MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE & TIME:	**Monday, July 21, 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 746 8900** Password: **RGfHMePh684** which can be accessed by phone at **408-418-9388** or by clicking the link below: **https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mbac09c1bf900c82b3d4fd86d044402dc**

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

AGENDA

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

II. ROLL CALL:

III. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:

IV. PRESIDENT'S REPORT:

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

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

VII. APPOINTMENTS TO BOARDS, COMMITTEES, OR COMMISSIONS:

A. Senior Center Advisory Committee Appointment (ACTION)

VIII. CONSENT AGENDA:

A. Minutes: July 7, 2025 (ACTION)

IX. UNFINISHED BUSINESS:

X. PUBLIC HEARINGS:

A. Joint Public Hearing by the Village of Germantown and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) of a proposed plan to update the Village of Germantown's Sanitary Sewer Service Area (SSSA) as detailed in the Preliminary Report entitled *Sanitary Sewer Service Area for the Village of Germantown and Evirons, Washington County, Wisconsin* (Community Assistance Planning Report No. 70 2nd Edition).

XI. NEW BUSINESS:

A. Ordinance to Amend the Village of Germantown 2050 Comprehensive Plan to revise and update portions of the text & maps in Chapter 4 and Chapter 7

pertaining to the Village of Germantown Sanitary Sewer Service Area (SSSA) (DISCUSSION & ACTION)

B. Resolution to Adopt the proposed plan to update the Village of Germantown's Sanitary Sewer Service Area (SSSA) detailed in SEWRPC's Preliminary Report entitled *Sanitary Sewer Service Area for the Village of Germantown and Evirons, Washington County, Wisconsin* (Community Assistance Planning Report No. 70 2nd Edition).(DISCUSSION & ACTION)

C. An Ordinance to Amend Section 1.379 of the Germantown Municipal Code Related to the Economic Development Commission (ACTION)

D. Ethics Code Form Requirements and Standard Operating Procedures (DISCUSSION and ACTION)

E. Vacant Land Purchase and Sale Agreement with the Village of Richfield and the Freistadt Corporation (ACTION)

F. Administrator Setting 2025 Performance Goals. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate.

XII. 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 21, 2025 Village Board Meeting

Senior Center Advisory Committee	Position	Term	Term Dates	Addt'l Comments
Barbara Borkenhagen	Citizen Member	2 years	04/15/2024 – 04/20/2026	** Filling Remainder of Term for a Vacant Seat.*

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**Monday, July 7, 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 7:13 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 Administrator Steve Kreklow, Village Attorney Brian Sajdak, Finance Director Matthew Uselding, Community Development Director Jeff Retzlaff, Village Planner Jordan Yanke

III. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:

IV. SWEARING IN OF PROMOTED POLICE COMMAND STAFF:

A. Sergeant Justin Clemens

Village Clerk Ott swore in Justin Cllemens as Sergeant with the Germantown Police Department.

V. PRESIDENT'S REPORT:

Village President Soderberg spoke regarding the 4th of July parade and fireworks; the Special Plan Commission meeting on June 23rd; presenting a proclamation to Eagle Scout Tommy Zimmer; the Economic Development Commission's beautification initiative; the dispatch shift to Washington County; and the reopening of the Kinderberg Park Splash Pad.

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

Trustees provided dates and times of upcoming meetings.

DRAFT

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.*

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the proposed Sutton Farm development (New Business Item B).

Chris Yatchak (N116W15041 Brownstone Ct) spoke regarding the 4th of July festivities.

Sheri Gotto (N197W21601 Carefree Dr) spoke regarding the proposed Sutton Farm development (New Business Item B).

Melissa Martinez (W204N9901 Lannon Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Joletta Kerpan (N112W16760 Mequon Rd) spoke regarding the Chamber of Commerce Ribbon Cutting Extravaganza on July 10th.

Frank Schneider (N97W21601 Carefree Dr) spoke regarding the proposed Sutton Farm development (New Business Item B).

Susan Foley (W177N11418 Blackstone Cir) spoke regarding the proposed Sutton Farm development (New Business Item B).

Scott Schroeder (N96W19602 County Line Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Je'Ette Tennies (N117W17820 Augusta Ct) spoke regarding the proposed Sutton Farm development (New Business Item B).

Mike Foley (W177N11418 Blackstone Cir) spoke regarding the proposed Sutton Farm development (New Business Item B).

Robert Lietzau (W213N10549 Oak Ln) spoke regarding the proposed Sutton Farm development (New Business Item B).

Scott Meissner (W204N9713 Lannon Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Darcel Ehley (N96W1986 County Line Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

Tanya Kapp (W210N10735 Appleton Ave) spoke regarding the proposed TLC Acres

DRAFT

Conditional Use Permit (New Business Item A).

Sharon Gleissner (W210N10743 Appleton Ave) spoke regarding the proposed TLC Acres Conditional Use Permit (New Business Item A).

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the Ethics Board and standard language.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding budget preparations.

Village Administrator Kreklow read the following comments into the record:

- Tamara Schneider submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Sarah Larson submitted comments regarding the Village Center (New Business Item H).
- Marie Butler submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Scott Lopez submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Mark and Lorri Boettcher submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Kathy Voss submitted comments regarding the proposed Sutton Farm development (New Business Item B).
- Susie Harper submitted comments regarding the proposed Sutton Farm development (New Business Item B).

William Schubert W204N9886 Lannon Rd) spoke regarding the proposed Sutton Farm development (New Business Item B).

VIII. APPOINTMENTS TO BOARDS, COMMITTEES, OR COMMISSIONS:

A. Senior Center Advisory Committee and Utility Advisory Committee Appointments (ACTION)

Motion: Approve as presented
Motioned By: Trustee Rick Miller
Seconded By: Trustee Warren

Yes: Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst
No: Trustee Baum
Abstain: None

Motion Carried by Voice Vote (Yes 8, No 1, Abstained 0)

IX. CONSENT AGENDA:

DRAFT

Motion: Approve as presented
Motioned By: Trustee Kaminski
Seconded By: Trustee Jan Miller

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 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)

Motion: Approve as presented
Motioned By: Trustee Rick Miller
Seconded By: Trustee Kaminski

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

Motion Carried by Voice Vote (Yes 5, No 3, Abstained 0)

B. Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen 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:

DRAFT

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)

Motion: Approve with associated conditions for all three items
Motioned By: Trustee Baum
Seconded By: Trustee Warren

The developer was available to answer questions and provide context. Discussion ensued.

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Village President Soderberg
No: Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Trustee Borst
Abstain: None

Motion Carried by Voice Vote (Yes 5, No 4, Abstained 0)

The Village Board took a brief recess after this item.

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)

Motion: Approve as presented
Motioned By: Trustee Baum
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)

D. Application for Appointment of Successor Agent: Aldi #67, N96W18838 County Line Rd; Agent for Consideration: Zachary Moyer (ACTION)

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

DRAFT

Abstain: None

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

E. 2025-2026 Alcohol Beverage License Application for Jase Golf LLC (ACTION)

Motion: Approve as presented
Motioned By: Trustee Pieper
Seconded By: Trustee Cutts

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)

F. Temporary Outdoor Entertainment Permit Application: Buzdum's Pub & Grill for 08/16/2025 and 08/23/2025 (ACTION)

Motion: Approve as presented
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)

G. Presentation of 2024 Annual Comprehensive Financial Report and Audit Results Report by Baker Tilly (PRESENTATION)

Amanda Blomberg from Baker Tilly and Finance Director Uselding presented the 2024 annual comprehensive financial report and audit results.

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)

Bailey Copeland provided a presentation on the information presented at the last Plan Commission meeting and was available to answer questions.

Motion: Direct staff and Bailey Copeland to determine the timeline and task list and option for selection of a developer to partner with the Village
Motioned By: Trustee Pieper

DRAFT

Seconded By: Trustee Baum

Yes: Trustee Baum, Trustee Kaminski, Trustee Rick Miller, Trustee Warren, Trustee Pieper, Trustee Cutts, Village President Soderberg
No: Trustee Jan Miller, Trustee Borst
Abstain: None

Motion Carried by Voice Vote (Yes 7, No 2, Abstained 0)

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)

Motion 1: Approve as presented
Motioned By: Trustee Pieper
Seconded By: Trustee Kaminski

Motion 2: Amend Motion 1 to include identifying the additional costs of equipment replacement for the Park & Recreation Department
Motioned By: Trustee Kaminski
Seconded By: Trustee Pieper

Yes: Trustee Kaminski, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst
No: Trustee Baum, Trustee Rick Miller, Trustee Warren
Abstain: None

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

Yes: Trustee Kaminski, Trustee Pieper, Trustee Jan Miller, Trustee Cutts, Village President Soderberg, Trustee Borst
No: Trustee Baum, Trustee Rick Miller, Trustee Warren
Abstain: None

Motion As Amended Carried by Roll Call Vote (Yes 6, No 3, Abstained 0)

XIII. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 12:00 AM.

DRAFT

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 21, 2025

PLACEMENT: Presentation

ITEM TITLE: Joint Public Hearing by the Village of Germantown and the Southeastern Wisconsin Regional Planning Commission (SEWRPC) of a proposed plan to update the Village of Germantown's Sanitary Sewer Service Area (SSSA) as detailed in the Preliminary Report entitled *Sanitary Sewer Service Area for the Village of Germantown and Evirons, Washington County, Wisconsin* (Community Assistance Planning Report No. 70 2nd Edition).

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Sanitary Sewer Service Area Memo - 071725
2. SEWRPC SSSA Public Hearing Notice 250721
3. SEWRPC-Germantown SSSA-CAPR 70 (2nd Edition)-DRAFT

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Village of Germantown

Department of Public Works

Matt Mortwedt, Director
Kevin Driscoll, Village Engineer
N112 W17001 Mequon Rd, PO Box 337
engineering@germantownwi.gov
262-250-4721

MEMORANDUM

DATE: 7/17/25

FROM: Matt Mortwedt, Director of Public Works MJM

TO: President Soderberg

Village Board Trustees

The Sanitary Sewer Service Area update prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the first full update of since Germantown's first plan was approved in 1983. Since 1983 seven amendments where approved that bring us to the existing boundary today. The most recent amendment brought in the Richfield IGA service area and a portion of the Village of Germantown generally east of US Interstate 41, south of Holy Hill Road, west of Goldendale Road, and North of Freistadt Road.

Based on development around Holy Hill Road and the increasing frequency of amendments to the 1983 plan (amendments in 2003, 2009, 2015, 2018 and 2023) and limitations and time constraints to the amendment process, the Village was advised to consider a full update. In February of 2023, the Village of Germantown requested that SEWRPC revise the Germantown service area.

The full update, intended to replace the 1983 plan, was to be considered a long-term planning document that should forecast where sewer may be needed in the next 15-20 years. This long-range approach should avoid the frequent amendments requested from 2003-2023. With that guidance in mind Village of Germantown staff worked to redraw the boundaries based on the 2050 Plan, on the sewered status and age/condition of existing developments, and the feasibility of developing land.

The Village of Germantown staff drawn map was taken to the Utility Advisory Committee (UAC) on April 24, 2024. The map considered by the UAC generally sought to bring in more area between Fond du Lac and I-41. One exception was the Isabelle Farms Subdivision. That area was excluded because of the recency of the development and the expectation that private sanitary systems would continue to function through the planning term of the new report (15-20 years). It was discussed at the UAC that the "hole" created by excluding the Isabelle Farms subdivision may contradict Wisconsin

Department of Natural Resources (DNR) rules for drawing sanitary sewer service area boundaries, and therefore eventually not gain their approval. Additional discussion at UAC focused on capital charges the Village of Germantown Sewer Utility incurs from MMSD for area included in the sanitary sewer service area. While the proposed plan adds additional area (therefore increasing capital charges), there were areas removed where expansion was not likely to happen, thus avoiding unnecessary capital charges.

The UAC discussed the "hole" and were presented with the option of receiving a preliminary review from the DNR for a determination as to whether the "hole" created by keeping Isabelle Farms subdivision out of the proposed area would be acceptable. The UAC unanimously chose to proceed with approval of the staff map and recommended forwarding it to the DNR for preliminary review. Subsequently the staff drawn map was approved unanimously by the Public Works and Highway Committee (PWHC) (May 1, 2024).

Following approval of the UAC and the PWHC staff submitted the map to the DNR for preliminary review. On November 11, 2024, staff was notified by the DNR that the "hole" created by excluding the Isabelle Farms subdivision violated their rules, and if pursued by the Village of Germantown would result in denial of our update request from SEWRPC and DNR.

On November 18, 2024, the UAC regrouped and considered three options to proceed with the update. First, include Isabelle Farms in the new sanitary sewer service area. Second, redraw the map so we did not violate the DNR "hole" rule while continuing to exclude Isabelle Farms. Third, disputing the DNR's preliminary finding. At that meeting, the UAC voted unanimously to have staff redraw the lines and bring it back for consideration.

On January 27, 2025, the UAC considered three revision options presented by staff. Ultimately, they chose to proceed with removing land south of Isabelle Farms and south-southwest of Fond du Lac Ave to avoid creating a "hole". This option was similar to a proposed rendering from a UAC committee member. The UAC recommendation of that option was eventually supported by the PWHC (February 5, 2025), and approved by the Village Board (February 17, 2025).

SEWRPC indicated that the revised map was likely to receive their support and the support of the DNR. The Village Board approved sanitary sewer service area boundary was forwarded to SEWRPC for the new plan and is what is being considered at the public hearing on July 21, 2025.

NOTICE OF PUBLIC HEARING

Germantown Sanitary Sewer Service Area Update

A public hearing will be held on July 21, 2025, at 7:00 p.m. at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin, for the purpose of receiving public comment on, and reaction to, a proposed plan update regarding the Germantown sanitary sewer service area. The public hearing is being sponsored by the Village of Germantown and the Southeastern Wisconsin Regional Planning Commission (Commission). A draft report describing the proposed sanitary sewer service area, including a map of the area, is on file at the offices of the Village and the Commission. The sanitary sewer service area update will be explained at the public hearing.

Following the public hearing, the Germantown Village Board and the Commission will determine whether any changes should be made to the sewer service area as presented at the hearing. The Village Board and the Commission will then consider formally adopting the report and forwarding it to the Wisconsin Department of Natural Resources for use by that Department in reviewing and approving sanitary sewer extensions in accordance with the provisions of Chapter NR 110 of the *Wisconsin Administrative Code*.

Interested residents are encouraged to attend the public hearing. Further information about this matter may be obtained by contacting the Village or the offices of the Commission at W239 N1812 Rockwood Drive, Waukesha, Wisconsin 53187.

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 1

INTRODUCTION

1.1 BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) adopted a regional water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are "fishable and swimmable."[1]

The plan has five basic elements: 1) a land use element, consisting of recommendations for the location of new urban development in the Region and for the preservation of primary environmental corridors and prime agricultural lands; 2) a point source pollution abatement element; 3) a nonpoint source pollution abatement element; 4) a sludge management element, consisting of recommendations for the handling and disposal of sludges from sewage treatment facilities; and 5) recommendations for the establishment of continuing water quality monitoring efforts in the Region.

The point source pollution abatement element of the regional water quality management plan includes recommendations concerning the location and extent of sanitary sewer service areas; the location, type, and capacity of, and the level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewer system overflows

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[1] *The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30,* A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*, dated 1978-1979, as amended.*

and from industrial wastewater discharges. As part of the point source pollution abatement element, the initially adopted regional water quality management plan delineated a generalized sanitary sewer service area for each sanitary sewerage system in the Region. Nearly all of the initially adopted, generalized sewer service areas have now been refined and detailed through local sewer service area planning studies in order to reflect local as well as regional planning objectives. In each case, the refined sewer service area has been adopted as part of the areawide water quality management plan. The currently adopted sanitary sewer service areas in the Region are shown on Map 1.1.

In Southeastern Wisconsin, local sewer service area plans are prepared through a cooperative planning process involving the local unit of government responsible for operation of the sewage treatment facility, the Regional Planning Commission as the designated areawide water quality management planning agency, and the Wisconsin Department of Natural Resources, pursuant to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Following initial adoption, sanitary sewer service area plans may be amended in response to changing conditions and needs, subject to Chapter NR 121.

Sanitary sewer service area plans have a direct bearing on where sanitary sewers may be provided. Under State administrative rules, sanitary sewers may be extended only to lands located within a planned sewer service area adopted as part of an areawide water quality management plan. The inclusion of land in a sanitary sewer service area enables, but does not mandate, the provision of sewer service. Sanitary sewer service area plans also identify environmentally significant lands to which the extension of sewer service is prohibited or otherwise restricted.

Section NR 110.08(4) of the *Wisconsin Administrative Code* requires that the Wisconsin Department of Natural Resources compose a finding that all proposed public sanitary sewer extensions are in conformance with adopted areawide water quality management plans, including the sanitary sewer service areas identified in such plans. Furthermore, Section SPS 382 of the Wisconsin *Administrative Code* requires that all private interceptor main sewers and private building sewers which connect to a public sewer be in accordance with the conditions of approval for the public sewer granted by the Department of Natural Resources under Section 281.41 of the *Wisconsin State Statutes*, and that all private interceptor main sewers which discharge to a municipal treatment facility be in accordance with the appropriate water quality management plan. In carrying out their responsibilities in this respect, the Department of Natural Resources requires that the Commission, as the designated areawide water quality management planning agency for Southeastern Wisconsin, review and comment on each proposed public sewer extension as to its relationship to the approved plan and sewer service areas.

1.2 SEWER SERVICE AREA PLANNING FOR THE VILLAGE OF GERMANTOWN

A sewer service area plan was first completed for the Germantown sewer service area in 1983. Documented in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown*, that plan was adopted by the Village of Germantown on June 20, 1983, and by the Commission on September 8, 1983; and was approved by the Wisconsin Department of Natural Resources on March 19, 1984. That first edition sewer service area plan has been amended seven times.

By letter dated February 18, 2023, the Village of Germantown requested that the Commission revise the Germantown sewer service area plan. The Village-proposed plan revision includes the addition of lands to the west and north of the currently adopted sewer service area and the removal of certain other lands in the currently adopted sewer service area to the west and north. The plan revision includes the consideration of local and county comprehensive plans; 2015 Wisconsin Wetlands Inventory; new FEMA floodplain maps; 2015 environmental corridors; and year 2022 orthophotography for the area. The revised sewer service area plan is presented in this second edition of SEWRPC Community Assistance Planning Report No. 70.

