcel may be referred to herein as the “**Exchange**”). The final acreage, configuration and boundaries of the Village Exchange Parcel and Blackstone Exchange Parcel shall be determined as described in Section 5 below. The parties acknowledge and agree that the Exchange Parcels will not be equal in size or similar in general configuration and are not equal in value. The value of the Exchange Parcels shall be determined as outlined in Section 3 below. At Closing, the Village shall pay Blackstone the difference between the appraised value of the Village Exchange Parcel and the Blackstone Exchange Parcel in immediately available funds (the “**Purchase Price**”). The parties acknowledge and agree that as a result of the consummation of the transactions described in this Agreement: (i) Blackstone will be the fee simple owner of the property generally depicted as the “Blackstone Property” on the attached and incorporated Exhibit C (the “**Blackstone Property**”); and (ii) the Village will be the fee simple owner of the property generally depicted as the “Village Property” on the attached and incorporated Exhibit C (the “**Village Property**”). The Village acknowledges and agrees that to the extent PHW has not purchased the PHW ROFO Property at or prior to the Closing Date, the Blackstone Exchange Parcel shall include the PHW ROFO Property, and the Village shall take title to that portion of the Blackstone Exchange Parcel subject to the PHW ROFO Agreement and PHW’s rights thereunder. To the extent that PHW purchases less than all of the PHW ROFO Property prior to the Closing Date, the Blackstone Exchange Parcel shall include the remainder of the PHW ROFO Property not purchased by PHW.

3. Appraisal. The fair market value of the Exchange Parcels in their current “as-is” condition shall be determined by an MAI appraisal performed by an appraiser mutually agreed upon in writing by Blackstone and the Village within [30] days after the Effective Date, which appraisal shall be prepared and delivered to the parties within [90] days after the Effective Date (“**First Appraisal**”). If either party reasonably objects to the value of the Exchange Parcels as determined by the First Appraisal, the objecting party shall have the right to select a second appraiser to prepare and deliver a second appraisal (“**Second Appraisal**”) at the objecting party’s cost, by giving written notice to the non-objecting party within ten (10) days of the party’s receipt of the First Appraisal. If the value of the Exchange Parcels as determined by the Second Appraisal is within ten percent (10%) of the value of the First Appraisal, then fair market value of the Exchange Parcels shall be the average of the First Appraisal and Second Appraisal. If the Second Appraisal is not within ten percent (10%) of the value of the First Appraisal, the first appraiser and second appraiser shall select a third appraiser to prepare and deliver a third appraisal (“**Third Appraisal**”) and the fair market value of the Exchange Parcels shall be the average of the two closest Appraisals. The cost of the First Appraisal and Third Appraisal shall be shared equally by the parties.

4. Contingencies.

A. Blackstone's Contingencies. Blackstone's obligation to proceed with the Exchange is conditioned upon satisfaction or waiver of each of "Blackstone's Contingencies" set forth below in this Section 4.A. Blackstone shall have the right to terminate this Agreement for any reason, or for no reason at all, as determined in Blackstone's sole and absolute discretion, exercised by written notice given to the Village on, or prior to, one hundred eighty (180) days after the Effective Date ("Blackstone's Due Diligence Period"). Blackstone shall have two (2) options, in Blackstone's sole and absolute discretion, to extend the Blackstone's Due Diligence Period for an additional sixty (60) days each (each an "Extension Period") by providing written notice to the Village on or prior to the expiration of the Blackstone's Due Diligence Period or the first Extension Period, as applicable. If Blackstone fails to give the Village notice terminating this Agreement prior to the expiration of Blackstone's Due Diligence Period, as may be extended, Blackstone shall be deemed to have satisfied Blackstone's Contingencies.

- i. Document Inspection. Blackstone may review all documents and items related to the Village Exchange Parcel and confirm they are acceptable to Blackstone in all respects and that it is feasible and financially viable to develop and operate the Village Exchange Parcel for Blackstone's intended use. Within ten (10) business days after the Effective Date, Village shall deliver to Blackstone all documents, reports, and materials related to the Village Exchange Parcel in Village's possession or reasonably obtainable by Village.
- ii. Environmental Review. Blackstone shall have the right, at its sole cost and expense, to review the environmental condition of the Village Exchange Parcel and to engage consultants of Blackstone's choice to prepare a Phase I Environmental Site Assessment, and any other environmental review, inspection, or testing of the Village Exchange Parcel which Blackstone may deem necessary or appropriate, confirming all improvements on the Village Exchange Parcel and the soils, groundwater and surface waters on, in or under the Village Exchange Parcel do not contain hazardous substances. Village shall provide to Blackstone commercially reasonable access to the Existing Village Property for the purposes of this Environmental Review contingency.
- iii. Physical Inspection. Blackstone may obtain, at its sole cost and expense, one or more physical inspections or tests of the Village Exchange Parcel by a qualified consultant of Blackstone's choice which concludes the Village Exchange Parcel is suitable in all respects for Blackstone's intended use of the Village Exchange Parcel. Village shall provide to Blackstone commercially reasonable access to the Existing Village Property for the purposes of this Physical Inspection contingency.
- iv. Condition of Title.

1. Within fifteen (15) days after the Effective Date, Blackstone shall

obtain, at Village's expense, a title commitment issued by the offices of First American Title Insurance Company NCS downtown Milwaukee, WI (the "**Title Company**") committing to provide an ALTA owner's policy of title insurance, together with copies of all documents listed as exceptions to title (collectively, "**Title Commitment**"), showing good and marketable fee simple title vested in the Village, free and clear of all easements, security interests, title defects, mortgages, pledges, leases, rights of way, liens or other encumbrances of any nature (collectively, "**Encumbrances**") except mortgages and related Encumbrances which the Village shall satisfy and cause to be released at or before Closing, and real property taxes and special assessments being prorated or paid at Closing under this Agreement.

2. Prior to the expiration of the Blackstone's Due Diligence Period, as may be extended, Blackstone shall give Village written notice objecting to any condition shown on the Title Commitment ("**Blackstone's Title Notice**"). In the event Village is unable or unwilling to cure any or all of the objections contained within Blackstone's Title Notice, or cause Title Company to insure over at Closing, Village shall so notify Blackstone in writing within five (5) days of receipt of Blackstone's Title Notice ("**Village's Title Response**"). Blackstone may terminate this Agreement by delivering written notice thereof to Village not later than five (5) days after receipt of Village's Title Response ("**Blackstone's Title Approval Date**"). If Blackstone does not terminate this Agreement, due to a title issue, then this contingency shall be satisfied, but if Village does not cause any of Blackstone's title objections to be removed or otherwise cured to Blackstone's satisfaction by the Closing Date in accordance with Village's Title Response, Blackstone may either (A) terminate this Agreement, or (B) waive the objection and close on the Exchange.
3. Any exceptions to the Title Commitment not objected to, approved, or waived by Blackstone pursuant to this Section shall be deemed "Permitted Exceptions" provided, however, the following shall not be included in Permitted Exceptions (and Blackstone shall not be required to object to any of the following): (A) mortgages and related Encumbrances, which Village shall satisfy and cause to be released at or before Closing, (B) real property taxes and special assessments which are required to be prorated or paid at Closing under this Agreement, (C) standard exceptions which can be removed by one or more affidavits of Village to the Title Company, which Village shall be required to provide at Closing, and (D) standard exceptions that are not matters of record title.