Community Assistance Planning Report No. 70 (2nd Edition)

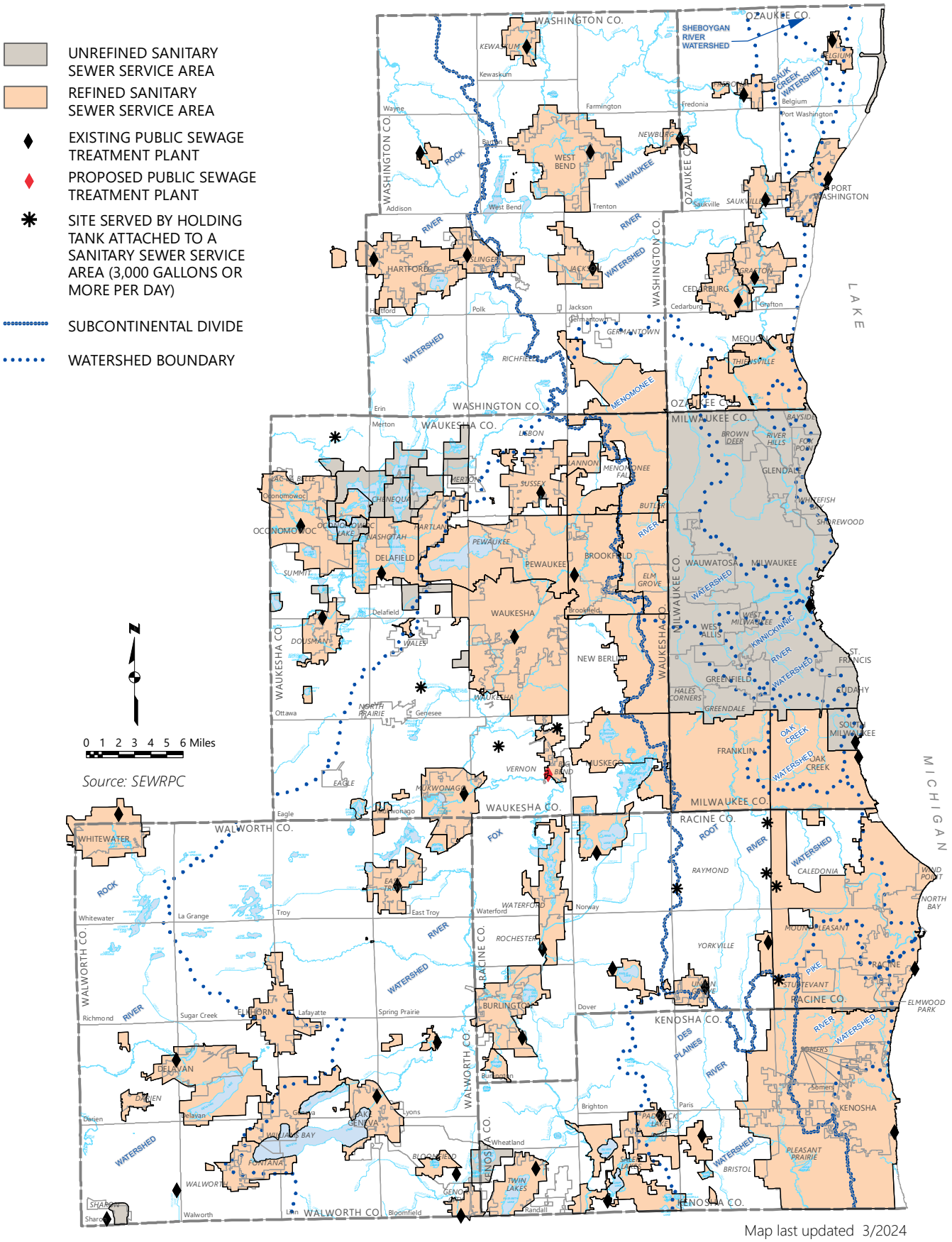
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 1

INTRODUCTION

MAPS

Map 1.1
Planned Sanitary Sewer Service Areas in the Region: March 2024



Map last updated 3/2024

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 2

PLANNED SANITARY SEWER SERVICE AREA

2.1 INTRODUCTION

A sanitary sewer service area plan is a long-range plan that is intended to serve as a guide to the extension of sanitary sewer service in a locality. A sewer service area plan identifies a planned sewer service area within which sanitary sewers may be extended. The inclusion of land within a planned sewer service area enables, but does not mandate, the provision of sanitary sewer service.

A sanitary sewer service area plan also identifies environmentally significant lands within the planned sanitary sewer service area. There are certain restrictions on the provision of sanitary sewer service within the identified environmentally significant lands, as described later in this chapter.

2.2 CURRENTLY ADOPTED GERMANTOWN SANITARY SEWER SERVICE AREA

The currently adopted sanitary sewer service area plan for the Germantown area is documented in Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) Community Assistance Planning Report No. 70 dated June 1983, as amended seven times, the latest of these having been adopted in 2023. The currently adopted Germantown sanitary sewer service area is shown as the blue-shaded area on Map 2.1. That area, which includes most of the southern half of the Village of Germantown (9,888 acres) and a small area in the eastern portion of the Village of Richfield (289 acres), encompasses a total area of about 10,177 acres, or about 15.9 square miles.

2.3 PROPOSED CHANGES TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

The seven additions and two removals to the currently adopted Germantown sanitary sewer service area proposed in this plan amendment are also shown on Map 2.1. The proposed additions and removals were identified by Village of Germantown staff, committees, and officials in consultation with the Commission staff. It is the Village's intention to include in the planned sewer service area all land that is envisioned to potentially be provided with public sanitary sewer service by the year 2050, and to exclude those areas which are not envisioned to need public sanitary sewer service within that timeframe. It can be further noted that at this time, changes to the portion of the Germantown sewer service area located within the Village of Richfield are not envisioned. The proposed additions and removals to the sewer service area are described below.

The areas proposed by the Village of Germantown to be added to the sewer service area, as identified on Map 2.1, encompass a total of 1,369 acres. This includes 261 acres of existing (2020) urban land, including existing residential uses and street rights-of-way; about 225 acres of environmentally significant lands; and about 883 acres of agricultural and other open land.

The areas proposed to be removed from the Germantown sewer service area are also identified on Map 2.1. The two areas proposed to be removed from the Germantown sewer service area encompass 197 acres, and are comprised of 93 acres of existing (2020) urban land, including existing residential uses and street right-of-way, about 65 acres of environmentally significant lands, and about 39 acres of agricultural and other open land.

Under the Village comprehensive plan, the developable land within the Village-proposed additions to the sewer service area would be developed primarily with residential, commercial, industrial, and business park uses. The planned residential areas within the Village-proposed additions to the sewer service area would accommodate an estimated population of about 4,100 people under full development conditions, while the proposed deletions from the sewer service area included an existing population of about 220 people.

2.4 PROPOSED REVISED GERMANTOWN SANITARY SEWER SERVICE AREA

Map 2.2 shows the revised Germantown sanitary sewer service area as proposed by the Village. The revised sewer service area encompasses, in total, about 11,349 acres (17.7 square miles), an increase of 1,172 acres (1.8 square miles), or 11 percent, over the currently approved sewer service area. Map 2.2 also shows the

environmentally significant lands within and adjacent to the proposed revised sewer service area. The identified environmentally significant lands encompass about 2,226 acres, or about 20 percent of the total sewer service area.

Population Within the Proposed Sewer Service Area

The updated year 2050 regional land use plan, known as VISION: 2050, adopted by the Commission in 2020 (2nd Edition) includes a future population range for each sanitary sewer service area in Southeastern Wisconsin. Under the regional land use plan, the year 2050 population of the Germantown sewer service area would range from 29,080 people under an intermediate growth scenario to about 34,500 people under a high-growth scenario. The revised Germantown sewer service area would accommodate a "buildout" population of about 31,700 people. This number represents the population that would be achieved, assuming full development of all planned residential areas within the Village of Germantown portion of the sewer service area based on the buildout analysis conducted by the Commission. In addition, the portion of the Germantown sewer service area located within the Village of Richfield would accommodate a population of about 32 people. The buildout population[1] of all planned residential areas at the locations and densities specified in the recently updated *Village of Germantown Sanitary Sewer System Facilities Plan Update*, dated May 30, 2025, prepared by Ruekert & Mielke, Inc. and the Village 2050 Comprehensive Plan, which was updated in 2022 and amended in 2023, is lower than the Commission's projected buildout population. It should be noted that both the Commission's and the updated Germantown Facilities Plan's population levels lie within the range of population levels envisioned under the Commission's 2050 regional land use plan.

Environmentally Significant Lands Within the Proposed Sewer Service Area

The environmentally significant lands shown on Map 2.2 include areas identified as primary and secondary environmental corridors, isolated natural resource areas, and small wetlands and surface water areas less than five acres in size located outside the environmental corridors and isolated natural resource areas. These environmentally significant lands were updated to reflect existing conditions as shown on the 2022 aerial photography and any field delineations conducted by Commission staff. More detailed mapping of the

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[1] *The projected buildout population for the Village of Germantown, as cited in the updated Germantown Facilities Plan, is about 30,550 people, while the projected population within the Village of Richfield portion of the Germantown sanitary sewer service area is about 25 people, thus the total residential projected buildout population for the entire Germantown sanitary sewer service area is about 30,575 people.*

proposed sewer service area and of the environmentally significant lands located within and adjacent to the sewer service area are shown in the series of maps presented as Map 2.4.

The environmental corridors and isolated natural resource areas were delineated by the Commission as part of its continuing regional planning program. They encompass concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource and resource-related features. Primary environmental corridors are the largest of these, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors are by definition at least 100 acres in area and one mile in length. Isolated natural resource areas are by definition at least 5 acres in area and 200 feet in width. The methodology used in identifying these areas is explained in Appendix A of this report.

The proposed expanded sanitary sewer service area encompasses 1,358 acres of primary environmental corridors (12 percent of the sewer service area); 452 acres of secondary environmental corridors (4 percent of the sewer service area); and 260 acres of isolated natural resource areas (2 percent of the sewer service area). The proposed sewer service area also encompasses a total of 156 acres of small wetlands and surface water areas located outside the environmental corridors and isolated natural resource areas, accounting for 1 percent of the sewer service area.

Included in the environmental corridors and isolated natural resource areas shown on Map 2.2 are certain floodplain areas that do not currently have the resource features to be classified as environmental corridors or isolated natural resource areas but may eventually revert to more natural conditions and become part of the system of environmental corridors and isolated natural resource areas. These areas are shown in blue on Map 2.3; together they encompass a total of 190 acres.

Map 2.3 also identifies undeveloped 100-year floodplains located outside the proposed sewer service area that would be considered as potential additions to the adjacent environmental corridors or isolated natural resource areas should the sewer service area be expanded in the future. These floodplains are identified in a tan color on Map 2.3.

Restrictions on Sewered Development in Environmentally Significant Areas

The regional land use and water quality management plans recommend the preservation of primary environmental corridors in essentially natural, open use and recommend that County and local units of government consider protecting and preserving secondary environmental corridors and isolated natural resource areas. Consistent with regional plans, policies adhered to by the Wisconsin Department of Natural

Resources and Department of Safety and Professional Services in their regulation of sanitary sewerage systems prohibit or otherwise limit the extension of sanitary sewers to serve development in such areas. The following restrictions apply:

1. The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodlands, riparian buffers, and adjacent steep slopes. Primary environmental corridors within the proposed Germantown sewer service area are shown with a green background color on Map 2.2.[2]

2. The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, riparian buffers, or adjacent steep slopes is not permitted. The portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, riparian buffers, or adjacent steep slopes within the proposed sewer service area are identified with a brown background color on Map 2.2.

It should be recognized that the mapping of environmentally significant areas as presented in this report is a representation of conditions based upon the most recent available natural resource base information. It is expected that in many cases, as specific development proposals arise, a field survey will be necessary for a more precise identification of environmental corridors and isolated natural resource areas in the vicinity of the proposed development.

2.5 WATER QUALITY IMPACTS

Under the regional water quality management plan and the Germantown sanitary sewer service area plan presented herein, it is envisioned that all new urban development within the planned sewer service area

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[2] *Consistent with the year 2050 regional land use plan, in lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by conservation easement or deed restriction. Each proposal must be reviewed on a case-by-case basis.*

would receive sanitary sewer service. The restrictions on sewered urban development in environmentally significant areas, described in the previous section, are intended to avoid significant adverse water quality impacts attendant to the extension of sanitary sewer service. In addition, public sanitary sewer service may be provided to those lands within the planned sanitary sewer service area that are already developed and served by private onsite wastewater sewage systems. This may be expected to reduce pollutant loadings from the existing onsite wastewater treatment systems to both surface and ground waters. Assuming that any applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sewer service area.

2.6 WASTEWATER TREATMENT PLANT CAPACITY

The size and capacity of the MMSD sewage conveyance and treatment facilities are set forth in the District's facility plan. The areas that are proposed to be added to the Germantown sanitary sewer service area, within the Village of Germantown, are included in the planning area for the MMSD facilities plan[3] and the SEWRPC regional water quality management plan update for the greater Milwaukee watersheds. The areas proposed to be added to the planned sewer service area would be tributary to Sewershed GE 3004, which combines all Germantown and Richfield sewersheds at the District's Metropolitan Interceptor Sewer (MIS). Germantown will need to upgrade four existing pumping stations (PS-3, PS-6, Main Street, and Old Farm) to have the capacity to convey peak hourly flows from the proposed areas to the MIS, as detailed in the *Village of Germantown Sanitary Sewer System Facilities Plan Update,* dated May 2025. MMSD staff have confirmed that there is sufficient available capacity in the MIS to address the proposed additional development. With full buildout of the additional areas as set forth in this sewer service area plan, the Village of Germantown and the Village of Richfield are projected to be at 90 percent of their peak hourly flow allocation to the MMSD connection. Coordination with MMSD will be critical to prevent a hold on further development due to meeting or exceeding future flow allocations to the MMSD.

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[3] *Milwaukee Metropolitan Sewerage District (MMSD) 2050 Facilities Plan, March 2021, amended 2025. The Amendment to the 2050 Facilities Plan has incorporated the proposed area in the Village of Richfield. This area will be amended to MMSD's sewer planning area upon approval by the WDNR.*

2.7 PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on _____, 2025, at the Germantown Village Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Germantown and the Commission. A summary of the amendment was presented prior to receiving public comment.

(To be completed following the public hearing.)

2.8 LOCAL ACTION ON THE PLAN AMENDMENT

The Germantown Village Board approved the sewer service area amendment following the public hearing on _____, 2025.

2.9 REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE

Appendix B provides job/housing balance information for the Village of Germantown developed under the SEWRPC regional housing plan. The inclusion of information from the regional housing plan in sewer service area amendment reports is based upon a regional housing plan recommendation (one of 50 recommendations made under the plan) that 1) the Commission provide the findings of the approximate job/housing balance analysis conducted under the regional housing plan to communities requesting an amendment of their sanitary sewer service area and 2) for those communities with a job/housing imbalance, that recommendations be provided to the community for their future consideration in addressing that imbalance. However, it is important to note that the regional housing plan does not intend that meeting the job/housing balance is to be a requirement of any individual sewer service area amendment.

2.10 CONCLUDING RECOMMENDATION

The Commission's evaluation of proposed sanitary sewer service area amendments includes a consideration of whether the amendment is consistent with the regional land use plan, the regional water quality management plan, and the provisions of the *Wisconsin Administrative Code* governing water quality management plans, and whether established procedures for amending sewer service areas have been followed.

- **Consistency with the Regional Land Use Plan**

  The regional land use plan recommends that, in addition to the infilling and redevelopment of existing urban centers, new urban development within the Region be accommodated through the orderly expansion of existing urban centers in locations which can be readily served by basic urban facilities, including sanitary sewer service, with the overall amount of new urban development consistent with projected growth in population and the economic base. The regional land use plan further recommends the preservation of primary environmental corridors and that consideration be given to the preservation of secondary environmental corridors and isolated natural resource areas.

  (To be completed following the public hearing.)

- **Consistency with the Regional Water Quality Management Plan**

  The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in the regional land use plan. In the case at hand, the regional plan recommends that wastewater from the Germantown urban service area be served through the MMSD sewerage system.

  (To be completed following the public hearing.)

- **Consistency with Chapter NR 121 of the *Wisconsin Administrative Code***

  Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined in a way that promotes cost-effective and environmentally sound wastewater collection and treatment and that is consistent with 20-year population projections. Under the code, sewer service area plans must identify lands that are to be excluded from sewer service because of physical or environmental constraints or potential adverse water quality impacts.

  (To be completed following the public hearing.)

- **Consistency with Procedural Requirements**

  As carried out by the Commission, the sewer service area amendment process must begin with a request to the Commission from the appropriate local unit of government or government agency to process the amendment. A public hearing must be held on the proposed amendment; and the

hearing must be jointly sponsored by the Commission and the requesting agency or unit of government. Subsequent to the public hearing, the requesting agency or unit of government must act to approve the amendment as presented at the hearing, approve a modified amendment, or deny the amendment. Only after approval by the requesting agency or unit of government will the proposed amendment be considered for adoption by the Commission as an amendment to the areawide water quality management plan.

(To be completed following the public hearing.)

Given all of the foregoing, it is recommended that the Commission formally amend the Village of Germantown sanitary sewer service area as documented in the second edition of SEWRPC Community Assistance Planning Report No. 70, in the manner shown on Map 2.2. It is also recommended that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

2.11 WISCONSIN DEPARTMENT OF NATURAL RESOURCES ACTION ON THE PLAN AMENDMENT

The Wisconsin Department of Natural Resources approved the sewer service area amendment by letter dated _____, 2025. A copy of this letter is included as Appendix C.

Community Assistance Planning Report No. 70 (2nd Edition)

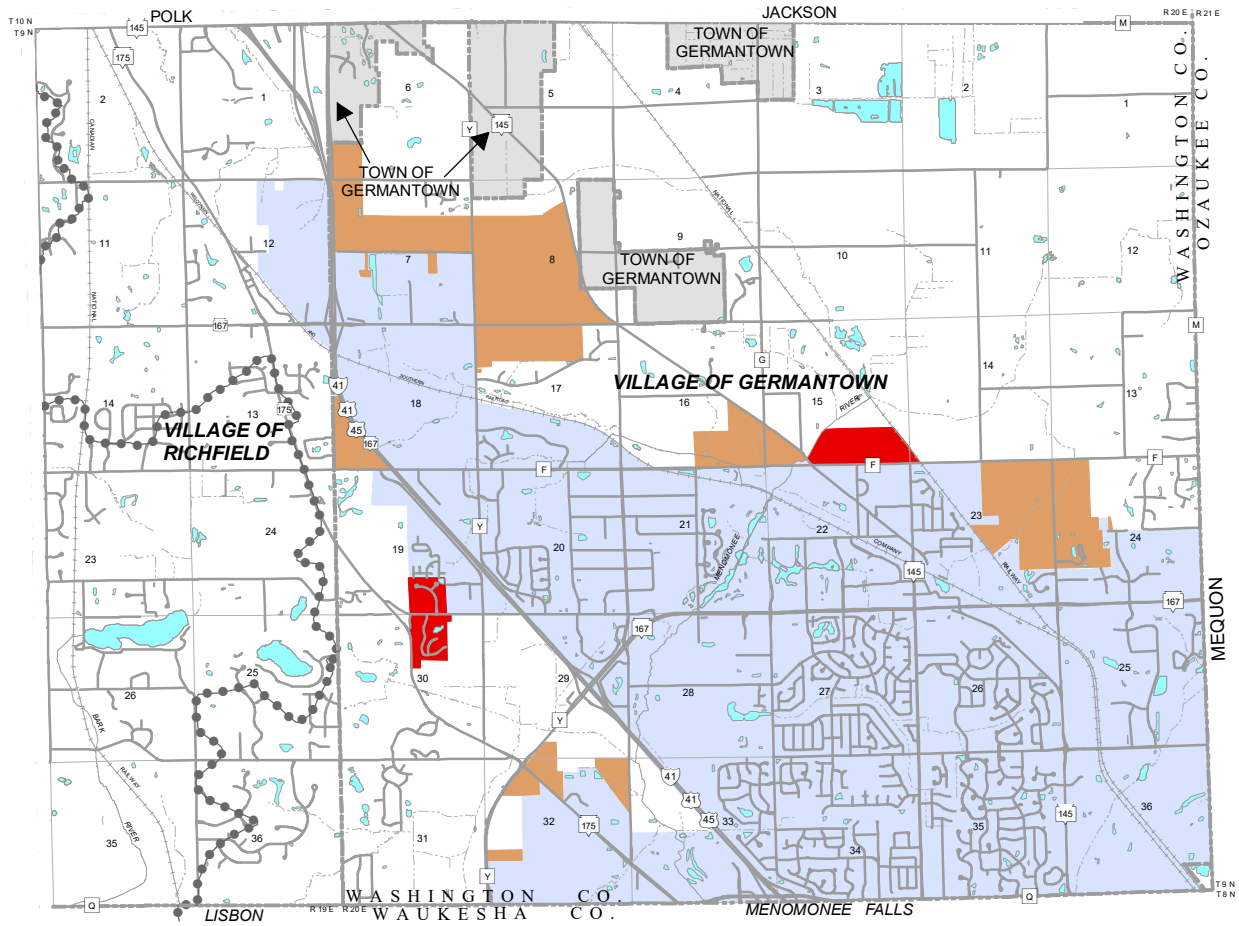
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 2

PLANNED SANITARY SEWER SERVICE AREA

MAPS

Map 2.1
Proposed Changes to the Village of Germantown Sanitary Sewer Service Area



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN THE FIRST EDITION OF SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70, AS AMENDED

AREAS TO BE ADDED TO THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

AREAS TO BE REMOVED FROM THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

EXISTING MUNICIPAL BOUNDARIES: 2025

SUBCONTINENTAL DIVIDE

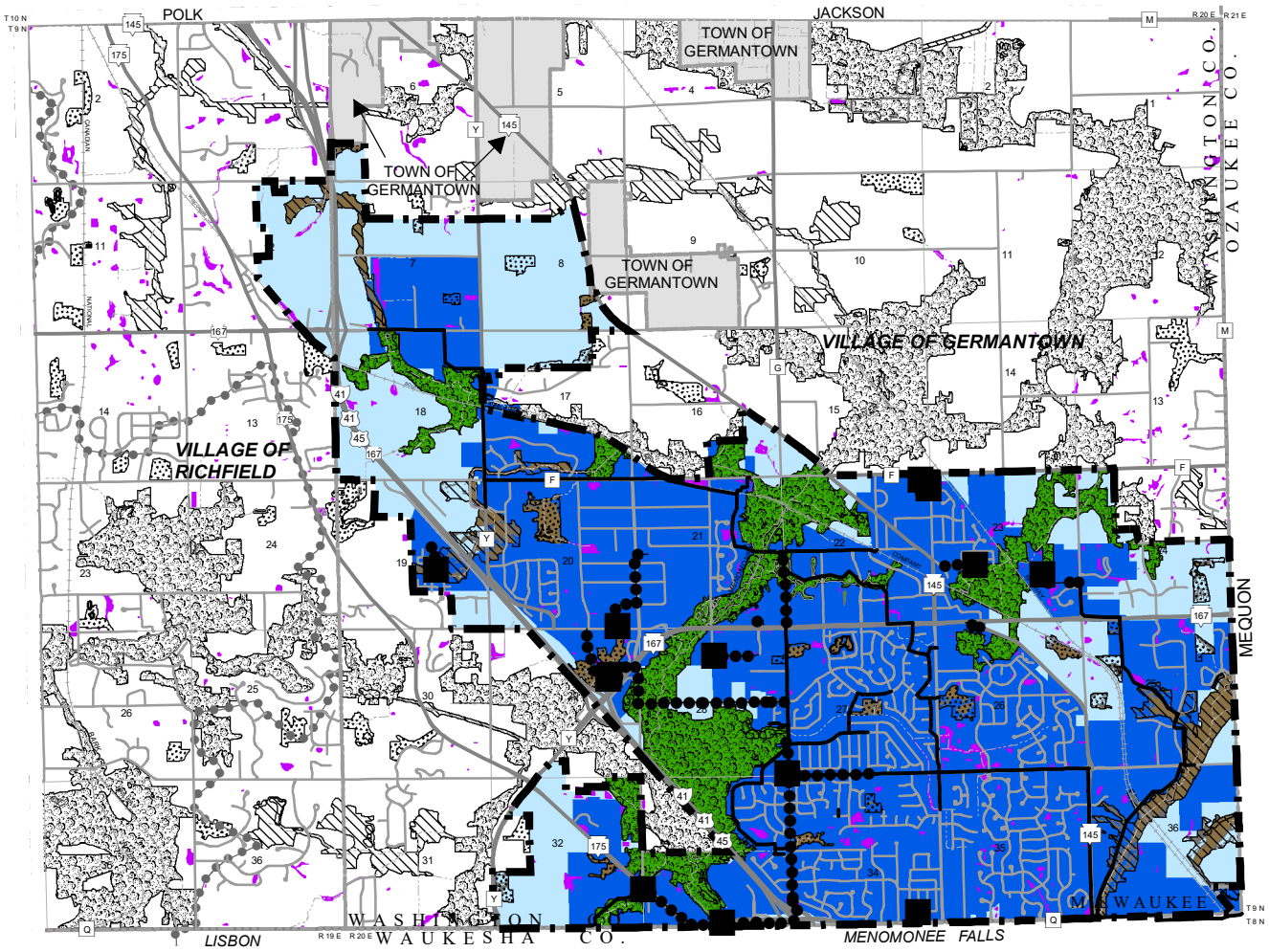
N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

Map 2.2
Village of Germantown Planned Sanitary Sewer Service Area



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

EXISTING AREA SERVED BY SANITARY SEWER

VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PRIMARY ENVIRONMENTAL CORRIDOR WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODPLAINS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THIS AREA IS NOT PERMITTED.

EXISTING FORCE MAIN

EXISTING TRUNK SEWER

EXISTING LIFT STATION

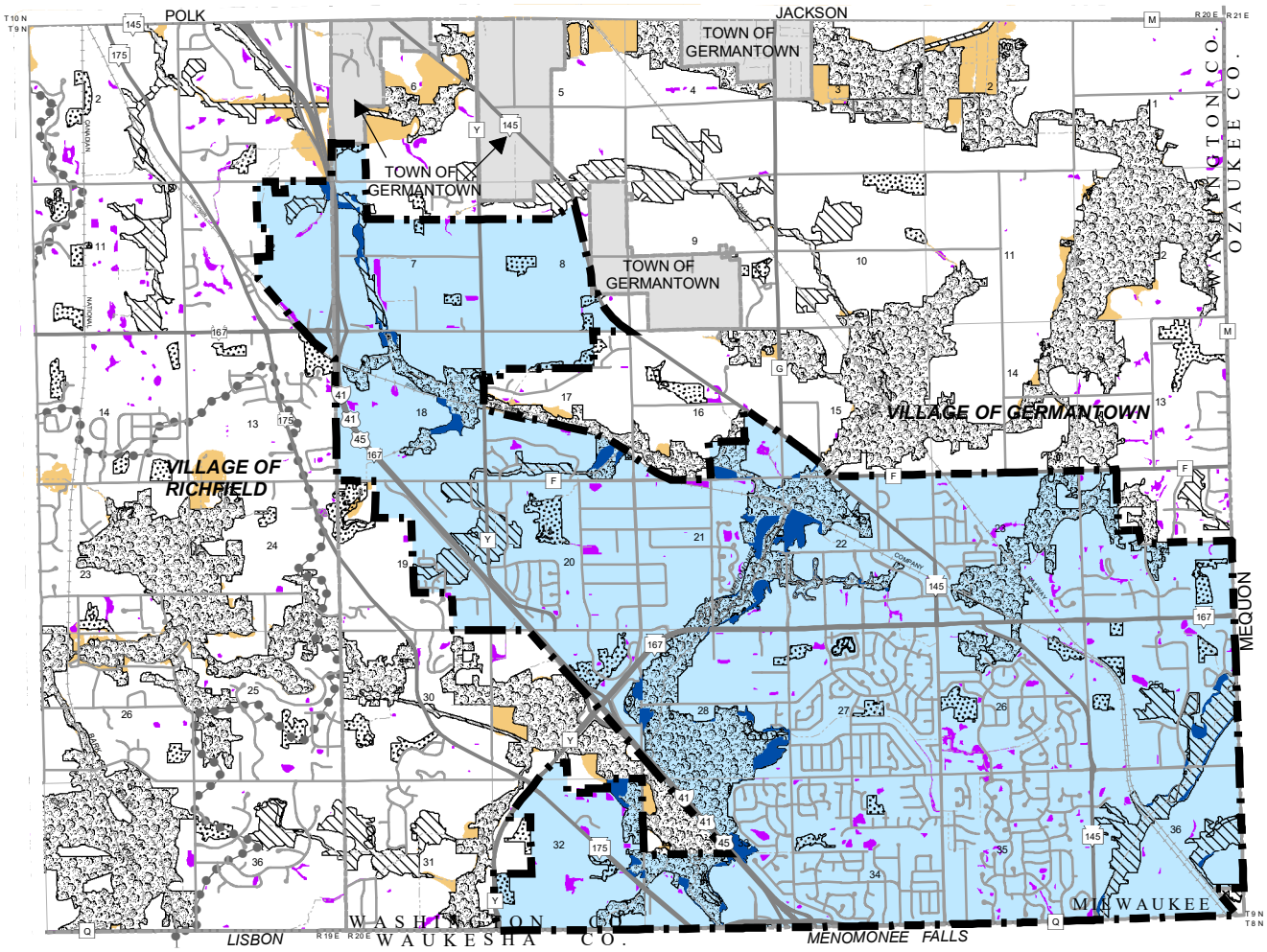
N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

Map 2.3
Anticipated Changes in Environmentally Significant Lands for the Village of Germantown and Environs Sanitary Sewer Service Area



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

UNDEVELOPED FLOODPLAINS WITHIN THE GERMANTOWN PLANNED SEWER SERVICE AREA TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR

UNDEVELOPED FLOODPLAINS LOCATED OUTSIDE THE GERMANTOWN PLANNED SEWER SERVICE AREA TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR SHOULD THE SEWER SERVICE AREA BE EXPANDED

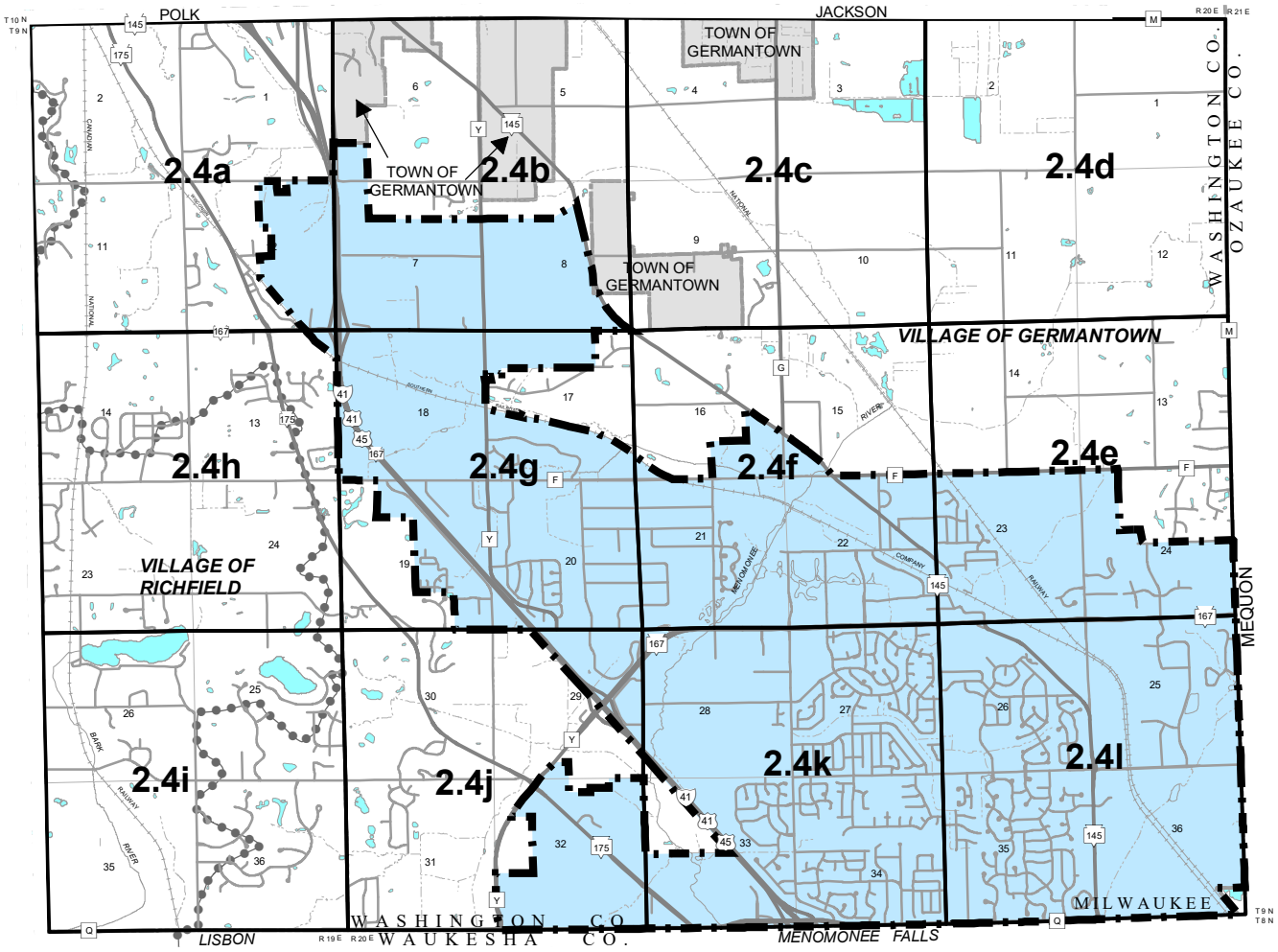
N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

Map 2.4
Index of Maps Showing the Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

N

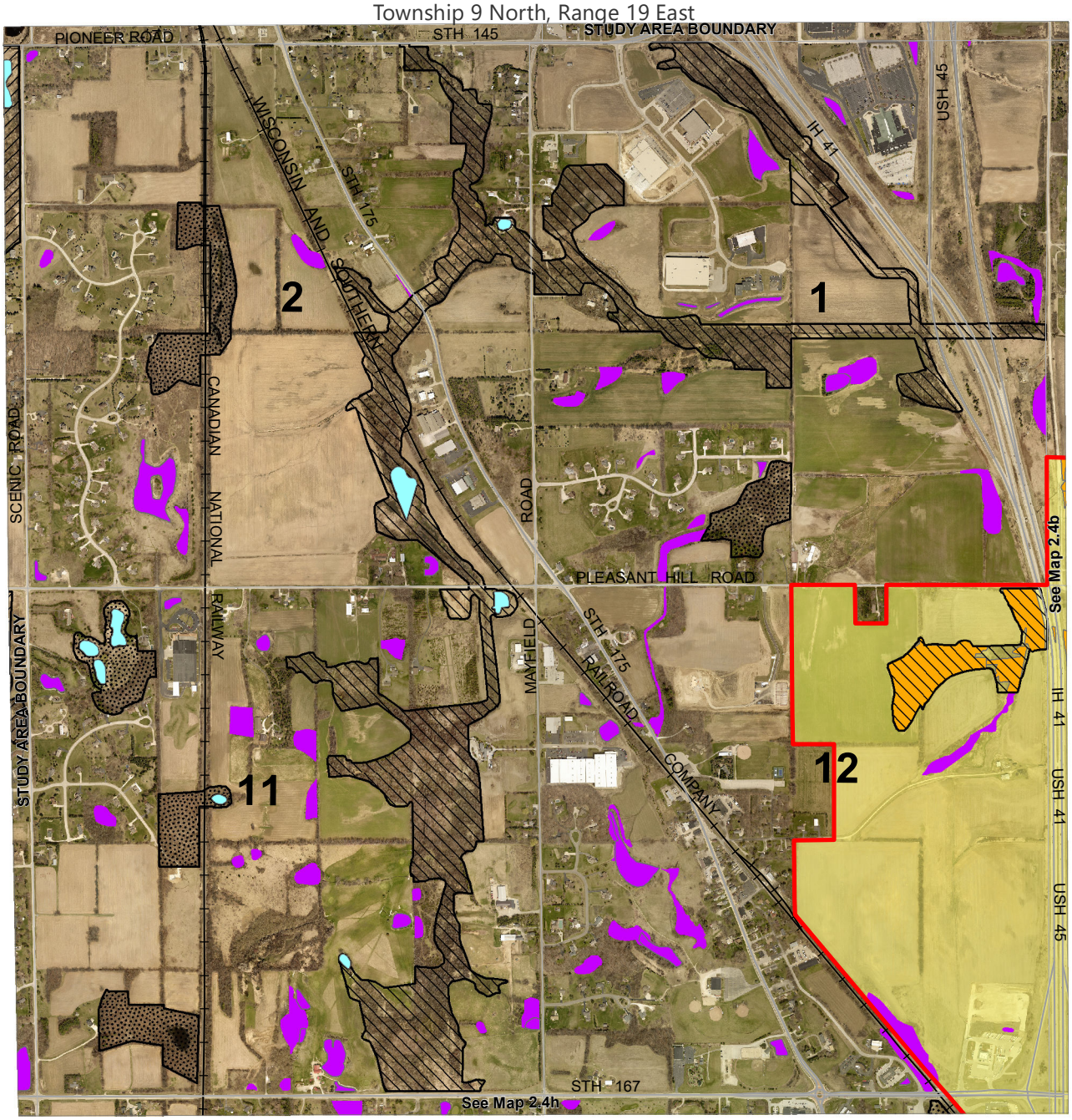
0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated May 2025.