- v. Zoning, Governmental Approvals, Permits and Licensing. Blackstone's ability to confirm that Blackstone's intended use of the Blackstone Property does not conflict with or violate any applicable zoning ordinances, laws, regulations, or private restrictions which the Blackstone Property is, or may become, subject to, and Blackstone's ability to obtain all governmental reviews, permits and approvals (collectively, the "Governmental Approvals") necessary for Blackstone's development and intended use of the Blackstone Property, including, but not limited to, general development plan approval, development agreement (including tax incremental financing) approval, and land division/reconfiguration approval. Village agrees to cooperate with Blackstone in obtaining Government Approvals including, without limitation: (i) joining in and/or signing any documents, instruments, applications or petitions required of the owner of the Village Exchange Property related to the Governmental Approvals sought by Blackstone, and (ii) upon the request of the Blackstone, appearing at any hearing in person or by agent to support Blackstone's efforts to obtain Governmental Approvals.
- vi. Financing. Blackstone's ability to obtain debt and equity financing in any form or multiple forms, and in an amount(s) and on terms and conditions acceptable to Blackstone, for the redevelopment/conversion, and operation of the Blackstone Property for Blackstone's intended use.
- vii. Blackstone's Intended Use. Blackstone's determination that Blackstone's plan to develop the Blackstone Property for Blackstone's intended use is financially feasible, and that such development will comply with all applicable codes, laws, rules and regulations, in a manner that is financially feasible.

B. Village Contingencies. The Village's obligation to proceed with the Exchange is conditioned upon satisfaction or waiver of each of "Village's Contingencies" set forth below in this Section 4.B. The Village shall have the right to terminate this Agreement for any reason, or for no reason at all, or if any of Village's Contingencies are unsatisfactory, determined in Village's sole and absolute discretion, exercised by written notice given to Blackstone on, or prior to, ninety (90) days after the Effective Date ("Village's Due Diligence Period"). If the Village fails to give Blackstone notice terminating this Agreement pursuant to any of Village's Contingencies prior to expiration of Village's Due Diligence Period, the Village shall be deemed to have satisfied Village's Contingencies.

- i. Document Inspection. The Village may review all documents and items related to the Blackstone Exchange Parcel and confirm they are acceptable to the Village in all respects, and that it is feasible and financially viable to operate the Blackstone Exchange Parcel for the Village's intended use. Within ten (10) business days after the Effective Date, Blackstone shall deliver to the Village all documents, reports, and materials related to the Blackstone Exchange Parcel in Blackstone's possession or reasonably obtainable by Blackstone.
- ii. Environmental Review. The Village shall have the right, at its sole cost and

expense, to review the environmental condition of the Blackstone Exchange Parcel and to engage consultants of the Village's choice to prepare a Phase I Environmental Site Assessment, and any other environmental review, inspection, or testing of the Blackstone Exchange Parcel which the Village may deem necessary or appropriate, confirming all improvements on the Blackstone Exchange Parcel and the soils, groundwater and surface waters on, in or under the Blackstone Exchange Parcel do not contain hazardous substances.

iii. Physical Inspection. The Village may obtain, at its sole cost and expense, one or more physical inspections of the Blackstone Exchange Parcel by a qualified consultant of the Village's choice which concludes the Blackstone Exchange Parcel is suitable in all respects for the Village's intended use of the Blackstone Exchange Parcel. Access to the Blackstone Exchange Parcel by the Village or any Village agent for purposes of the Village's Contingencies under this Section 4.B. shall require and be subject to commercially reasonable advance notice to, and reasonable coordination with, Blackstone and the current golf course tenant occupying the Blackstone Exchange Parcel.

iv. Condition of Title.

1. Within fifteen (15) days after the Effective Date, the Village shall obtain, at Blackstone's expense, a title commitment issued by the Title Company committing to provide an ALTA owner's policy of title insurance, together with copies of all documents listed as exceptions to title (collectively, "Title Commitment"), showing good and marketable fee simple title vested in Blackstone, free and clear of all easements, security interests, title defects, mortgages, pledges, leases, rights of way, liens or other encumbrances of any nature (collectively, "Encumbrances") except mortgages and related Encumbrances which Blackstone shall satisfy and cause to be released at or before Closing, the PHW ROFO Agreement, and real property taxes and special assessments being prorated or paid at Closing under this Agreement.
2. Prior to the expiration of the Village's Due Diligence Period, the Village shall give Blackstone written notice objecting to any condition shown on the Title Commitment ("Village's Title Notice"). In the event Blackstone is unable or unwilling to cure any or all of the objections contained within Village's Title Notice, or cause Title Company to insure over at Closing, Blackstone shall so notify the Village in writing within five (5) days of receipt of Village's Title Notice ("Blackstone's Title Response"). The Village may terminate this Agreement by delivering written notice thereof to Blackstone not later than five (5) days after receipt of Blackstone's Title Response ("Village's Title Approval Date"). If the Village does not terminate this Agreement, then this contingency

shall be satisfied, but if Blackstone does not cause any of the Village's title objections to be removed or otherwise cured to the Village's satisfaction by the Closing Date in accordance with Blackstone's Title Response, the Village may either (A) terminate this Agreement, or (B) waive the objection and close on the Exchange.

3. Any exceptions to the Title Commitment not objected to, approved, or waived by the Village pursuant to this Section shall be deemed "Permitted Exceptions" provided, however, the following shall not be included in Permitted Exceptions (and the Village shall not be required to object to any of the following): (A) mortgages and related Encumbrances, which Blackstone shall satisfy and cause to be released at or before Closing, (B) real property taxes and special assessments which are required to be prorated or paid at Closing under this Agreement, (C) standard exceptions which can be removed by one or more affidavits of Blackstone to the Title Company, which Blackstone shall be required to provide at Closing, and (D) standard exceptions that are not matters of record title.