Map 2.4a
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 19 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

SANITARY SEWER SERVICE AREA BOUNDARY

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF FLOODPLAINS, WETLANDS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

N

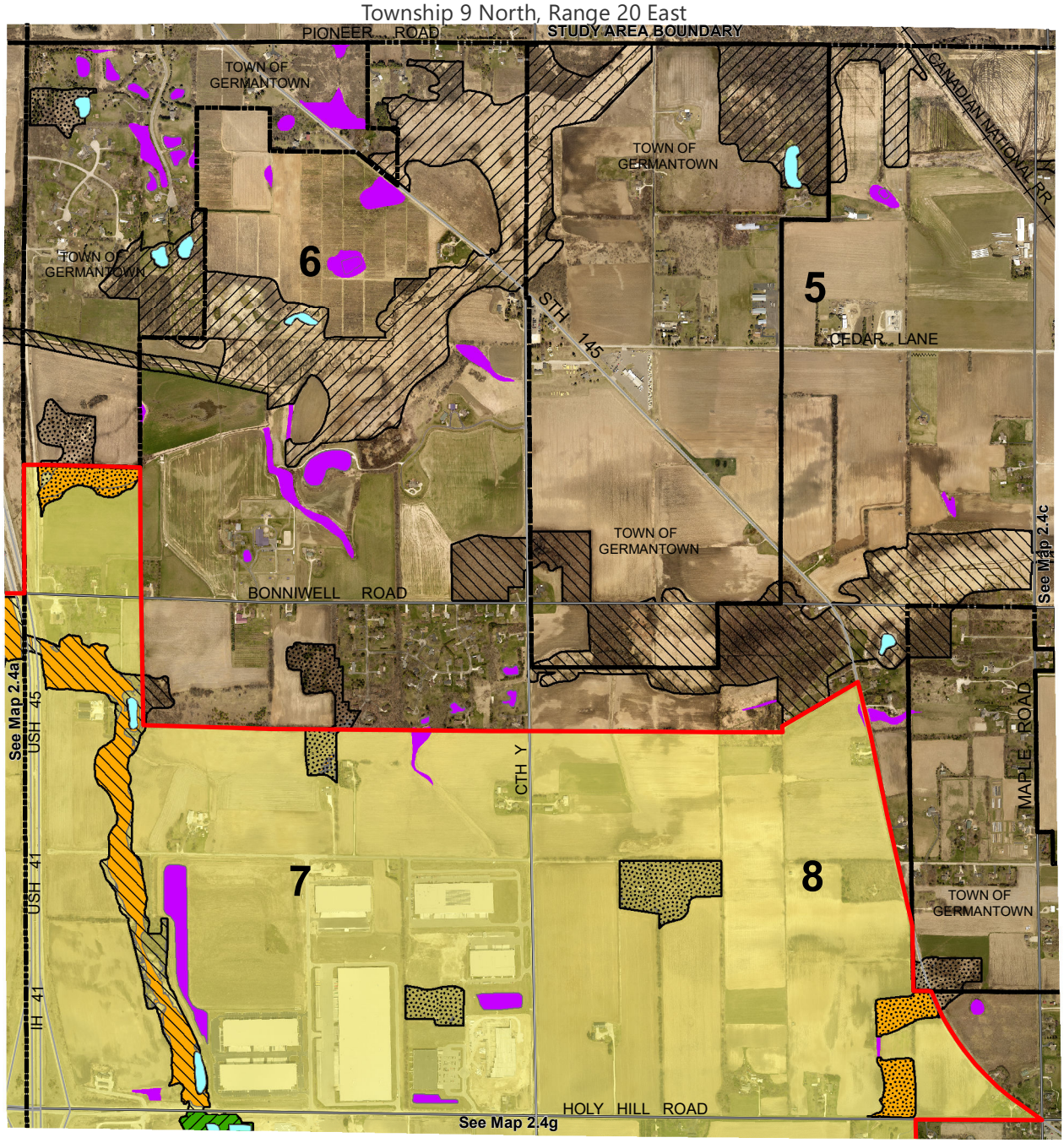
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4b
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 5, 6, 7, and 8
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

SANITARY SEWER SERVICE AREA BOUNDARY

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF FLOODPLAINS, WETLANDS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

N

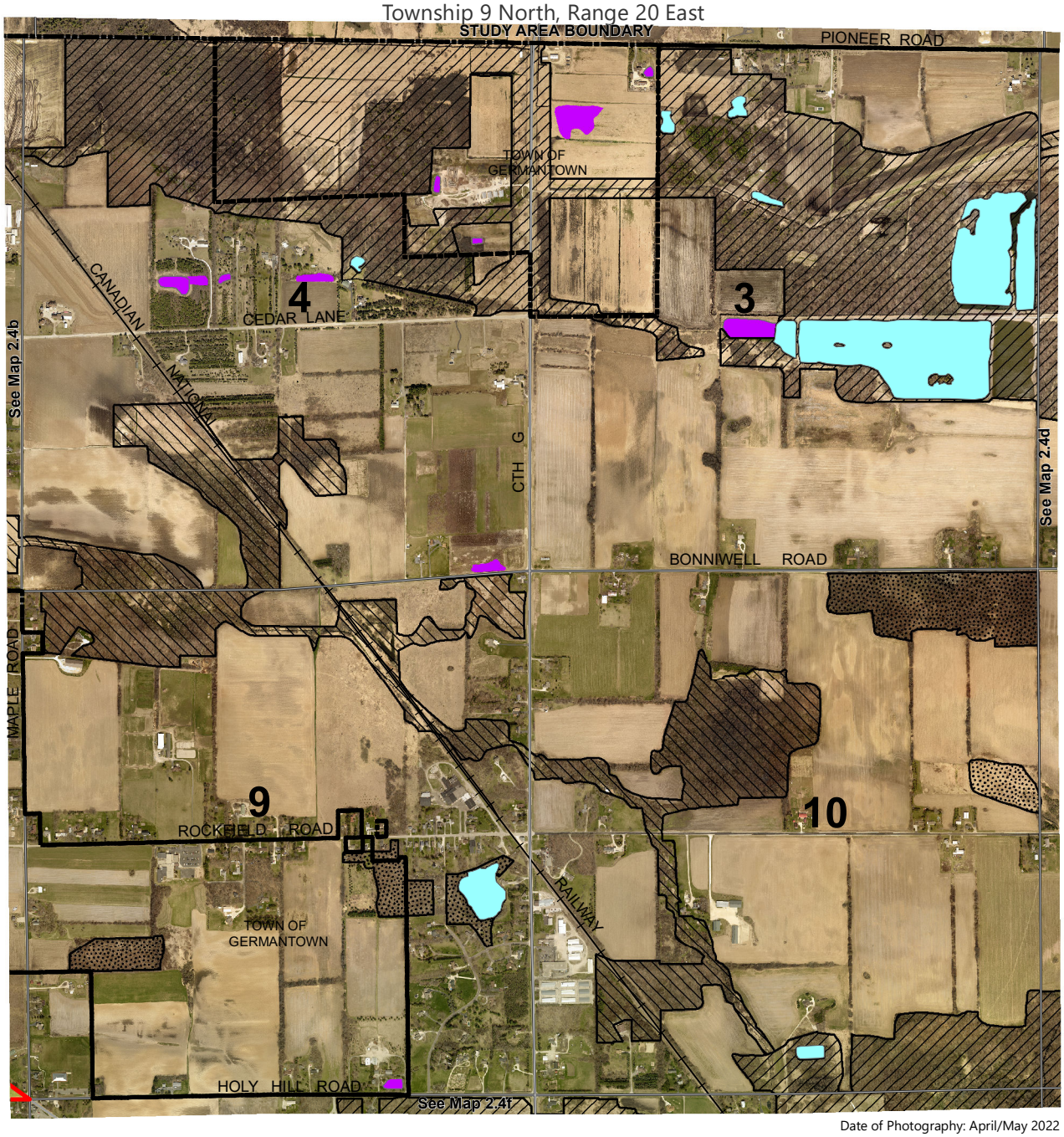
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4c
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 3, 4, 9, and 10
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

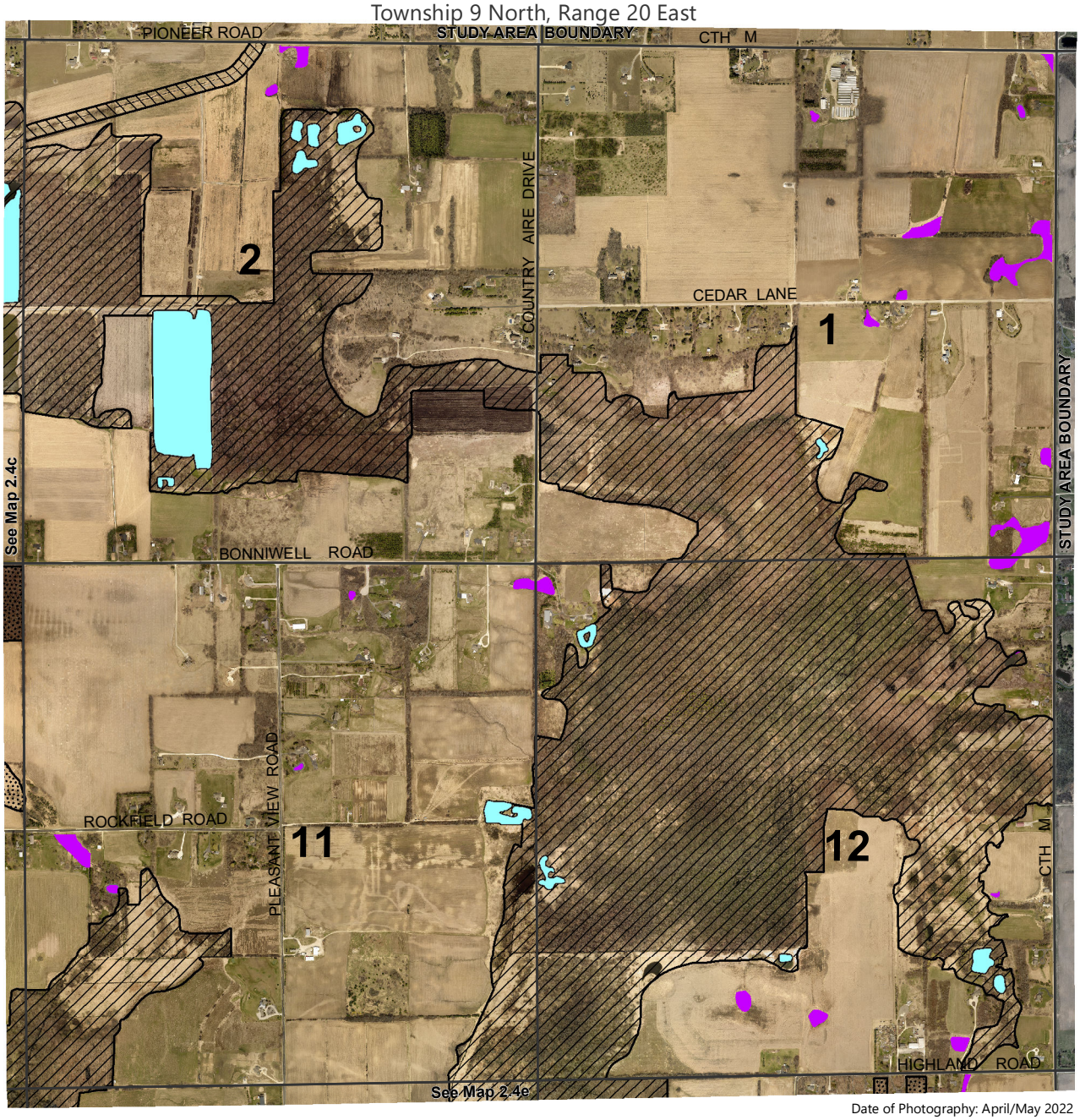
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4d
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

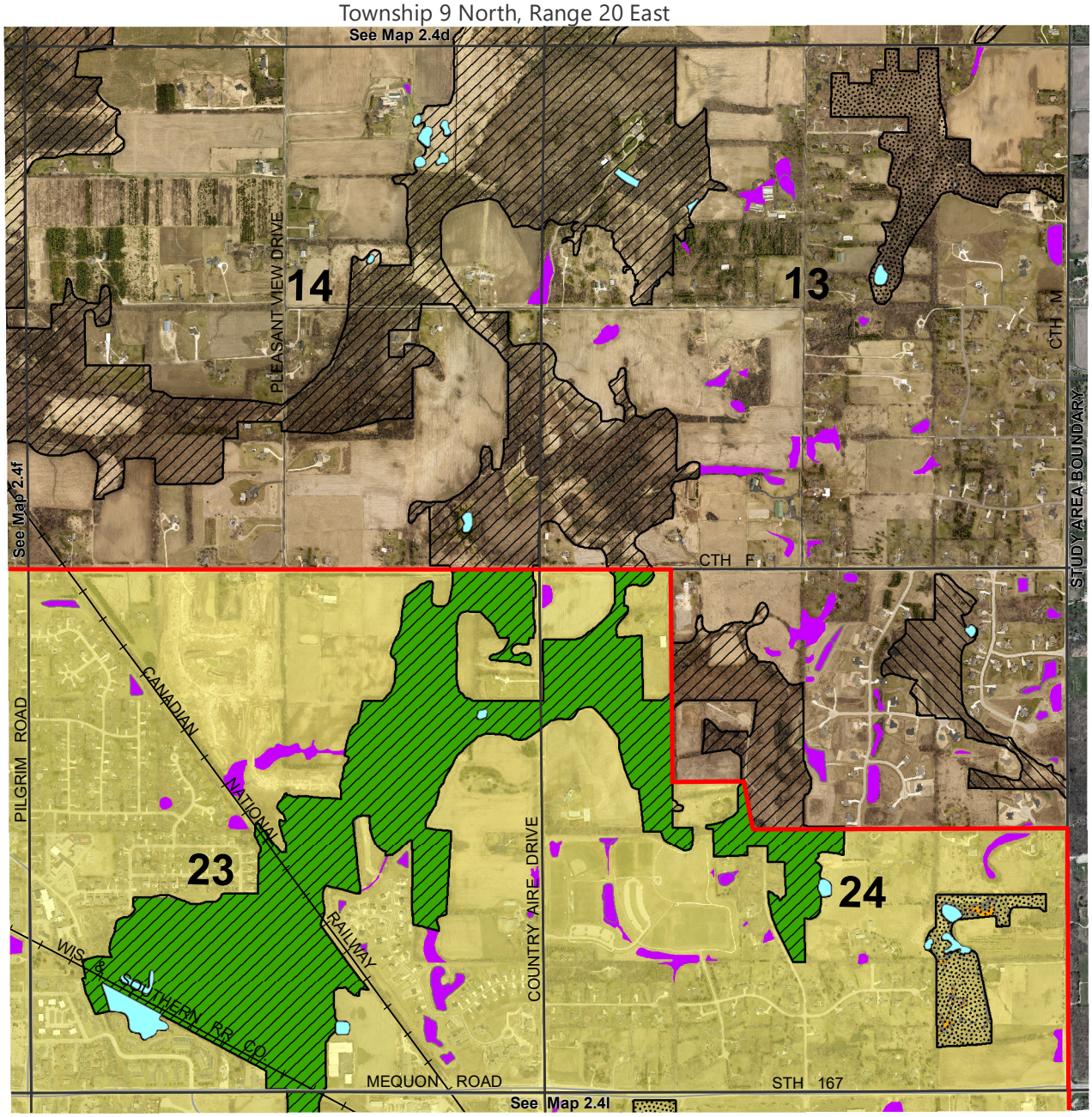
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4e
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 20 East



Date of Photography: April/May 2022

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SANITARY SEWER SERVICE AREA BOUNDARY
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODPLAINS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSON OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

N

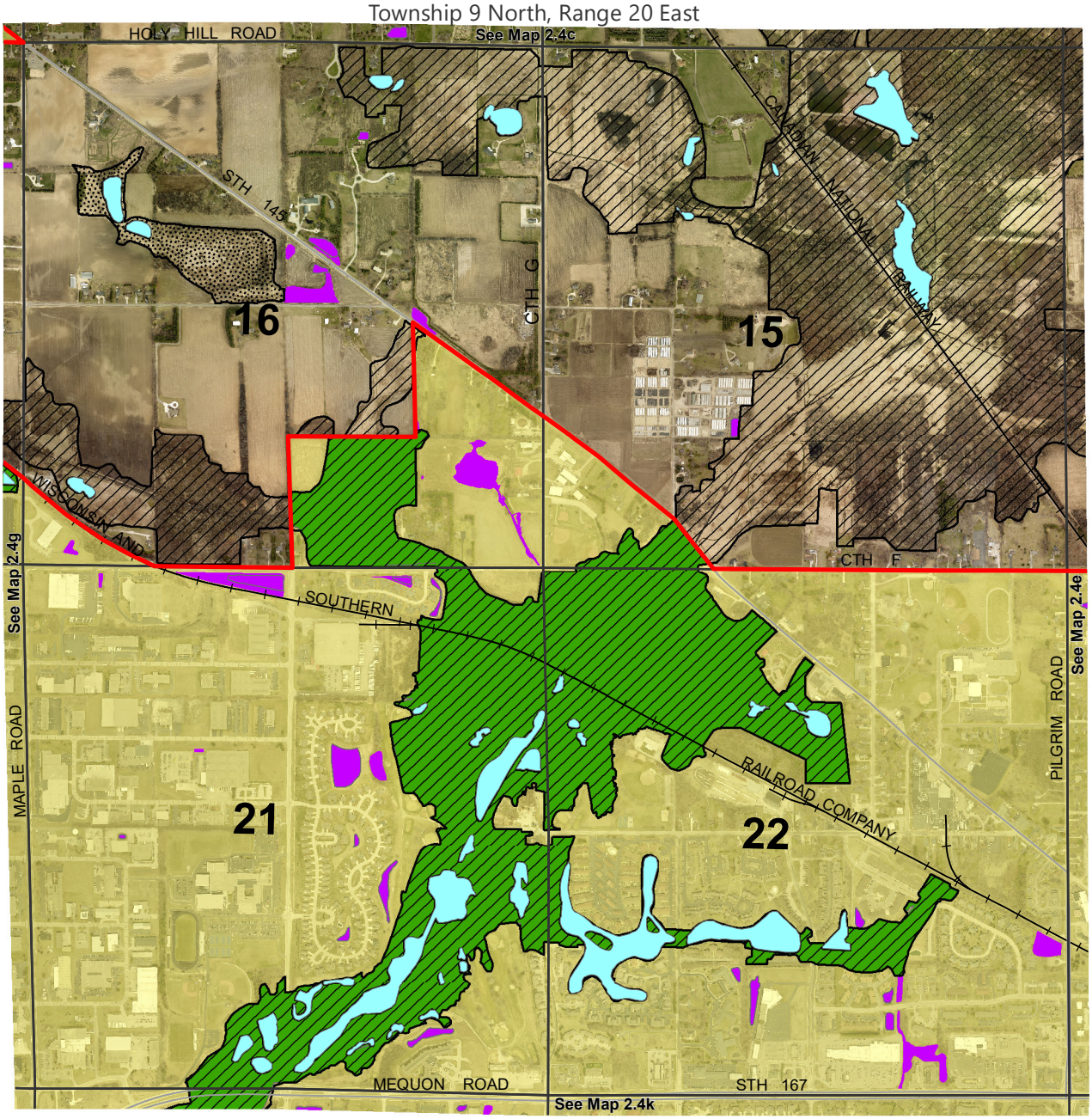
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4f
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 15, 16, 21, and 22
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

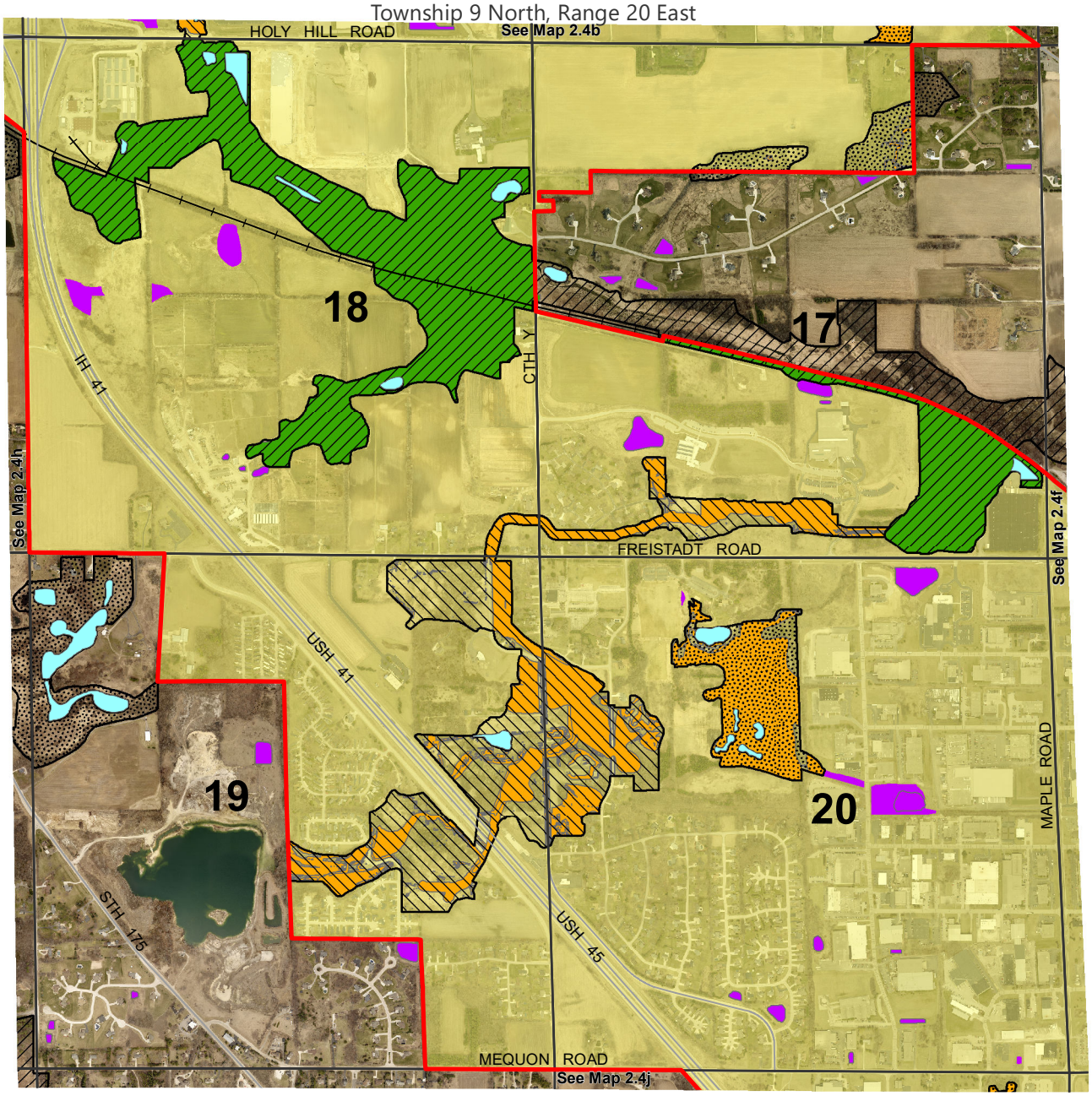
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4g
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 17, 18, 19, and 20
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF FLOODPLAINS, WETLANDS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

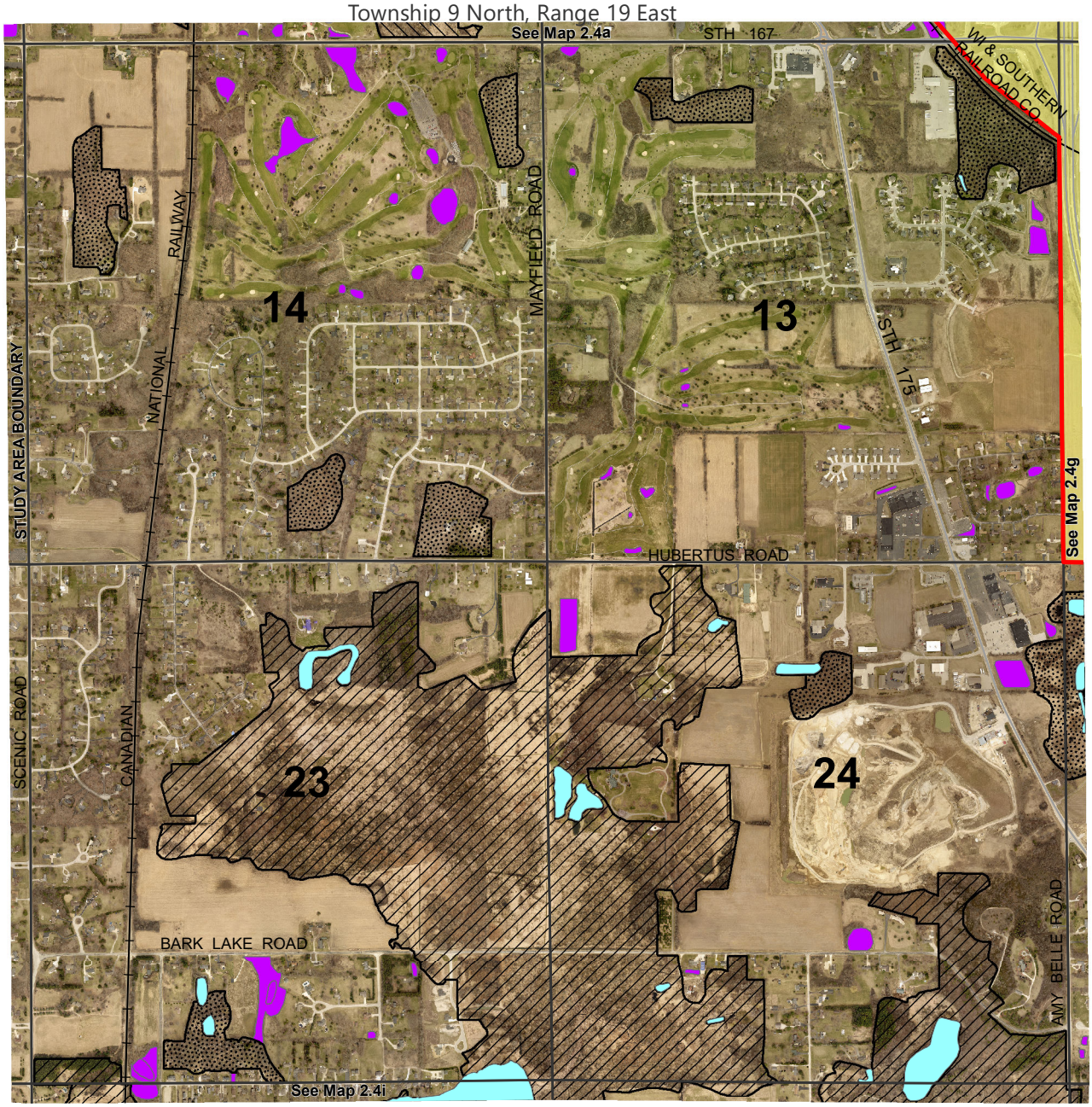
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4h
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 19 East



Date of Photography: April/May 2022

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SANITARY SEWER SERVICE AREA BOUNDARY
- WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA

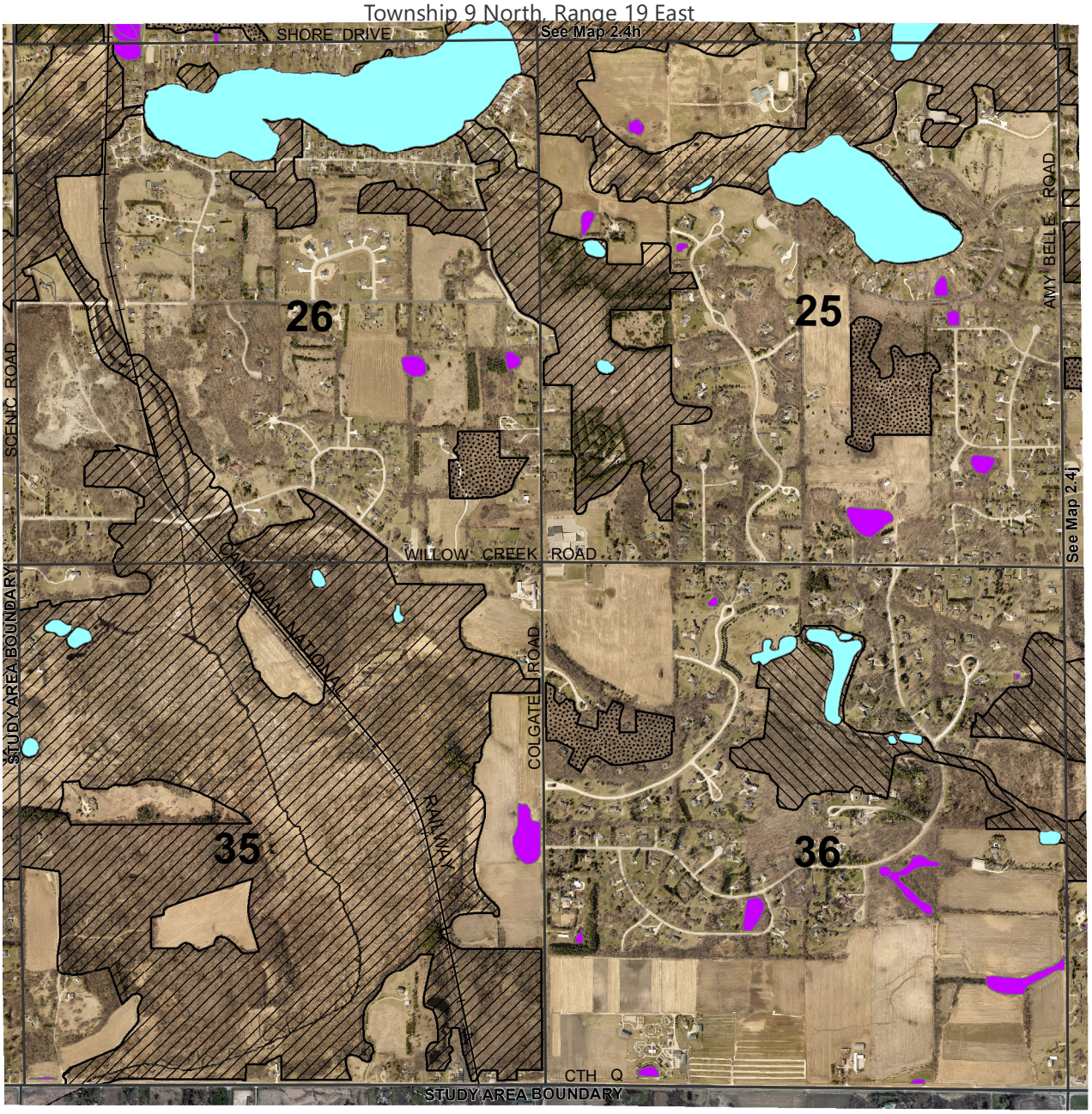
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4i
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 25, 26, 35, and 36
Township 9 North, Range 19 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

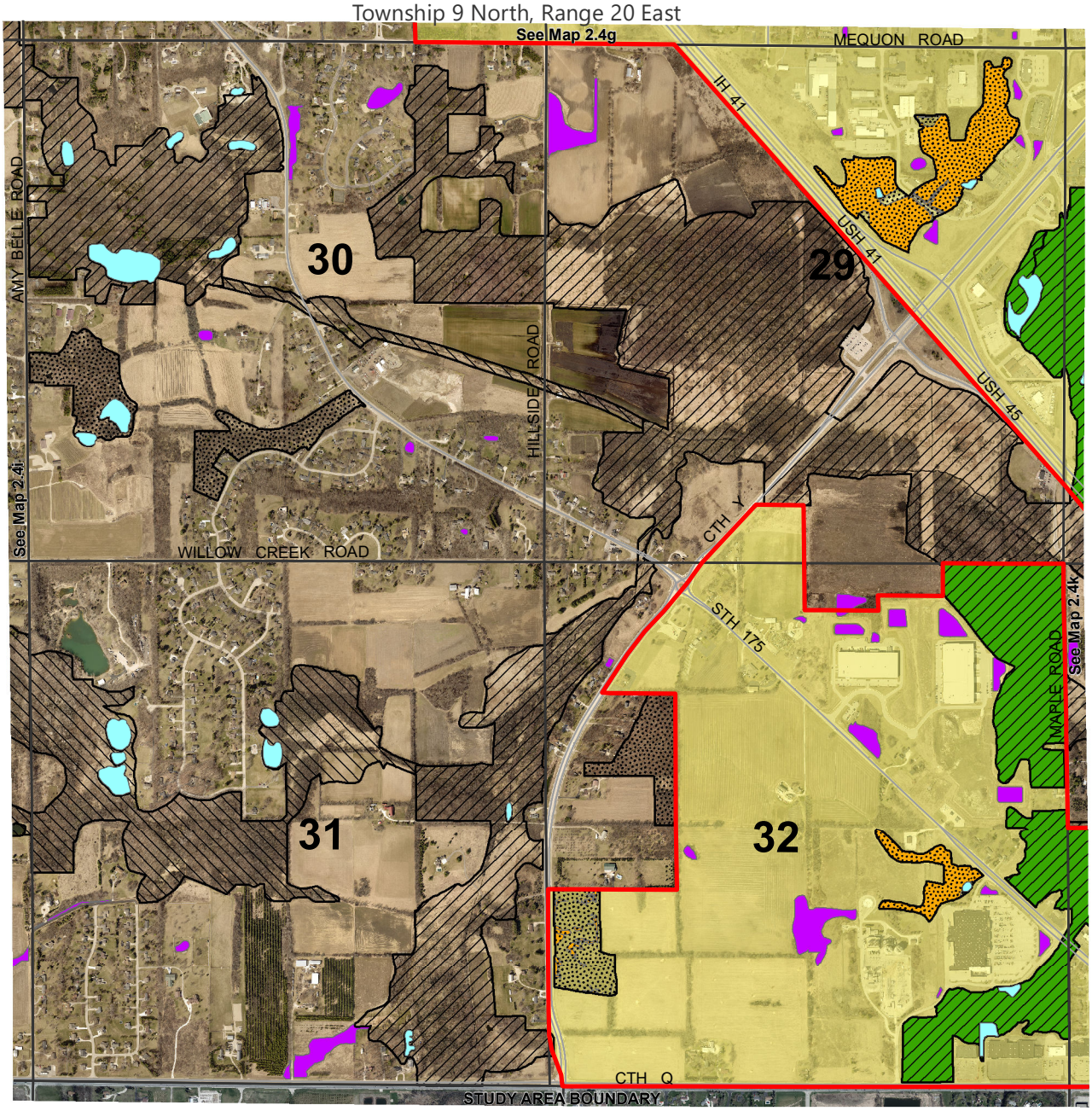
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4j
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 29, 30, 31, and 32
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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N

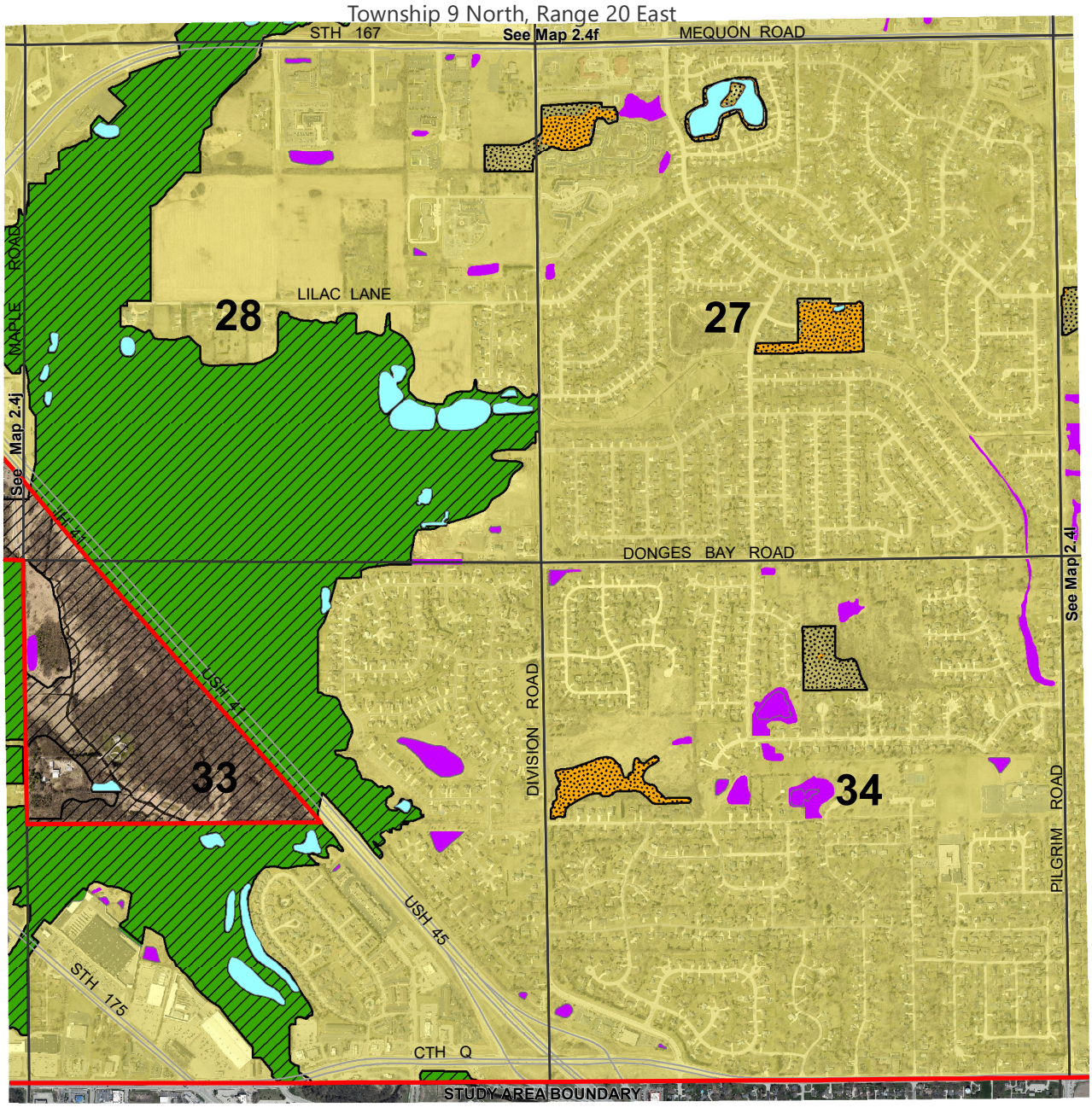
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4k
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 27, 28, 33, and 34
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