5. Land Division/Reconfiguration. The parties acknowledge and agree that to complete the Exchange, the parties must complete one or more land divisions/reconfigurations of the Existing Properties in accordance with all applicable laws, rules, and regulations (the "Land Division"). Within [30] days after the Effective Date, Blackstone shall engage a Wisconsin licensed land surveyor/engineer to prepare a certified survey map, subdivision plat, lot line adjustment or other legally acceptable land division/reconfiguration instrument (the "Land Division Instrument") which divides/reconfigures the Existing Property in substantially the same configuration as depicted in the attached and incorporated Exhibit C, subject to reasonable modifications consistent with Blackstone's plans to develop the Blackstone Property, in a manner reasonably acceptable to both parties in order to facilitate the Exchange. The Land Division Instrument shall be prepared, agreed upon, and approved by the Village on or before the expiration of Blackstone's Due Diligence Period, as may be extended. The parties shall reasonably cooperate to obtain all necessary approvals required to complete the Land Division, which approval shall be a condition precedent to each party's obligation to proceed to Closing. The parties shall equally share all costs associated with the preparation and approval of the Land Division Instrument.

6. Conditions Precedent. Each party's obligation to proceed to Closing is conditioned upon its respective conditions precedent below being met or satisfied on or before the Closing Date, as determined in such party's reasonable discretion. If any of the following conditions are not met as of the Closing Date, the party which such unmet condition benefits may (i) terminate this Agreement by written notice to the other party and upon such termination neither party shall have any further rights, obligations, or liabilities under this Agreement except for those that expressly survive the termination of this Agreement; or (ii) waive such unmet condition and proceed to Closing.

A. Blackstone Conditions Precedent:

i. The Land Division being completed and recorded pursuant to the Land Division Instrument at or prior to Closing, as further provided in Section 5 above.

ii. The parties evaluating and entering into a mutually acceptable public/private partnership agreement for the funding of public infrastructure and other eligible costs utilizing Tax Incremental Financing (“**TIF**”) or other funding sources for the development of the Blackstone Property.

iii. The parties entering into a mutually acceptable Development Agreement for the development of the Blackstone Property.

iv. The Village shall not be in breach or default under this Agreement as of the Closing Date.

v. The Village shall have cured Blackstone’s Title Commitment objections which the Village agreed to cure as provided in Section 4.A.iv.2 above.

vi. The Village’s representations and warranties in this Agreement shall be true and correct as of the Closing Date.

B. Village Conditions Precedent.

i. The Land Division being completed and recorded pursuant to the Land Division Instrument at or prior to Closing, as further provided in Section 5 above.

ii. Blackstone shall not be in breach or default under this Agreement as of the Closing Date.

iii. Blackstone shall have cured the Village’s Title Commitment objections which Blackstone agreed to cure as provided in Section 4.B.iv.2 above.

iv. Blackstone’s representations and warranties in this Agreement shall be true and correct as of the Closing Date.

7. Closing.

A. Closing. The closing of the Exchange (the “**Closing**”) shall occur within thirty (30) days following the satisfaction or earlier waiver of the last of (i) the Village’s Contingencies and (ii) Blackstone’s Contingencies (the “**Closing Date**”) at the offices of the Title Company through a standard escrow closing process (whether in person or by mail/fax/email/overnight delivery), unless another date or place is mutually agreed to in writing.

B. Closing Prorations. The parties acknowledge and agree that other than real estate taxes, there are no rents, private or municipal charges, assessments or other outstanding costs or expenses that affect the Existing Properties. Blackstone shall pay any outstanding real estate taxes assessed for the Existing Blackstone Property for the years prior to the year of Closing

and the Village shall pay any outstanding real estate taxes assessed for the Existing Village Property for the years prior to the year of Closing. With regard to the year of Closing real estate taxes, the parties shall prorate the real estate taxes based upon the most recent year's real estate tax bill as of the Closing Date.

C. Blackstone Closing Deliveries. At Closing, Blackstone shall deliver the following to the Title Company:

1. Special Warranty Deed transferring the Blackstone Exchange Parcel to the Village, subject only to the Permitted Exceptions described in Section 4.B.iv.3, as well as completing the Wisconsin Real Estate Transfer Return information with regard thereto (and cooperate with completing the Wisconsin Real Estate Transfer Return information with regard to the Special Warranty Deed to be provided by the Village pursuant to Section 7.D.2 below);

2. Blackstone's counterpart signature to the Land Division Instrument pursuant to Section 5;

3. Blackstone's counterpart signature to the TIF Agreement pursuant to Section 6.A.ii.;

4. Blackstone's counterpart signature to the Development Agreement pursuant to Section 6.A.iii.

5. A non-foreign certificate in accordance with the provisions of Section 1445 of the Internal Revenue Code;

6. An owner's affidavit as to possession and liens, and a GAP indemnity, in the form(s) required by the Title Company;

7. A signed counterpart of the Closing Statement setting forth the Purchase Price as well as any adjustments, prorations and expenses related to the Exchange as described in this Agreement, and as otherwise required to consummate the transactions contemplated herein; and

8. Such other documents as may be reasonably necessary to consummate the transactions contemplated by this Agreement; provided none of said additional documents imposes any cost or obligation upon Blackstone not otherwise specifically imposed upon Blackstone pursuant to the terms of this Agreement.

D. Village Closing Deliveries. At Closing, the Village shall deliver the following to the Title Company:

1. Payment of the Purchase Price (subject to any prorations or adjustments set forth herein) in the form of cash, by certified or cashier's check or by a wire transfer;

2. Special Warranty Deed transferring the Village Exchange Parcel to Blackstone, subject only to the permitted exceptions described in Section 4.A.iv.3, as well as completing the Wisconsin Real Estate Transfer Return information with regard thereto (and cooperate with completing the Wisconsin Real Estate Transfer Return information with regard to the Special Warranty Deed to be provided by Blackstone pursuant to Section 7.C.2 above);

3. The Village's counterpart signature to the TIF Agreement pursuant to Section 6.A.ii.;

4. The Village's counterpart signature to the Development Agreement pursuant to Section 6.A.iii.

5. The Village's counterpart signature to the Land Division Instrument pursuant to Section 5;

6. A non-foreign certificate in accordance with the provisions of Section 1445 of the Internal Revenue Code;

7. An owner's affidavit as to possession and liens, and a GAP indemnity, in the form(s) required by the Title Company;

8. A signed counterpart of the Closing Statement setting forth the Purchase Price as well as any adjustments, prorations and expenses related to the Exchange as described in this Agreement, and as otherwise required to consummate the transactions contemplated herein; and

9. Such other documents as may be reasonably necessary to consummate the transactions contemplated by this Agreement; provided none of said additional documents imposes any cost or obligation upon the Village not otherwise specifically imposed upon the Village pursuant to the terms of this Agreement.

E. Closing Costs and Expenses. In addition to any other costs and expenses described elsewhere in this Agreement, each party shall bear its own legal expenses related to this transaction; each party shall pay conveyance and transfer taxes, recording fees, and the premium for an owner's policy of title insurance for the property it is conveying to the other party; and each party shall pay one-half of any escrow fee charged by the Title Company.