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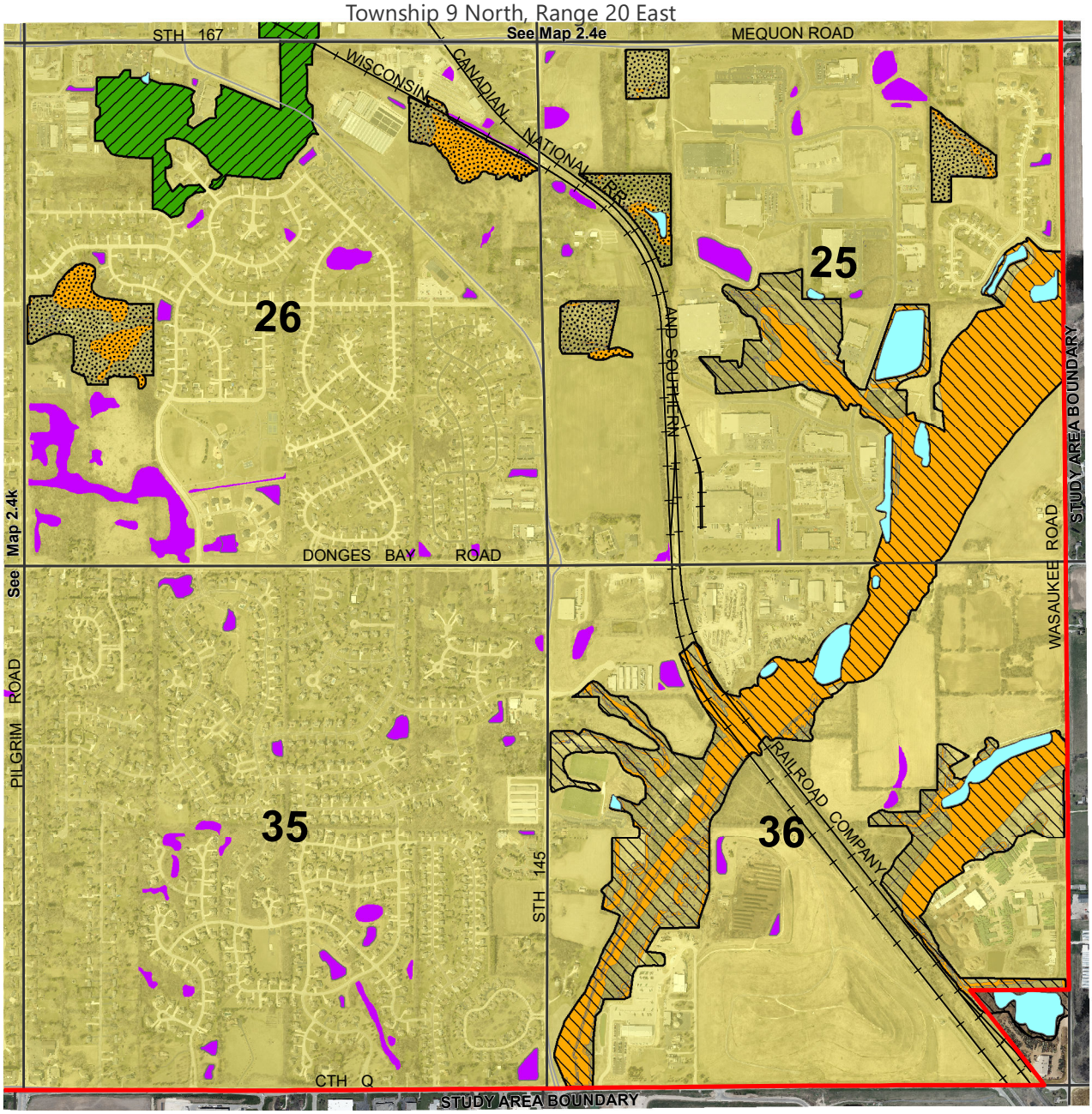
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4l
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 25, 26, 35, and 36
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

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N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

APPENDICES

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix A

SUMMARY OF PROCEDURES USED TO IDENTIFY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

One of the most important tasks completed by the Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) under the regional planning program for Southeastern Wisconsin is delineating environmental corridors. Environmental corridors are linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of Southeastern Wisconsin. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodplains and riparian buffers are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such corridors are, in effect, a composite of the most important individual elements of the natural resource base in Southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

The process of delineating environmental corridors began with the mapping of individual natural resource and resource-related elements on aerial photographs at a scale of one-inch equals 400 feet. The various natural resource and resource-related elements were assigned a numeric rating intended to reflect the value of their natural characteristics. The types of natural resource and resource-related features that were mapped and the point values assigned are indicated in Table A.1.

Areas having a total point value of 10 or more based upon this mapping were identified as having "significant" natural resource value. These areas were, in turn, classified as primary environmental corridors, secondary environmental corridors, or isolated natural resource areas based upon the following criteria:

- Primary environmental corridors encompass at least 400 acres and have a minimum length of at least two miles and a minimum width of at least 200 feet

- Secondary environmental corridors encompass at least 100 acres and have a minimum length of at least one mile

- Isolated natural resource areas encompass at least five acres and have a minimum width of at least 200 feet

The resulting definitions are held out as subject to field verification where appropriate. The Commission staff is frequently called upon by County and local units of government to verify and stake in the field the boundaries of these environmentally significant lands.

Additional documentation regarding the environmental corridor delineation process is presented in an article titled "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin" published in SEWRPC *Technical Record*, Volume Four, Number Two, dated 1981, which may be viewed on the Commission website (www.sewrpc.org/Info-and-Data/Environmental-Corridors) located within the Resources tab under Related Links.

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix A

SUMMARY OF PROCEDURES USED TO IDENTIFY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

TABLES

Table A.1
Values Assigned to Natural Resource Base and Resource Base-Related Elements in the Process of Delineating Environmental Corridors and Isolated Natural Resource Areas

Natural Resource Base Element	
Element	**Point Value**
Lake	
Major (50 acres or more)	20
Minor (5-49 acres)	20
Rivers or Streams (perennial)	10
Riparian Buffer	
Lake or Perennial River or Stream	10
Intermittent Stream	5
Floodplain (100-year recurrence interval)	3
Wetland	10
Woodland	10
Wildlife Habitat	
Class I	10
Class II	7
Class III	5
Steep Slope	
20 Percent or More	7
12-19 Percent	5
Prairie	10

Natural Resource Base-Related Element	
Element	**Point Value**
Existing Park or Open Space Site	
Rural Open Space Site	5
Other Park and Open Space Site	2
Potential Park Site	
High-Value	3
Medium-Value	2
Low-Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Natural Area	
State Scientific Area	15
Statewide or Greater Significance	15
County or Regional Significance	10
Local Significance	5

Source: SEWRPC

#271567
300-3000
RLR/mid
05/15/25; 01/11/2024

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix B

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

On March 13, 2013, the Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the "job/housing balance" for subareas of the Region. The regional housing plan recommends that the findings of the job-housing analysis be provided to communities seeking to amend their sanitary sewer service areas, with the intent to inform communities of any job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary sewer system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewered community, the analysis compared the projected relative shares of lower-cost, moderate-

cost, and higher-cost housing[1] with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,[2] respectively. Job/housing imbalances identified under this analysis are indicated on Map B.1. A "lower-cost" job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A "moderate-cost" job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

Map B.1 shows the Village of Germantown is projected to have a moderate-cost job/housing imbalance. The regional housing plan would encourage the Village to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

The regional housing plan further recommends that communities that are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, in order to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage (1,200 square feet or less). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two-bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the Commission website (www.sewrpc.org/Regional-Planning/Housing) or by contacting the Commission staff.

---

[1] *For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.*

[2] *For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.*

Community Assistance Planning Report No. 70 (2nd Edition)

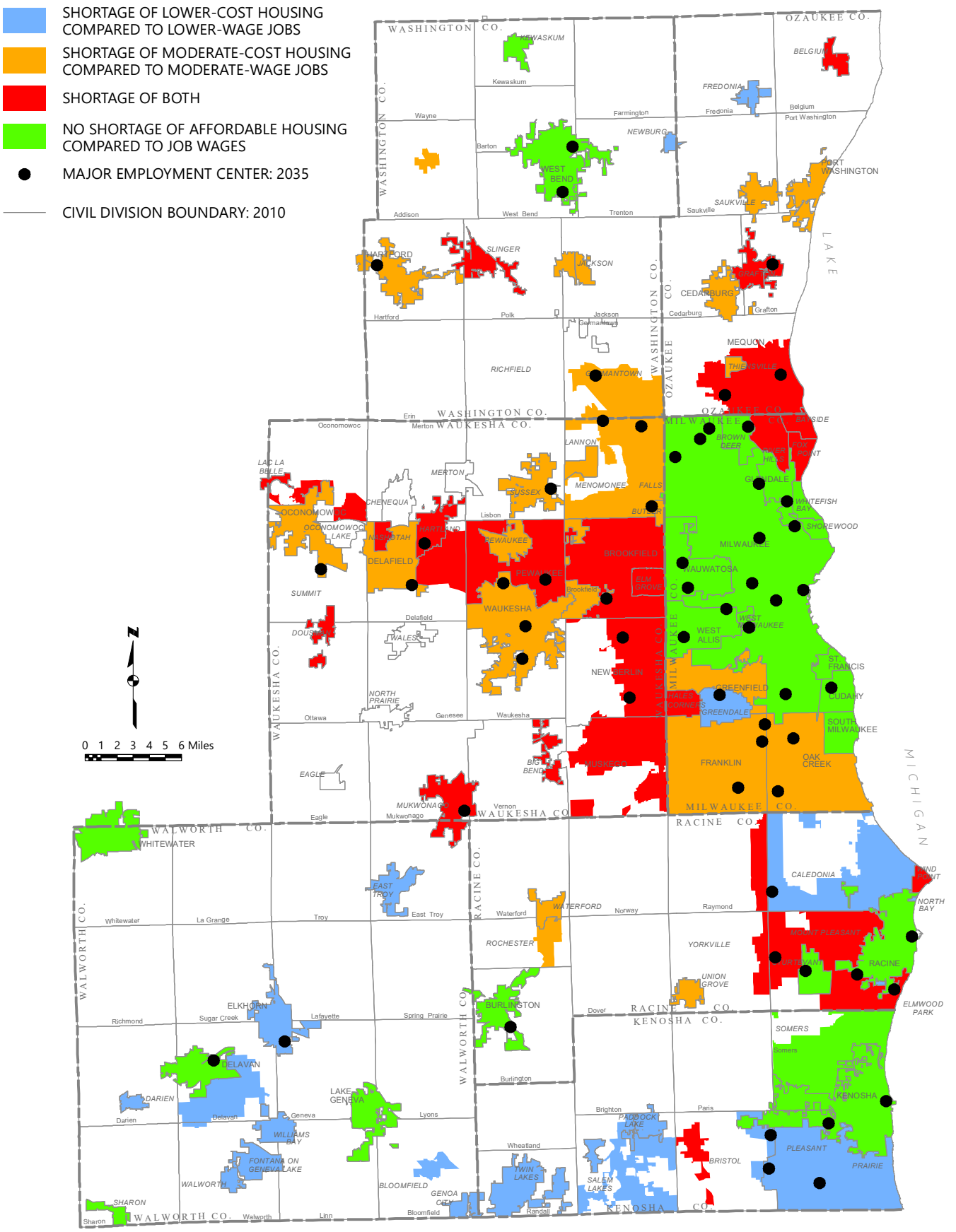
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix B

REGIONAL HOUSING PLAN:
JOB/HOUSING BALANCE ANALYSIS

MAPS

Map B.1
Projected Job/Housing Imbalances in Sewered Communities in the Southeastern Wisconsin Region: 2035



BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 21, 2025

PLACEMENT: Action Item

ITEM TITLE: Ordinance to Amend the Village of Germantown 2050 Comprehensive Plan to revise and update portions of the text & maps in Chapter 4 and Chapter 7 pertaining to the Village of Germantown Sanitary Sewer Service Area (SSSA) (DISCUSSION & ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

ATTACHMENT:

1. 2050 Plan Amendment No 3-SSSA-VB ORDINANCE-7-21-25
2. Staff Report-7-14-25 PC-2050 Plan SSSA Amendment
3. 2050 Plan Amendment-PH Notice-7-14-25
4. VB-PowerPoint-2050 Plan-SSSA Amend-7-21-25

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. ____-2025

AN ORDINANCE TO ADOPT AMENDMENT NO. 3
TO THE "VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN"
FOR THE VILLAGE OFGERMANTOWN, WISCONSIN

WHEREAS, Pursuant to Sections 60.22(3), 62.23(2) and 62.23(3) of Wisconsin Statutes, the Village of Germantown is authorized to prepare, adopt and update as necessary a comprehensive plan as defined in Sections 66.1001 Wisconsin Statutes; and

WHEREAS, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) has recommended that the Village of Germantown, in cooperation with SEWRPC, prepare a comprehensive update to Germantown's local area sanitary sewer service area (SSSA) plan to be consistent with the SEWRPC Regional Water Quality Management Plan and the Village of Germantown 2050 Comprehensive Plan; and

WHEREAS, The Germantown Utility Advisory Board, Public Works & Highway Commission, and Village Board have recommended to SEWRPC that the Germantown SSSA be revised and updated to include parcels expected to be served by sanitary sewer service by the Year 2050 with specific parcels be added to and others be removed from the SSSA; and

WHEREAS, The Plan Commission held a public hearing of a series of proposed text and map amendments to the Village of Germantown 2050 Comprehensive Plan on July 14, 2025, as set forth in Exhibit 1 attached hereto in compliance with the requirements of Section 66.1001(4)(d) of Wisconsin Statutes;

NOW THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

The Village Board adopts the proposed text and map amendments to the "Village of Germantown 2050 Comprehensive Plan" as set forth in Exhibit 1 consistent with Section 66.1001 Wisconsin Statutes.

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 21, 2025

_____
Robert A. Soderberg, Village President

ATTEST:

_____

Donna Ott, Village Clerk

Approved as to form:

_____
Brian C. Sajdak, Village Attorney

Published:

EXHIBIT 1

Chapter 4 Text Revisions

1. **Revise the following text in the Regional Context & Intergovernmental Cooperation Chapter under the "Sanitary Sewer System" heading beginning on page 32:**

Germantown and Richfield staff, engineers and attorneys worked ~~are working~~ with the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD) and the Wisconsin Department of Natural Resources (WisDNR) to obtain approval to expand the Village of Germantown's Sanitary Sewer Service Area (SSSA) in 2023. ~~as one of the prerequisites to extending sewer service~~ into Richfield. ~~Staff has submitted the necessary application to SEWRPC to initiate the review/approval process that involves concurrent review and approval by both MMSD and WisDNR. It is expected that a decision to expand the SSSA will occur in 2023~~.

~~Germantown is also coordinating with the Wisconsin Department of Transportation (WisDOT), the Eastern Wisconsin Counties Railroad Consortium (EWCRC), WATCO Companies, and the Wisconsin & Southern Railroad (WSOR) regarding the proposal to utilize existing railroad right-of-way for the extension of municipal water and sewer utility services along the railroad right-of-way and under US41.~~

EXHIBIT 1

Chapter 7 Text Revisions

1. **Revise the following text in the Systems Chapter in the Utilities & Community Facilities section and under the "Sanitary Sewer System" heading beginning on page 171:**

Germantown and Richfield staff, engineers and attorneys worked ~~are working~~ with the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD) and the Wisconsin Department of Natural Resources (WisDNR) to obtain approval to expand the Village of Germantown's Sanitary Sewer Service Area (SSSA) in 2023. ~~as one of the prerequisites to extending sewer service~~ into Richfield. ~~Staff has submitted the necessary application to SEWRPC to initiate the review/approval process that involves concurrent review and approval by both MMSD and WisDNR. It is expected that a decision to expand the SSSA will occur in 2023~~.

~~SEWRPC informed the Village that the "immediate" SSSA expansion amendment necessary to serve the Northeast Corridor in the Village of Richfield should include parcels of land in the Village of Germantown that meets the following criteria:~~

~~1. Include the smallest area & fewest parcels necessary to which service is to be provided;~~
~~2. Parcels included must be contiguous to the existing SSSA boundary;~~
~~3. Include parcels through which sewer & water services will be physically located and other adjoining parcels is intended to be served;~~
~~4. Parcels included cannot create or encircle unserved parcels (no unserved "donut holes")~~

~~For this reason, the Germantown expansion area includes all property within the Freistadt District east of US41, north of Freistadt Road, west of Goldendale Road and south of the railroad. Portions of the "Freistadt District" and the area north of the railroad located in the "Holy Hill Gateway District" include environmentally sensitive features, including a navigable waterway (tributary to the Menomonee River), wetlands, and floodplain. The parcels containing these features are included in the "immediate" SSSA expansion strictly due to the "contiguity" criteria discussed above. It is intended that these environmentally sensitive features will not be developed and will be protected from the negative impacts of any nearby development served by municipal sewer and water through administration and enforcement of the Village's development codes, including but not limited to the general Zoning Code, Shoreland-Wetland Zoning Code, Floodplain Zoning Code, and Subdivision and Platting Code.~~

~~As a result, the Village of Germantown will be required to submit a separate SSSA amendment(s) in the future to include other parcels in Germantown that do not meet the criteria above but that are expected to be added to the SSSA as identified in the 2050 Comprehensive Plan. See Map 7.8, Map 7.9, Map 7.10, and Map 7.11 in Chapter 7 that show the current, potential, and proposed SSSA boundaries and "immediate" and~~

EXHIBIT 1

~~"future" amendments, as well as the overall MMSD Planning Area for the Village of Germantown.~~

When the 2050 Plan was amended to incorporate the Intergovernmental Agreement for the Provision of Municipal Wastewater and Water Utility Service Between the Village of Richfield and the Village of Germantown to expand the Village's sanitary sewer system area (SSSA) into the Village of Richfield, Germantown was informed by SEWRPC that Germantown needed to have a complete update of its local sewer service area plan consistent with SEWRPC's Regional Water Quality Management Plan… something that had not been done since Germantown's sewer service area plan was originally adopted by SEWRPC and the DNR in 1983.

In 2025, Germantown submitted a request to SEWRPC to complete a comprehensive update of the Germantown sewer service area including a series of proposed boundary adjustments that include a total of 1,369 acres of land in seven separate areas to be added to the SSSA and a total of 197 acres in two separate areas to be removed from the SSSA (see Map 7.8). Map 7.9 presents the complete SSSA boundary with the boundary adjustments proposed by Germantown. Action by SEWRPC and the DNR on the proposed boundary adjustments is expected in the fall of 2025 as part of SEWRPC's approval of the comprehensive update of the Germantown sewer service area plan.