8. Leases; Possession; Additional Covenants.

A. Leases. Each party represents and warrants to the other that there are no leasehold interests that affect its respective property, except for the Lease between Blackstone and Blackstone Creek Golf Club, Ltd. ("**Current Blackstone Tenant**") dated September 26, 2022, on the Existing Blackstone Parcel. Notwithstanding the current lease between Blackstone and Current Blackstone Tenant, or any extensions thereof, neither party shall enter into any new leases affecting its respective property prior to the Closing Date unless the other party first consents to same in writing.

B. Possession. Blackstone shall deliver possession of Blackstone Exchange Parcel to the Village at Closing free of all debris, refuse, and personal property except for personal property belonging to current tenants, or sold to the Village or left with the Village's consent, and subject to tenant's rights, if any, and the PHW ROFO Agreement, if applicable. Village shall deliver possession of the Village Exchange Parcel to Blackstone at Closing free of all debris, refuse, and personal property except for personal property sold to Blackstone or left with Blackstone's consent, if any. The Village shall also remove all existing structures and improvements on the Village Exchange Parcel prior to or no later than Closing in a manner reasonably acceptable to Blackstone. Each party shall have the right to perform a walkthrough of the Exchange Parcels within three (3) days of Closing to confirm the condition of the Exchange Parcels is reasonable acceptable to each party.

C. Additional Covenants Prior to Closing. Following the Effective Date and up to and including the date of Closing, neither party shall, without first obtaining the other parties written consent: (i) permit any additional liens or encumbrances to be recorded against its respective property that is subject to this transaction, or (ii) initiate or consent to the change in any zoning and/or any other governmental law, permit, license, ordinance or regulation applicable to the use, occupation or operation of its respective property that is subject to this transaction, unless otherwise expressly provided herein.

9. Representations and Warranties. In order to induce the parties to submit to this Agreement, each party hereby makes the following representations and warranties to the other party, each of which shall be deemed to be independently material and relied upon by the party to which the same is made, regardless of any investigation made by, or information known to, such party, and upon which such party has relied and without which such party would not have submitted to this Agreement. Each party covenants and agrees that each of the representations are true and correct on the Effective Date and, as a condition precedent to each party's obligation to close, each party shall affirm that each of these representations continue to be true and correct on the Closing Date, and that such representations and warranties shall survive Closing.

A. The Exchange to be consummated pursuant to this Agreement is not in violation of any provision of any agreement to which either party is bound. Each party has complete power and authority to enter into and perform the transactions contemplated by this Agreement according to its terms, and the execution and delivery of this Agreement and the consummation thereof have been duly authorized by all required action. The person or those persons signing below on behalf of each party warrant that they have the authority to act as the agent or agents of the respective party in the Exchange transaction to be consummated pursuant to this Agreement.

B. There are no legal actions, condemnation proceedings, suits or other legal or administrative proceedings pending, or to the respective knowledge of each party, threatened, against each party's respective property that is subject to this Agreement, and there are no governmental agency or court orders requiring repairs, alterations or corrections of any existing conditions on each party's respective property.

C. Except for the PHW ROFO Agreement, neither party has entered into any other contracts for the sale of its portion of the Exchange Parcels, nor are there any rights of first

refusal or options to purchase either party's portion of the Exchange Parcel or any other rights of others that might prevent the consummation of this Agreement.

D. Except for the PHW ROFO Agreement, neither party is a party to, and such party's portion of the Exchange Parcels is not subject to, any contracts or agreements of any kind whatsoever that would be binding upon such portion of the Exchange Parcels or the other party after Closing.

E. Neither party has made a commitment to any governmental authority, utility body, property association or other organization, group, entity or individual relating to its portion of the Exchange Parcels that would impose an obligation upon the other party to install or maintain any improvements of a public or private nature on or off such portion of the Exchange Parcels, or that would limit or adversely affect the permitted uses of such portion of the Exchange Parcels.

F. Other than those warranties and representations specifically set forth in this Agreement, and in the special warranty deeds conveying title to the respective properties, the parties make no other representations or warranties as to the respective properties. Notwithstanding anything contained in this Agreement to the contrary, the consummation of the Exchange at the Closing shall constitute conclusive evidence that the parties are satisfied with the condition of the properties subject thereto. In closing and completing this transaction, the parties have relied exclusively upon their own inspection and reviews, not upon any representation or warranty of the other party or their agents or employees (except as otherwise set forth herein), and shall accept the respective properties in "AS-IS/WHERE-IS" condition with all present and future faults or defects and without representation or warranty by either party. The terms and conditions of this Section shall survive the Closing of the transactions contemplated in this Agreement.

10. Default and Remedies. If either party fails to perform its obligations in accordance with the terms of this Agreement, and such failure continues for thirty (30) days following written notice, or such reasonable period thereafter provided the defaulting party is diligently pursuing remedy, the non-defaulting party may (i) terminate this Agreement, without further liability; (ii) enforce specific performance of this Agreement to cause the defaulting party to perform its obligations under this Agreement; and/or (iii) sue for damages incurred due to the other party's default.

11. Notices. All notices or directions desired or required to be given under this Agreement shall be in writing and personally delivered, sent by commercial overnight courier, or email and directed as follows:

If to Blackstone: Blackstone Creek, LLC
 12075 Corporate Pkwy, Ste 250
 Mequon, WI 53092
 c/o: The Heimat Group, Inc.
 Email: joe.lak@theheimatgroup.com
 jim.sedgwick@theheimatgroup.com

with a copy to: Carlson Black O'Callaghan & Battenberg LLP
 222 W. Washington Ave., Ste. 705

Madison, WI 53703
Attn: Steve Battenberg
Email: steve.battenberg@carlsonblack.com

If to the Village: Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
Attn: _____
Email: _____

with a copy to: _____

Attn: _____
Email: _____

Notices personally delivered shall be deemed received when given. Notices sent by email shall be deemed received when given, provided confirmation of receipt of any sent email is received from the recipient himself or herself. Notices or demands sent by commercial overnight courier shall be deemed received on the next business day following deposit.

12. Dates and Deadlines. Unless otherwise specifically provided herein, in the computation of any period of time which shall be required or permitted hereunder or under any law for any notice or other communication or for the performance of any term, condition, covenant or obligation, the day from which such period runs shall be excluded and the last day of such period shall be included unless it is a Saturday, Sunday or legal holiday, in which case the period shall be deemed to run until the end of the next day which is not a Saturday, Sunday or legal holiday.

13. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Wisconsin without regard to conflicts of laws principles.

14. Further Assurances. The parties each agree to do, execute, acknowledge and deliver all such further acts, instruments and assurances and to take all such further action before or after the Closing as shall be necessary or desirable to fully carry out the terms of this Agreement and to fully consummate the transaction contemplated hereby.