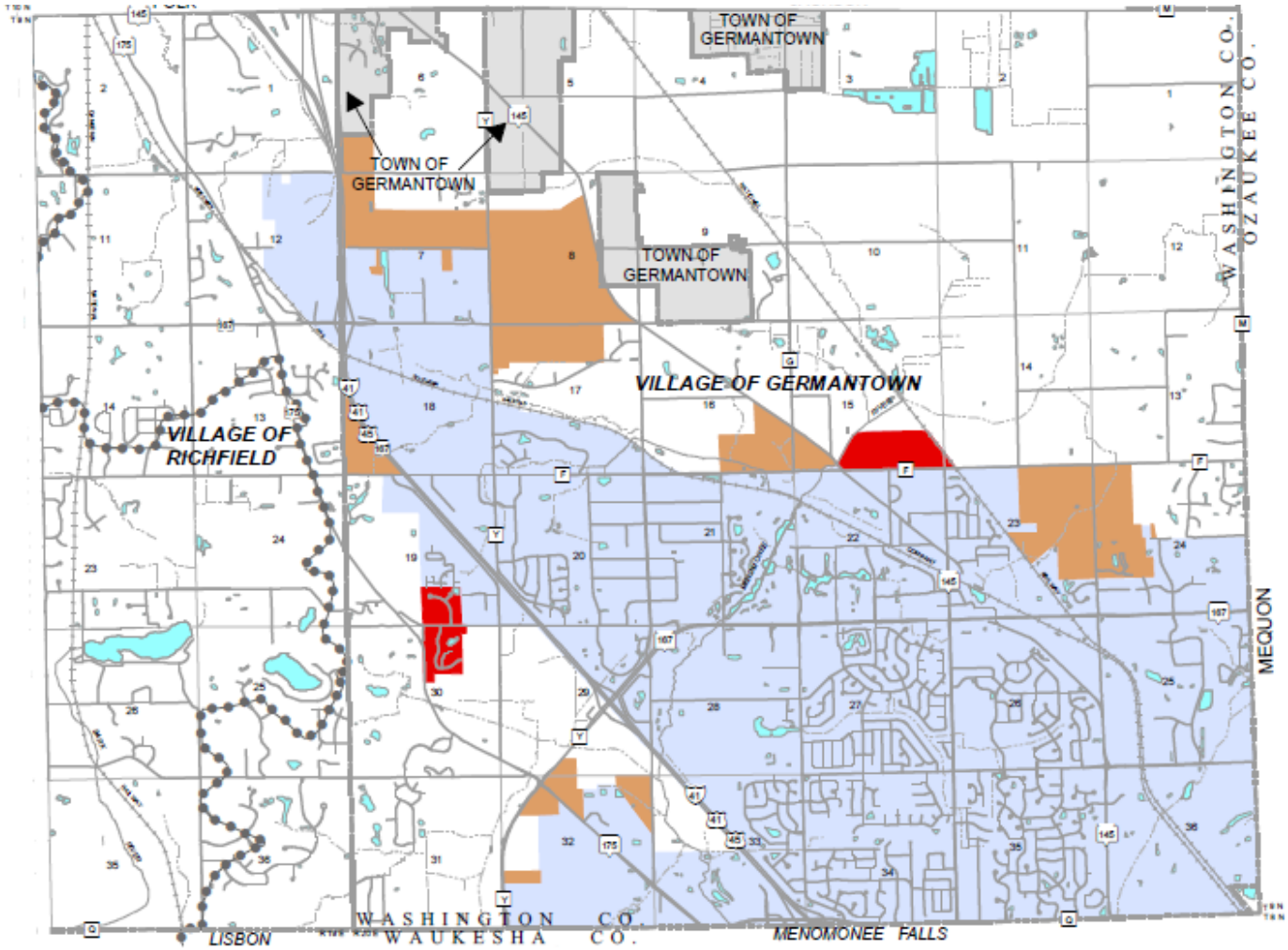
Chapter 7 Map Revisions

1. **Delete the current Map 7.10**
2. **Renumber the current Map 7.11 to Map 7.10**

EXHIBIT 1

3. **Replace the current Map 7.8 with the map below on page 173:**

Map 7.8
Proposed Adjustments to the Village of Germantown Sanitary Sewer Service Area



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN THE FIRST EDITION OF SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70, AS AMENDED

AREAS TO BE ADDED TO THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

AREAS TO BE REMOVED FROM THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

EXISTING MUNICIPAL BOUNDARIES: 2025

SUBCONTINENTAL DIVIDE

N

0 0.5 1 2 Miles

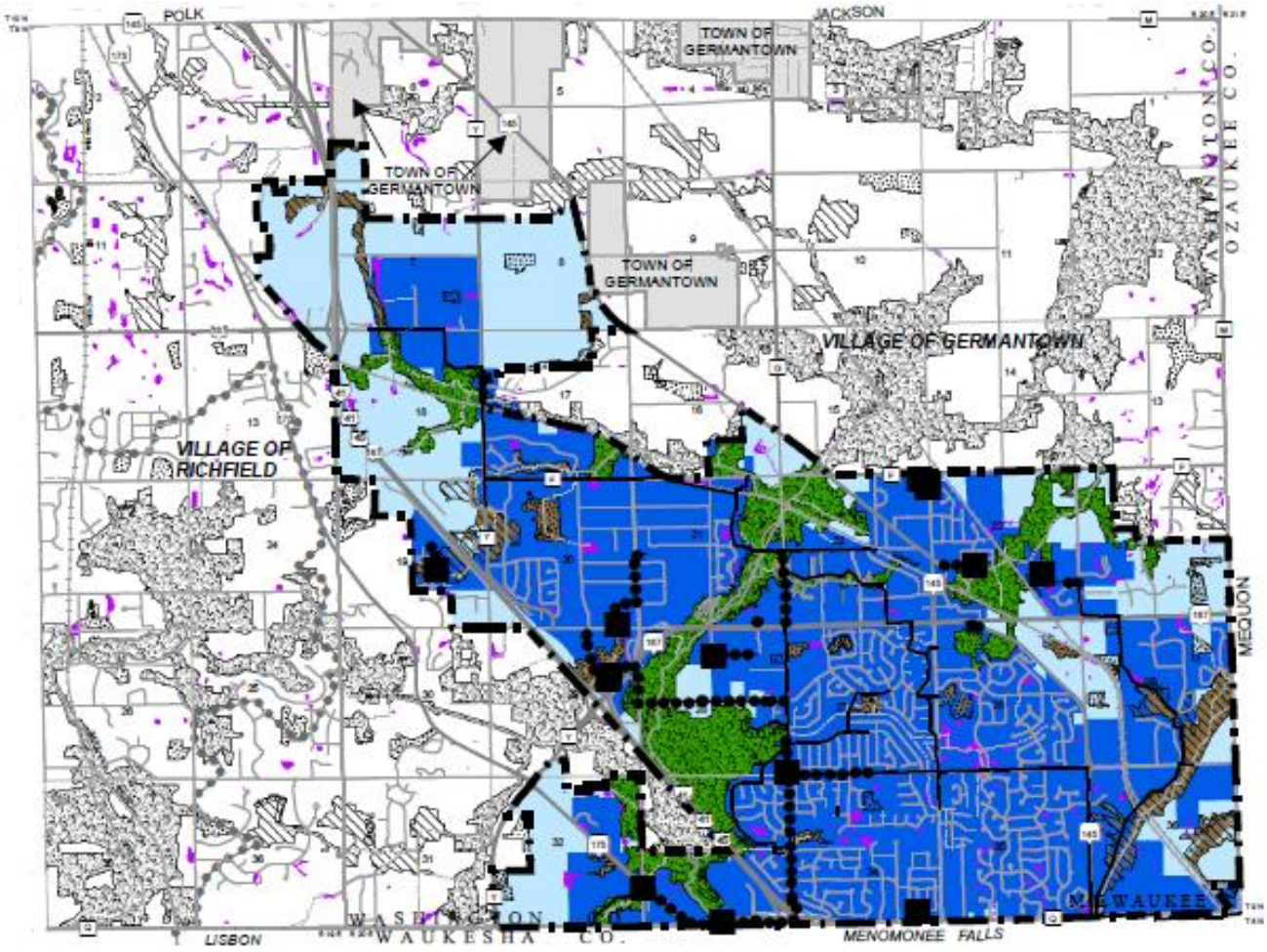
Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

EXHIBIT 1

3. Replace the current Map 7.9 with the map below on page 174:

Map 7.9
2025 Village of Germantown Sanitary Sewer Service Area



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

EXISTING AREA SERVED BY SANITARY SEWER

VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PRIMARY ENVIRONMENTAL CORRIDOR WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODPLAINS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THIS AREA IS NOT PERMITTED.

EXISTING FORCE MAIN

EXISTING TRUNK SEWER

EXISTING LIFT STATION

N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

2050 COMPREHENSIVE PLAN AMENDMENT

7/14/25 Plan Commission Meeting

Germantown Community Development Department

Village Staff Status Report **Germantown, Wisconsin**

In 2023, when the 2050 Plan was amended to incorporate the *Intergovernmental Agreement for the Provision of Municipal Wastewater and Water Utility Service Between the Village of Richfield and the Village of Germantown* to expand the Village's sanitary sewer system area (SSSA) into the Village of Richfield, Germantown was informed by SEWRPC that Germantown needed to have a complete update of its local sewer service area plan consistent with SEWRPC's Regional Water Quality Management Plan… something that had not been done since Germantown's sewer service area plan was originally adopted by SEWRPC and the DNR in 1983.

To that end, Village staff submitted a request to SEWRPC to complete a comprehensive update of the Germantown sewer service area including a series of proposed boundary adjustments that include the addition of certain parcels and the removal of other parcels from the current sewer service area *(see Map 2.1 in the attached Community Assistance Planning Report No. 70 2nd edition)*.

As shown on Map 2.1 (see next page), a total of 1,369 acres of land in seven separate areas are proposed to be added to the SSSA and a total of 197 acres in two separate areas are proposed to be removed. These SSSA boundary adjustments are consistent with the recommendations and action taken by the Utility Advisory Board (UAB) at their January 27, 2025 meeting, the Public Works & Highway Committee at their February 5, 2025 meeting, and the Village Board at their February 17, 2025 meeting.

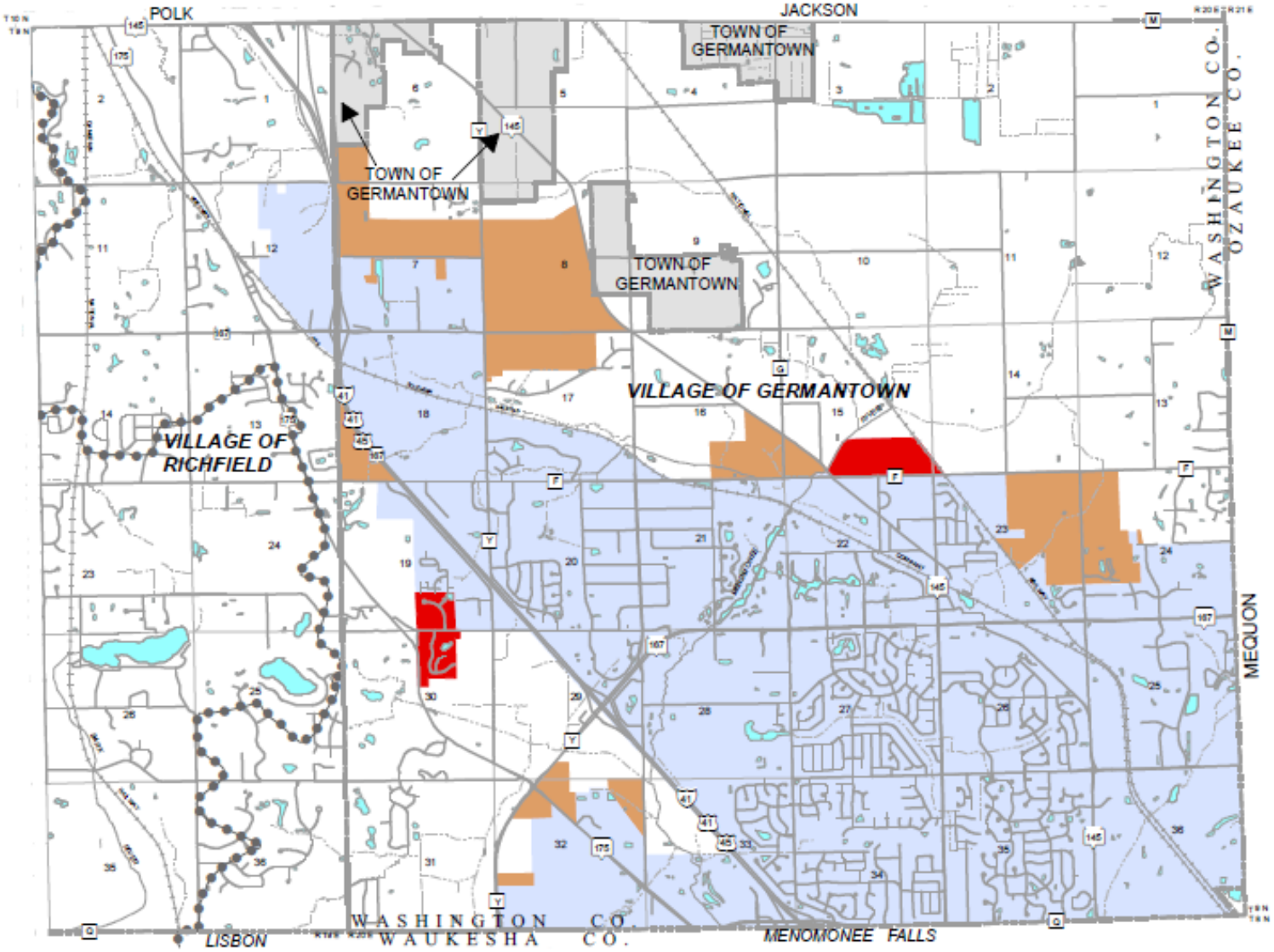
The purpose and extent of this proposed amendment to the Village's 2050 Plan is to:

1. replace the existing and potential sanitary sewer service area maps in the 2050 Plan (Map 7.8 and Map 7.9) with Map 2.1 and Map 2.2 from SEWRPC's *Community Assistance Planning Report No. 70 (2nd edition)*; and
2. update references to these maps and the associated text to ensure consistency between the Village's and SEWRPC's sewer service area plans for the Village of Germantown.

Following the public hearing on July 14, the Plan Commission is required to act on a resolution to recommend adoption (or not) of the proposed amendment to the 2050 Plan and *Community Assistance Planning Report No. 70 (2nd edition)*.

The Village Board will hold a separate and joint public hearing with SEWRPC at the Village Board meeting on July 21 to take final action on both the 2050 Plan amendment and *Community Assistance Planning Report No. 70 (2nd edition)*.

Map 2.1
Proposed Changes to the Village of Germantown Sanitary Sewer Service Area



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN THE FIRST EDITION OF SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70, AS AMENDED

AREAS TO BE ADDED TO THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

AREAS TO BE REMOVED FROM THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

EXISTING MUNICIPAL BOUNDARIES: 2025

SUBCONTINENTAL DIVIDE

N

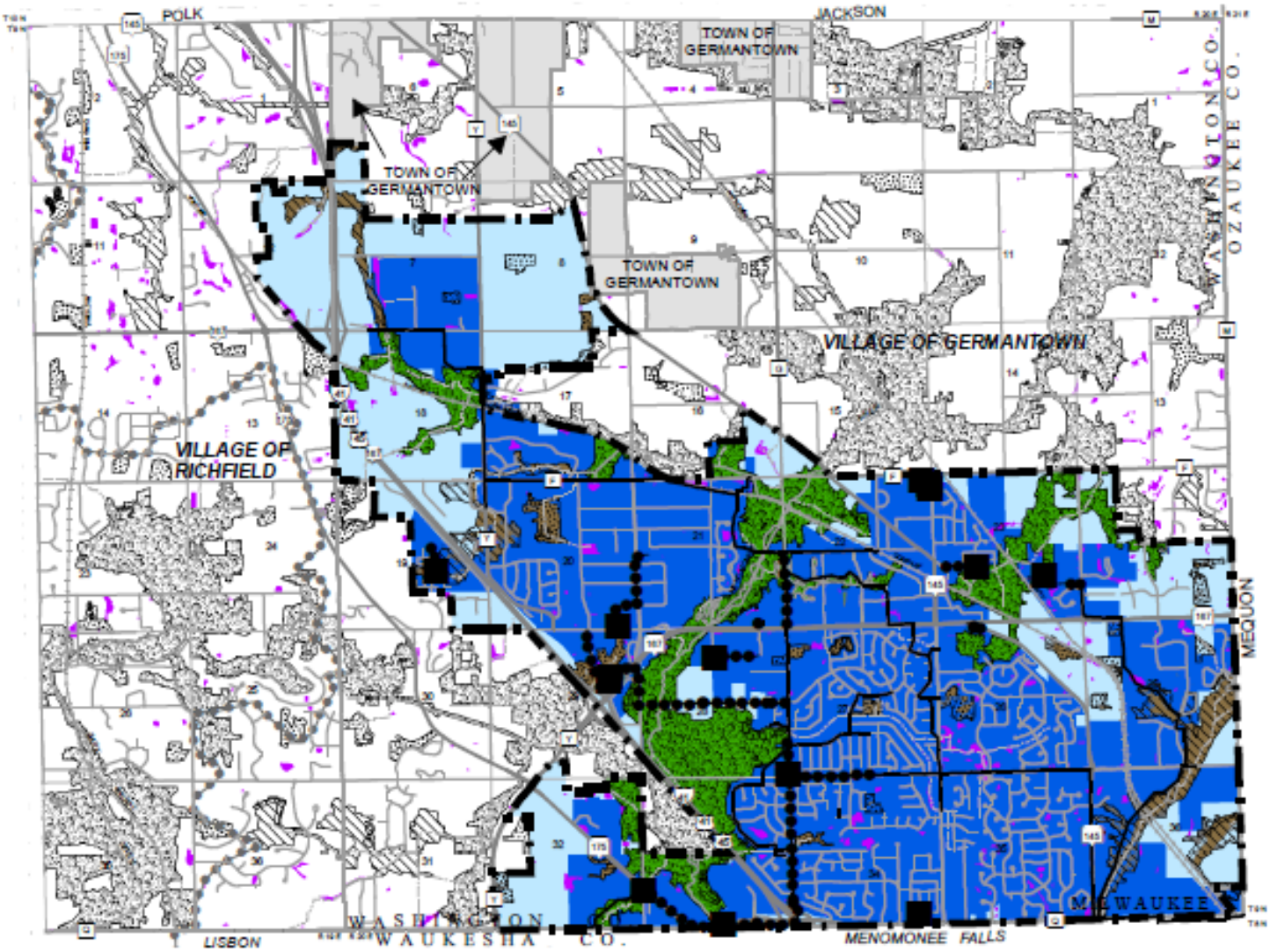
0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

PRELIMINARY DRAFT

Map 2.2
Village of Germantown Planned Sanitary Sewer Service Area



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

EXISTING AREA SERVED BY SANITARY SEWER

VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

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PRIMARY ENVIRONMENTAL CORRIDOR WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODPLAINS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THIS AREA IS NOT PERMITTED.

EXISTING FORCE MAIN

EXISTING TRUNK SEWER

EXISTING LIFT STATION

N

0 0.5 1 2 Miles

PRELIMINARY DRAFT

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

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 N112 W17001 Mequon Road, Germantown, Wisconsin at the following date and time:

DATE: Monday, July 14th, 2025
TIME: 6:30 pm or later

The public hearing will be held to gather public input on a proposed amendment to the "Village of Germantown 2050 Comprehensive Plan." The 2050 Plan is required under Wis. Stats. Chapter 66.1001 and serves a guide for protecting and enhancing Germantown's existing and future quality of life, including the type, density, location, and appearance of future land use, development, public infrastructure and community facilities, and the preservation of environmentally sensitive land and open space in the Village through the year 2050.

The purpose for this amendment is to update the Sanitary Sewer Service Area (SSSA) boundary map contained in Chapter 7 to reflect areas to be added and areas to be removed consistent with the recommendation by the Village's Utility Advisory Board and action by the Village Board.

The draft amendment to the 2050 Plan is available for review at the Community Development Department-Planning & Zoning Services office in the Germantown Village Hall and on the Village's website by following this link: https://www.germantownwi.gov/589/Proposed-Development-Projects

Written comments on the draft amendment to the 2050 Plan should be directed to Bob Soderberg, Village President & Plan Commission Chairman, at the Community Development Department in Village Hall or by email to comments@germantownwi.gov no later than 4:00 pm on the public hearing date. All written comments will be entered into the record as if given at the hearing and made available to members of the Village Board and Plan Commission for consideration but may not be read during the public hearing.

Members of the Village Board who are not members of the Plan Commission may attend the public hearing to participate and gather information. Therefore, notice is given that the public hearing may constitute a meeting of the Village Board although the Village Board will not take any formal action. At the conclusion of the Public Hearing, the Plan Commission may consider and act on a resolution recommending adoption of the proposed amendment to the 2050 Comprehensive Plan.

If you cannot attend the meeting in person and would like to participate virtually, a link to the Village's WebEx platform will be included on the meeting agenda when posted if this service is available.