15. Severability. In the event any term or provision of this Agreement shall be held illegal, invalid or unenforceable, or inoperative as a matter of law, the remaining terms and provisions of this Agreement shall not be affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

16. Attorney's Fees. If either party commences an action to enforce the terms of, or to resolve a dispute concerning, this Agreement, the substantially prevailing party in any such action shall be entitled to recover from the substantially non-prevailing party all costs and expenses incurred in connection with such action, including, but not limited to, reasonable attorney's fees and court costs.

17. Time of the Essence. Time is of the essence with respect to all dates and deadlines contemplated by this Agreement.

18. Legal Representation. Each party hereto has been represented by legal counsel in connection with the negotiation of the transactions herein contemplated and the drafting and negotiation of this Agreement. Each party hereto and its counsel has had an opportunity to review and suggest revisions to the language of this Agreement. Accordingly, no provision of this Agreement shall be construed for or against or interpreted to the benefit or disadvantage of any party by reason of any party having or being deemed to have structured or drafted such provision.

19. Entire Agreement; Modifications. This Agreement supersedes all prior agreements between the parties with respect to its subject matter and includes a complete and exclusive statement of the terms of the agreement among the parties with respect to its subject matter. This Agreement may not be amended except by a written agreement executed by the party to be charged with any such amendment.

20. Assignment. No party may assign this Agreement or any of their rights under this Agreement to any third party without the prior written consent of the other party; *provided, however,* that the parties may assign this Agreement or any of its rights hereunder to any entity (including a trust) controlled by or under common control with the party in question. Notwithstanding each party's assignment rights under this Section 20, the original parties hereto shall remain obligated to transfer each party's respective property as necessary to complete the Exchange. This Agreement shall inure to the benefit of and be binding upon the parties hereto and their permitted successors and assigns.

21. Waiver. Any waiver with respect to any provision of the Agreement shall not be effective unless in writing and signed by the party against whom it is asserted. The waiver of any provision of this Agreement by a party shall not be construed as a waiver of a subsequent breach or failure of the same term or condition or as a waiver of any other provision of this Agreement.

22. Counterparts; Electronic Delivery. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all such counterparts together shall constitute one original instrument. Signatures transmitted by facsimile or PDF by electronic mail (i.e., email) shall be deemed to be original signatures for all purposes.

23. Broker Commissions. Blackstone and the Village represent to one another that neither party has engaged any broker or real estate agent or salesperson in connection with this transaction. Blackstone and the Village shall indemnify and hold each other harmless from and against any and all liability and cost, which either party may suffer in connection with any real estate brokers claiming by, through or under the indemnifying party seeking any commission, fee or payment in connection with this transaction.

24. Force Majeure. Time is of the essence for this Agreement; provided, however, a party shall not be deemed in material breach of this Agreement with respect to any obligations of this Agreement on such party's part to be performed if such party fails to timely perform the same and such failure is due in whole or in part to any strike, lock-out, labor trouble (whether legal or illegal), civil disorder, inability to procure materials, wet soil conditions, failure or interruptions of

power, restrictive governmental laws and regulations, condemnations, riots, insurrections, war, fuel shortages, accidents, casualties, floods, earthquakes, fires, acts of God, epidemics, quarantine restrictions, freight embargos, acts caused directly or indirectly by the other party (or the party's agents, employees, or invitees), or similar causes beyond the reasonable control of such party ("**Force Majeure**"). If one of the foregoing events shall occur or any party shall claim that such an event shall have occurred, the other party shall investigate same and consult with the other and the party making such claim regarding the same and the party to whom such claim is made shall grant any extension for the performance of the unsatisfied obligation equal to the period of delay, which period shall commence to run from the time of the commencement of the Force Majeure; provided, however, that failure of performance was reasonably caused by such Force Majeure.

[signatures on following page]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the date upon which this agreement is fully executed by the parties (the “***Effective Date***”).

BLACKSTONE CREEK, LLC:

VILLAGE OF GERMANTOWN:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Date: _____

Date: _____

EXHIBIT A - Depiction of Existing Properties



**TK
WA**

The Kubala Washatko Architects, Inc.
W61 N617 Mequon Avenue
Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

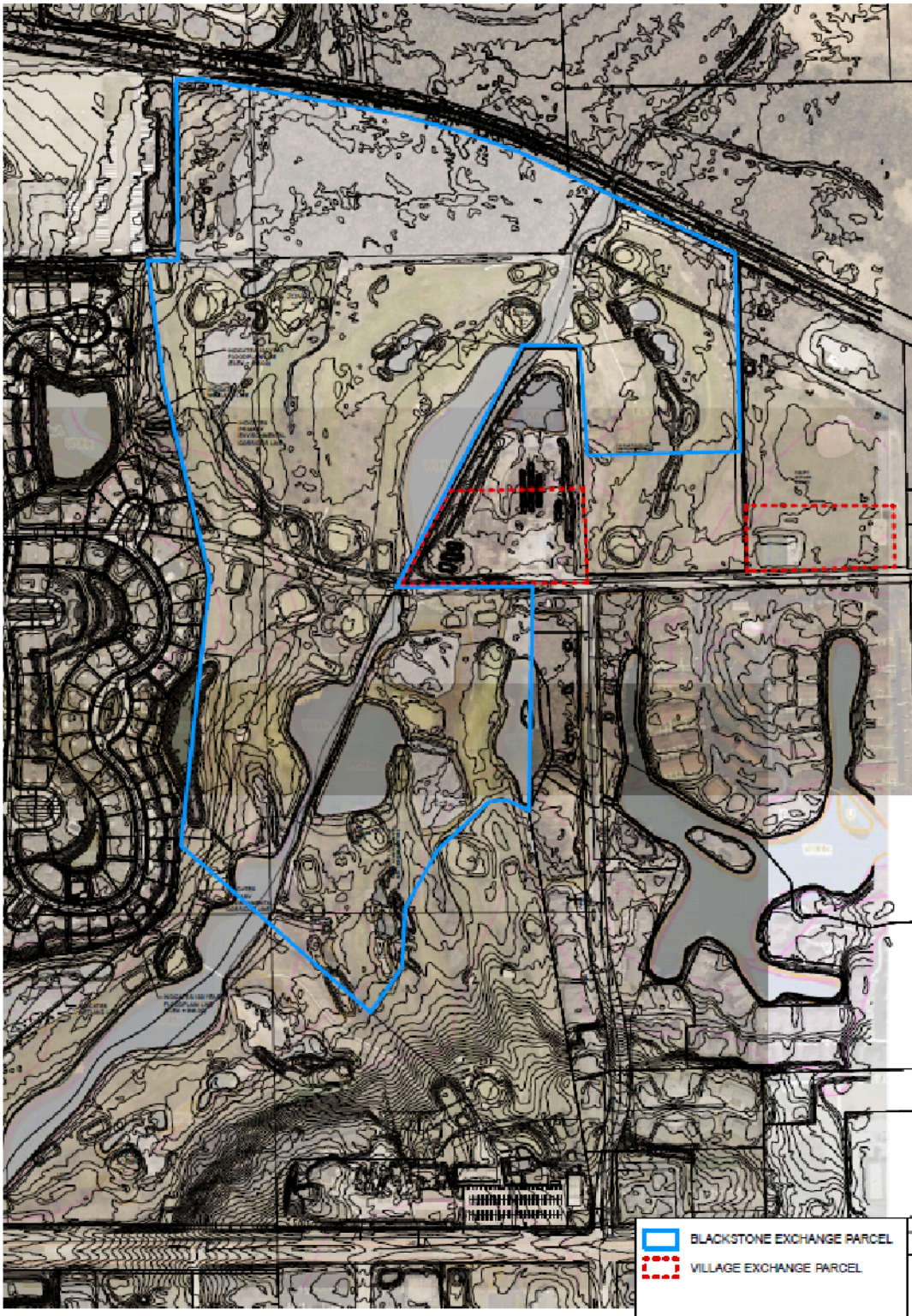
BLACKSTONE CREEK
SCALE: 1" = 350'-0"

237120
JANUARY 10, 2025

ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE
PURPOSES ONLY.
ACTUAL EXTENTS AND LIMITS TO BE VERIFIED PER
CERTIFIED SURVEY MAPPING.

EX-A

EXHIBIT B - Depiction of Exchange Parcels



**TK
WA**
The Kubala Washetko Architects, Inc.
W51 N617 Mequon Avenue
Cedarburg, WI 53012
p: 262.377.6039 | f: 262.377.2954

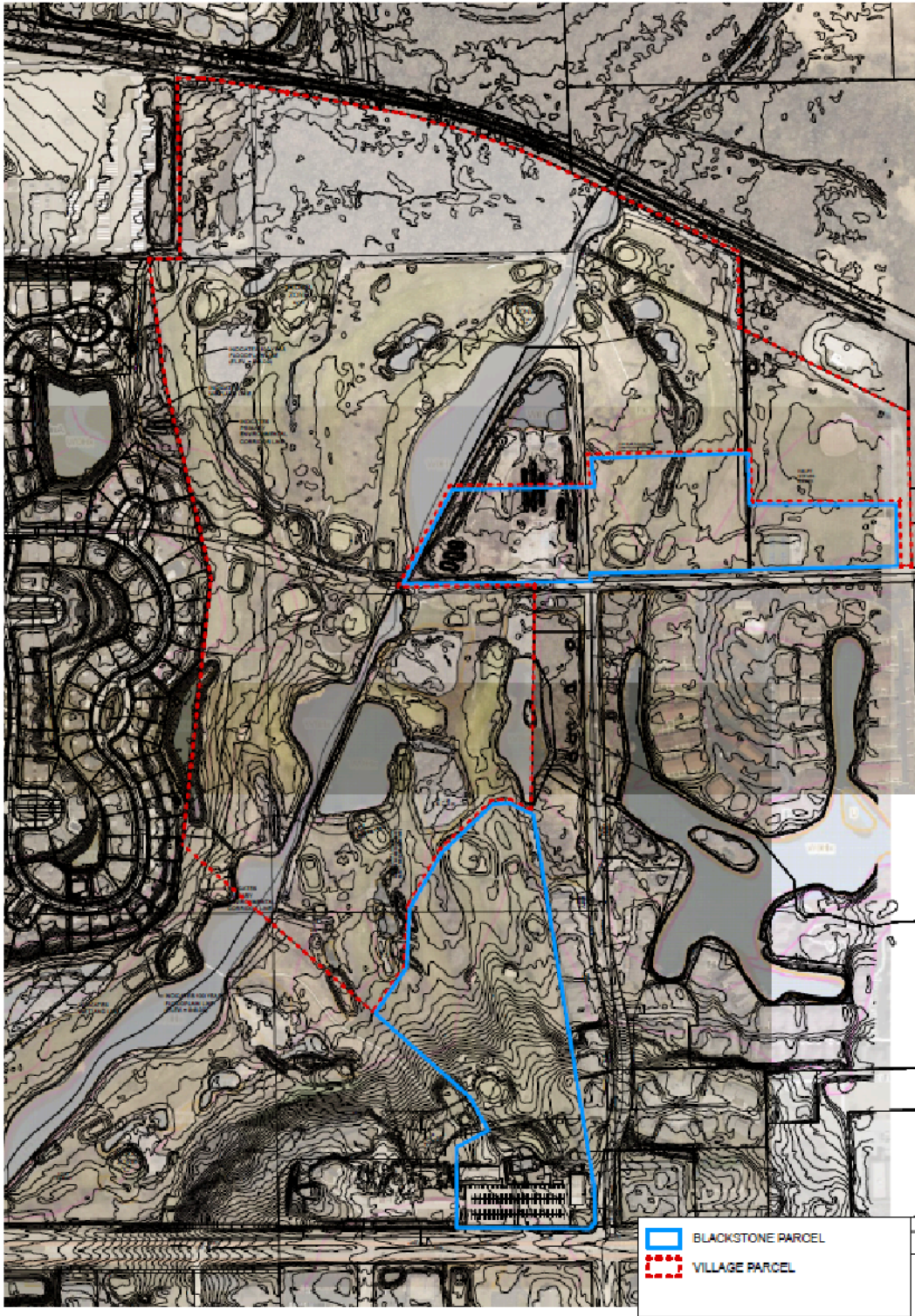
BLACKSTONE CREEK
SCALE: 1" = 380'-0"

297120
JANUARY 10, 2025

ALL INFORMATION SHOWN IS FOR ILLUSTRATIVE
PURPOSES ONLY.
ACTUAL EXTENTS AND LIMITS TO BE VERIFIED FOR
CERTIFIED SURVEY MAPS.

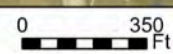
EX-B

EXHIBIT C - Depiction of Final Property Boundaries





- Study Area (164.44 ac)
- Primary Environmental Corridor (PEC) (117.01 ac)
- Navigable Waterway 75' Buffer
- FEMA 1% Annual Floodplain/Zone AE
- Waterway/Waterbody (17.48 ac)
- Off-site PEC Boundary
- Off-site Wetland Boundary
- Woodland Dripline

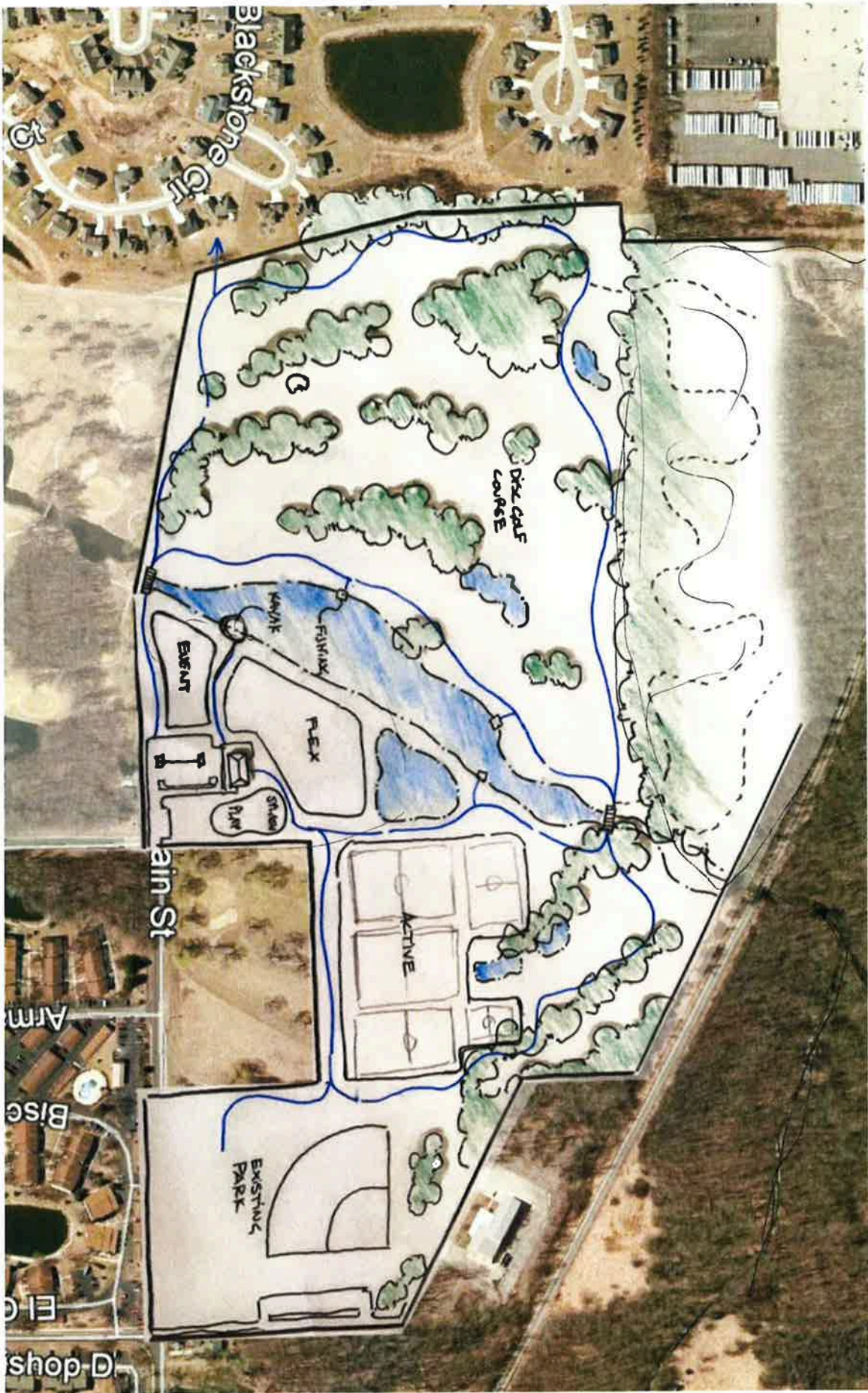


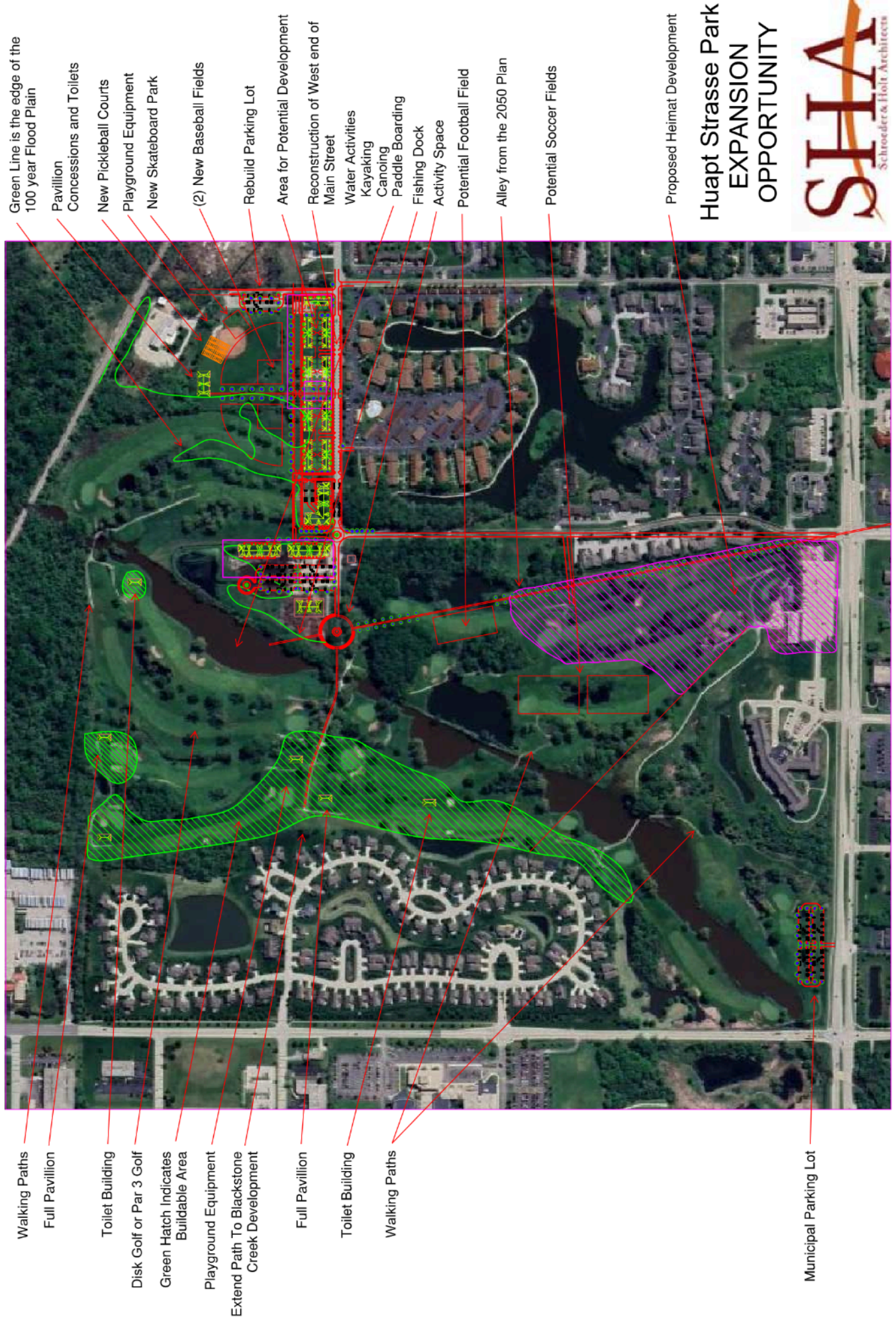
Heartland
ECOLOGICAL GROUP INC.

Environmental
Corridors Map

Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

2022 NAIP
Washington Co, HEG LRR: NCNE
Figure Created





MEETING:	REGULAR MEETING OF THE PARK & RECREATION COMMISSION
DATE AND TIME:	Wednesday, May 21, 2025 5:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
The meeting was called to order by Chairperson Depies at 5:32 PM

- II. **ROLL CALL:**
Present: Committee Member Brian Depies, Committee Member Virginia Smith, Committee Member Steve Stapleman, Committee Member Tracy Pawlak, Trustee Meg Cutts, Committee Member Monica Stiebs
Also Present: Administrator Steve Kreklow

- III. **APPROVAL OF MINUTES:**
Park & Recreation Meeting Minutes for April 16, 2025
Motion: Approve as presented
Motioned By: Tracy Pawlak
Seconded By: Virginia Smith
Yes: Brian Depies, Steve Stapleman, Virginia Smith, Tracy Pawlak
No: None
Abstain: Meg Cutts, Monica Stiebs
Motion Passed (Yes 4, No 0, Abstained 2)
A. April 16, 2025 Minutes - (Action Item)

- IV. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed. Residents that spoke are the following: Melanie Smythe on Ceder Lane JeEtte Tennies on Augusta Court John Pendergast on Camino Drive*
Residents that spoke are the following:
Melanie Smythe (N140W17938 Ceder Lane) - land exchange
JeEtte Tennies (N117W17820 Augusta Court) - land exchange
John Pendergast W168N11475 El Camino Drive) - Chairperson Depies read email - land exchange

- V. **NEW BUSINESS:**

A. Potential Land Exchange Between Blackstone Golf Course and Village of Germantown - Action Item

Village Administrator Kreklow presented a recap of the potential land exchange between Blackstone Golf Course and the Village of Germantown. He would like the Park & Recreation Commission to give directions to the Village Board on how they should proceed and if they should move forward with any type of negotiations, and what those negotiations should look like.

Discussion followed

golf course could be utilized to benefit the Village

expand current activities

create a larger space for Music at the Pivillion future home for a larger splash pad or aquatic facility.

questions regarding maintenance

Menomonee River Trail Plan and having public access to the Minomonee River Corridor

a master plan

not having any or little distrubution to the skate park, pickle ball courts and play area

hire a professional park planner and floodplain engineer.

appraisal would need to be completed on all parcels, but the Village Board is looking for direction

prioritization that the commission would like to see the Village Board negotiate in the proceedings

getting input from the neighbors to see what type of use would be most acceptable

Motion: To recommend that the village board enter into negotiations for the land exchange with Blackstone Creek

Motioned By: Tracy Pawlak

Seconded By: Steve Stapleman

Yes: Brian Depies, Steve Stapleman, Virginia Smith, Tracy Pawlak, Monica Stiebs

No: Meg Cutts

Abstain: None

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

B. Update on Goldendale Creek Property - (Discussion Only)

Administrator Kreklow gave an updated presentation on the Goldendale Creek property/MMSD Basin Program. The Village recently completed the transfer of that property from MMSD to the village. This is part of the core recreational trail plan and a trail is planned to go through that land.

A new road will be constructed next to that land over the summer from Holy Hill going south to the railroad tracks to accommodate the construction of Truck Country. The contractor that is constructing the road would like to construct a staging area on the property that was acquired from MMSD. This area would be gravel, possibly asphalt, and could then be utilized for parking, so the public would have access to the land that is planned to be developed. Future planning should take place in the 2026 budget for this area. MMSD has the Lamm parcel of land that will be turned over to the Village at some point. The Lamm parcel is about a 40-acre parcel on Maple Road.

This item is for information only.

VI. SCHOOL BOARD REPORT:

Commissioner Pawlak presented the school board report. The building and ground review has been completed and is now being reviewed and building visits will take place over the summer. The district is planning to hold more building and grounds meetings more frequently over the summer. The school board will be adjusting their monthly meeting to now meet on Tuesdays. This item is for information only.

VII. DIRECTOR'S REPORT/RECREATION REPORT

A. Directors report (discussion)

Director Sandridge gave his directors' report

The 21st annual Arbor Day took place on April 25, 2025, at Spassland Park.

Glow walk took place on May 2, 2025, at Kinderberg Park.

Kinderberg Park gates were installed. The remaining landscaping work to still being completed by Total Lawn Care.

Kinderberg Park sustained close to \$3,000 in vandalism damage to the men's restroom. Repairs have been completed, and a camera system is being looked into. Kinderberg Park Spashpad - Carrico Aquatics have completed their work on the pump house. DPW has contracted a company that will clean out the line, strip and repaint the surface.

With the police department not being able to distribute keys to our facilities over the weekend, we have developed a new system where patrons who will need keys to our facilities will be able to come to the Village Hall to pick up those keys. This system will go into effect in June.

The Farmers Market began on May 3rd. We have 23 vendors that have signed up so far.

Music at the Pavilion has already generated over \$35,000 in sponsorship fees, six bands at a cost of \$31,000 plus the sound and lighting technician.

Last year we grossed over \$14,000 in beverage sales.

Field improvements have been completed at Kindeberg. The fence and dugouts project will be completed once the baseball season is completed.

I will be going to the board shortly to discuss the outdoor shelter at Fireman's Park and the renovation of the Firestation.

This item is for information only.

B. Recreation report (discussion)

Director Standridge gave the recreation report

We have 32 programs that have started

Movie in the Park will be coming soon

The summer Kids Klub will be starting in June with all of our sites already filled, and we are taking names for our waitlist.

This item is for information only.

VIII. ANNOUNCEMENT OF PUBLIC INTEREST:

The next regularly scheduled Park & Recreation Commission meeting will be on June 18, 2025, at 5:30 PM.

IX. ADJOURNMENT:

Motion: to adjourn

Motion by: Trustee Cutts

Second by: Committee Pawlak

Yes: Committee members Depies, Stapleman, Smith, Pawlak and Stiebs

No: None

Motion Passes

Meeting adjourned at 7:01 PM