Donna Ott, Village Clerk
Dated this 4th day of June, 2025
To Be Published On: June 11th and June 18th, 2025

2050 COMPREHENSIVE PLAN AMENDMENT

GERMANTOWN 2050

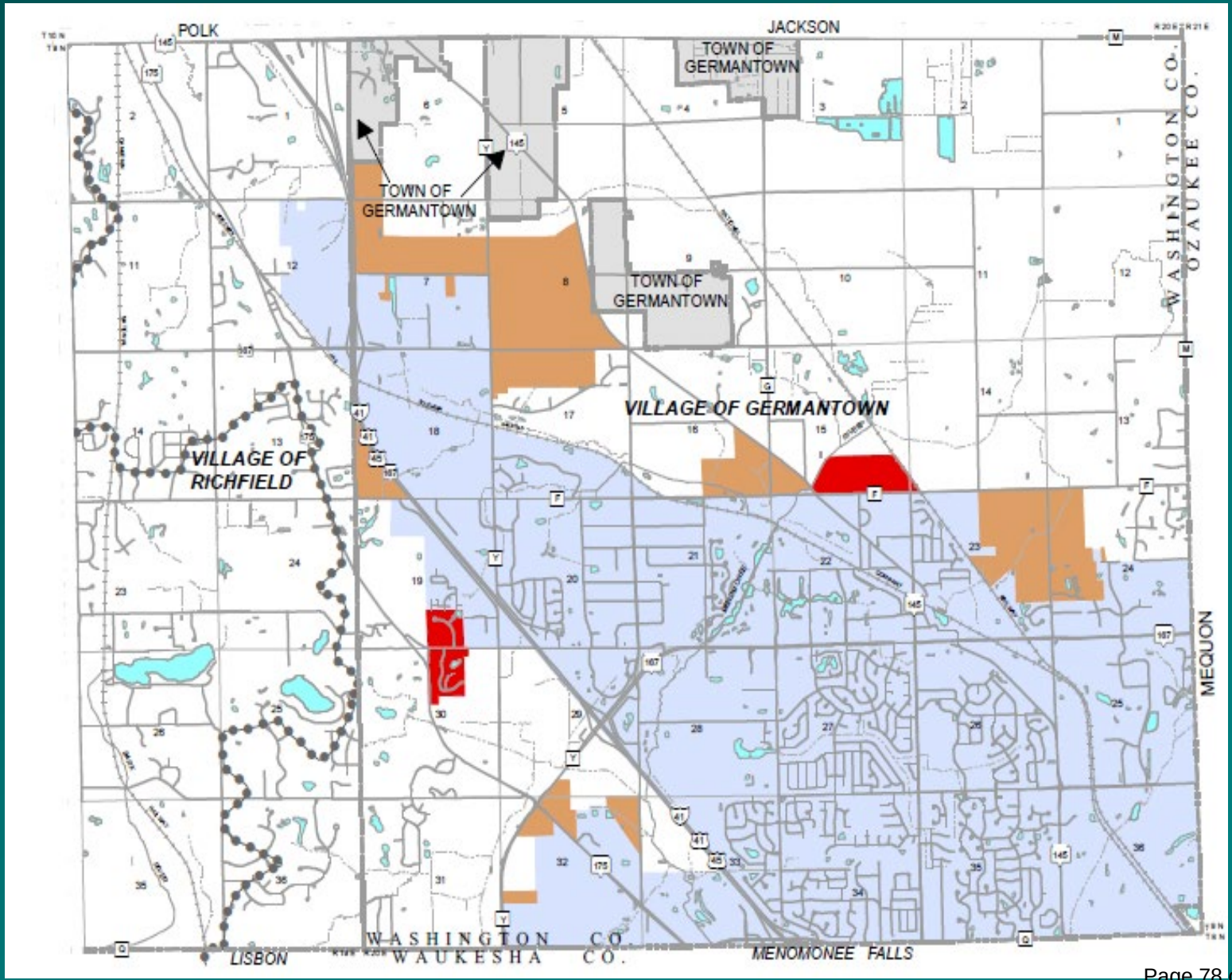
Planning our future together.

PROPOSED SANITARY SEWER SERVICE AREA (SSSA) MAP AMENDMENT

- Richfield Intergovernmental Agreement ("IGA")
  - 2023 SSSA amendment to expand SSSA into Richfield to serve 300 Ac area northwest of Holy Hill @ US41
- SEWRPC advised Germantown needed complete update of Germantown's local sewer service area plan… not done since original plan adopted in 1983
- SEWRPC advised that complete update should include all area expected to be served by 2050 to ensure ongoing consistency w/ MMSD & SEWRPC <u>Regional Water Quality Management Plan</u>

PROPOSED SSSA BOUNDARY REVISIONS

- (7) Areas ADDED totaling 1,369 acres
- (2) areas REMOVED totaling 197 acres



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN THE FIRST EDITION OF SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70, AS AMENDED

AREAS TO BE ADDED TO THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

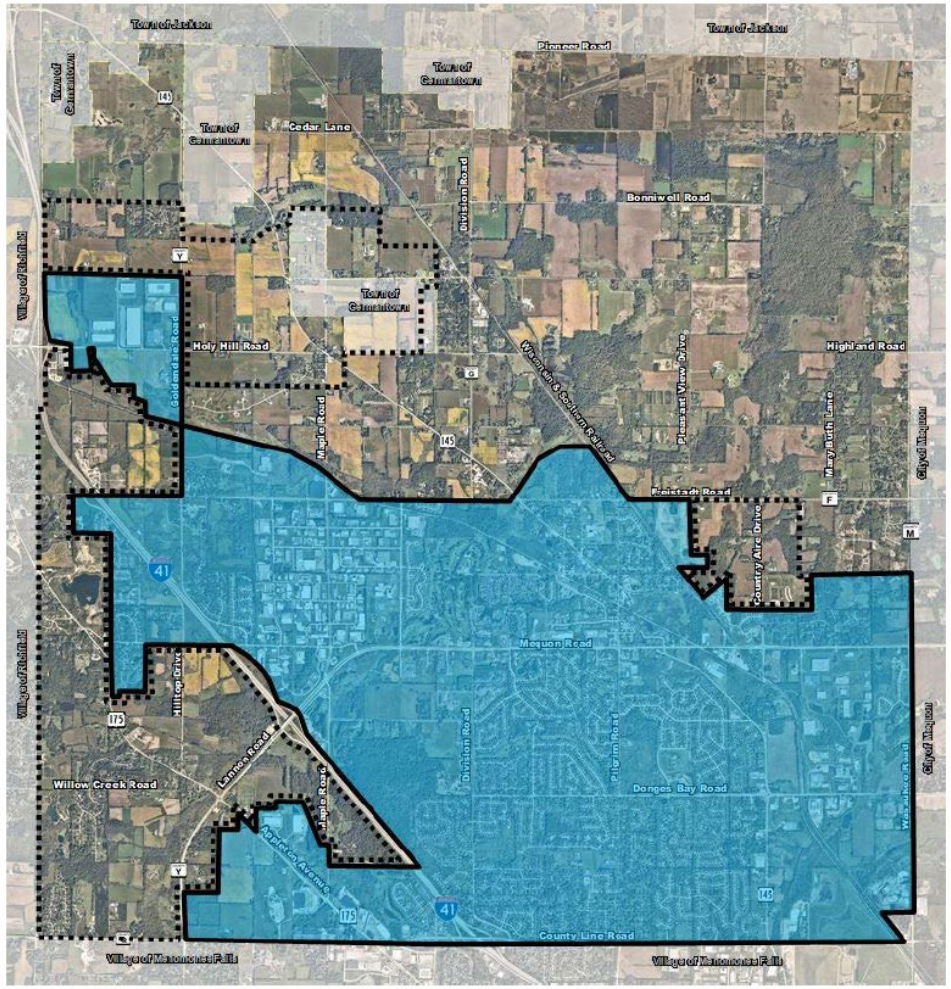
AREAS TO BE REMOVED FROM THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

PROPOSED 2050 PLAN AMENDMENT

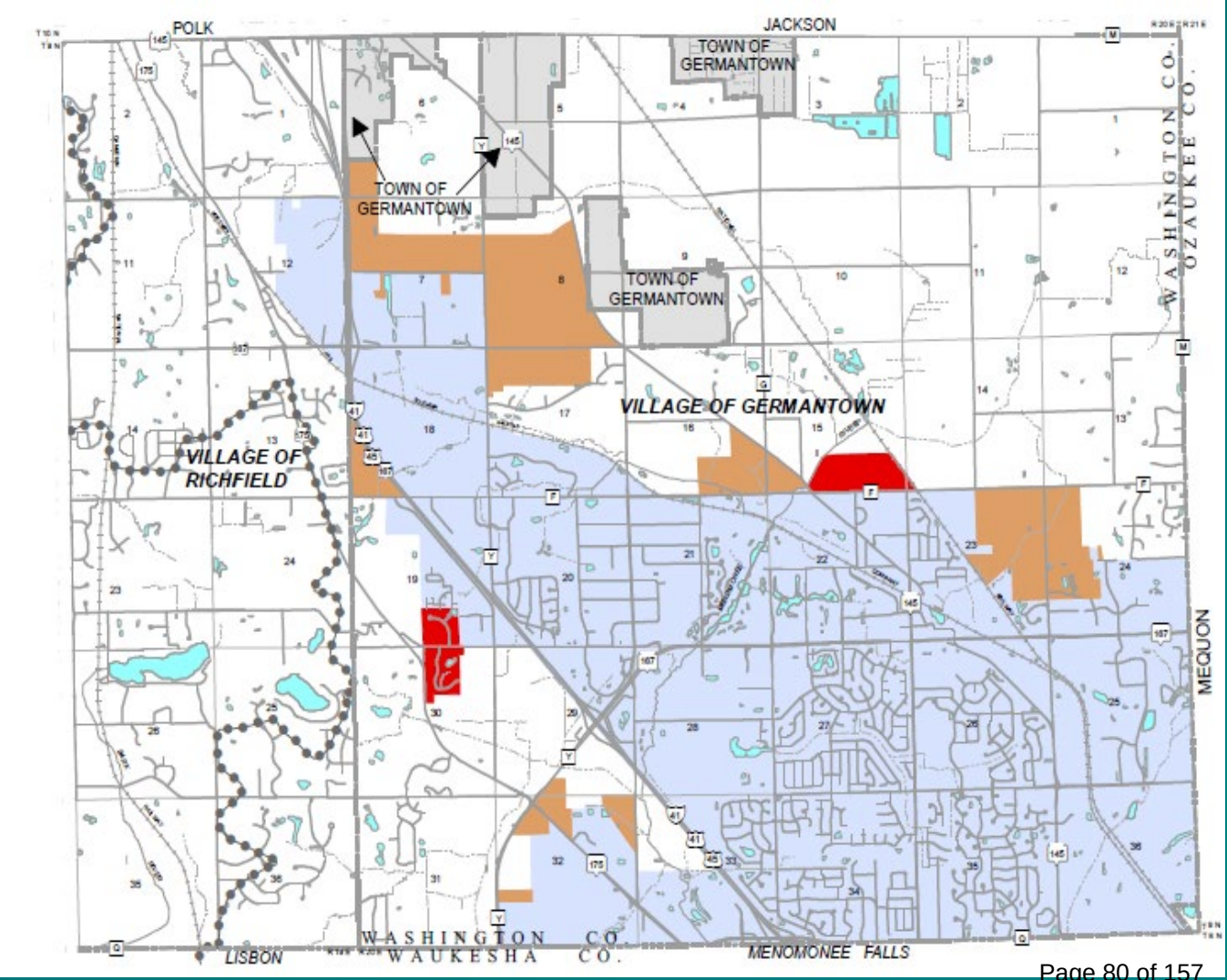
- Incorporate proposed SSSA boundary revisions into 2050 Plan
- Chapter 4 Revisions *(Regional Context & Intergovernmental Cooperation)*
  - Revise text under the “Sanitary Sewer System” heading beginning on page 32
- Chapter 7 Revisions *(Systems)*
  - Revise text under the “Sanitary Sewer System” heading beginning on page 171
  - Insert/replace new Map 7.8 on page 173
  - Insert/replace new Map 7.9 on page 174
  - Delete Map 7.10 & Renumber Map 7.11 to 7.10

Map 7.8
Existing Sanitary Sewer Service Area (SSSA) with 2025 Proposed Revisions

Delete this Map

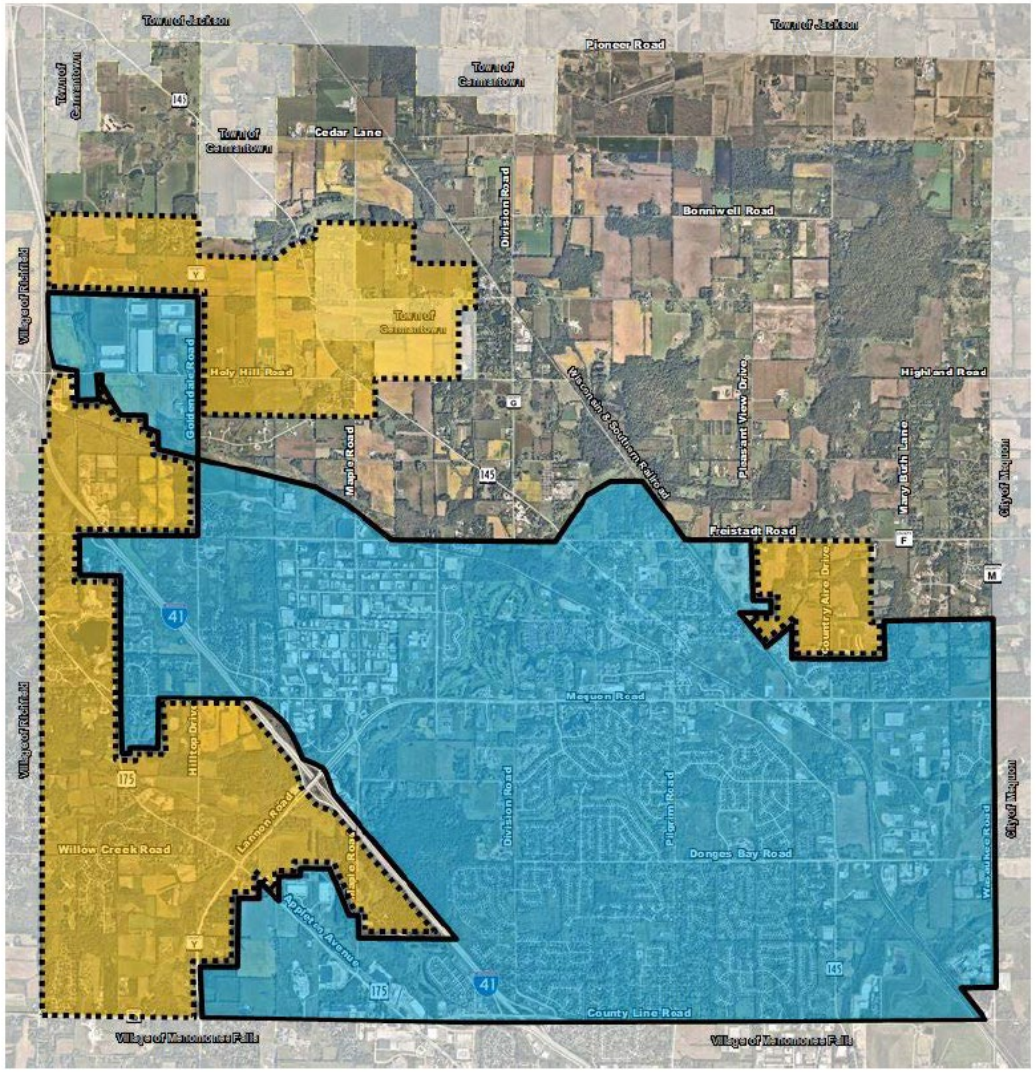


Replace with this Map

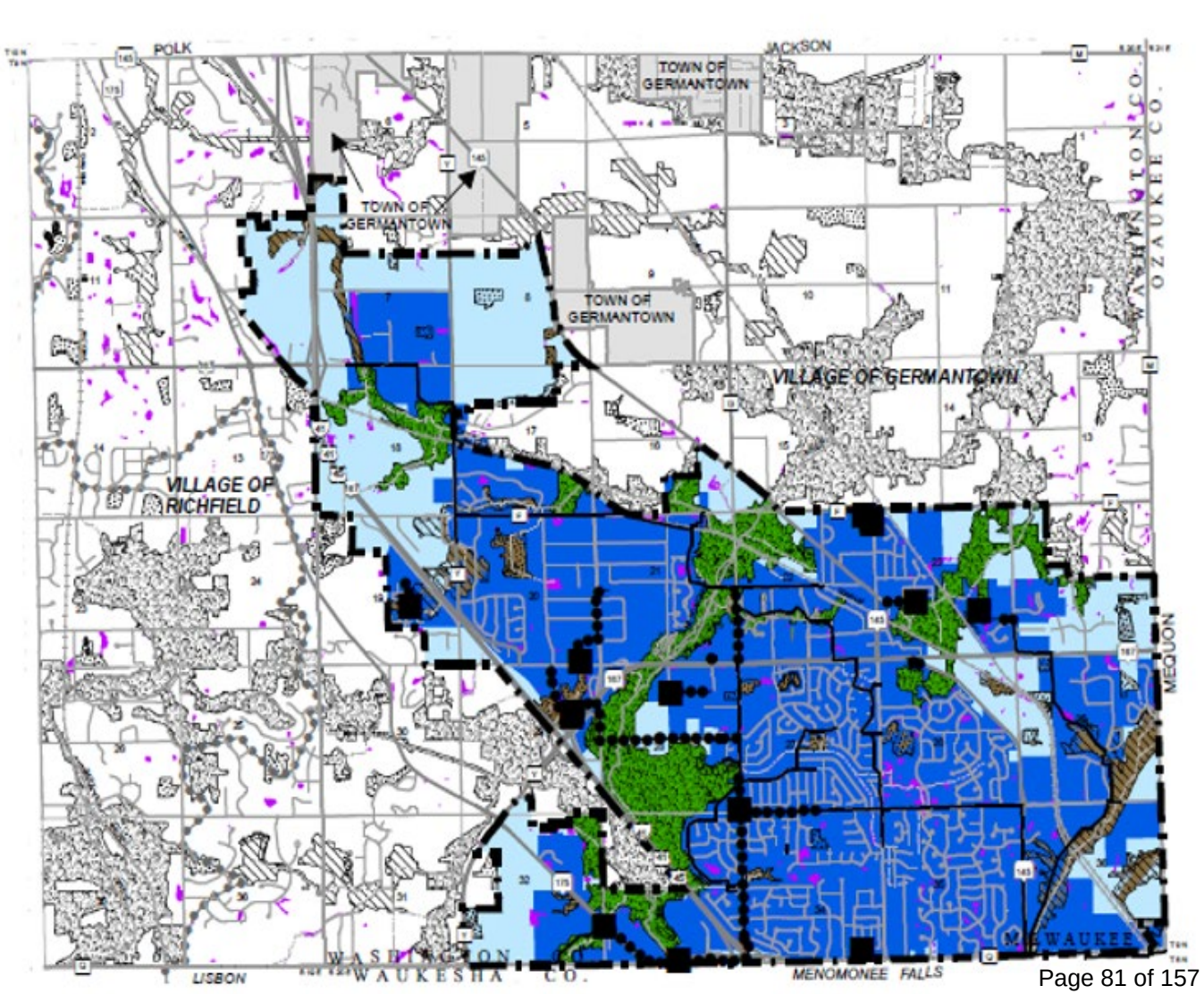


Map 7.9
Existing & Potential Sanitary Sewer Service Area (SSSA)

Delete this Map

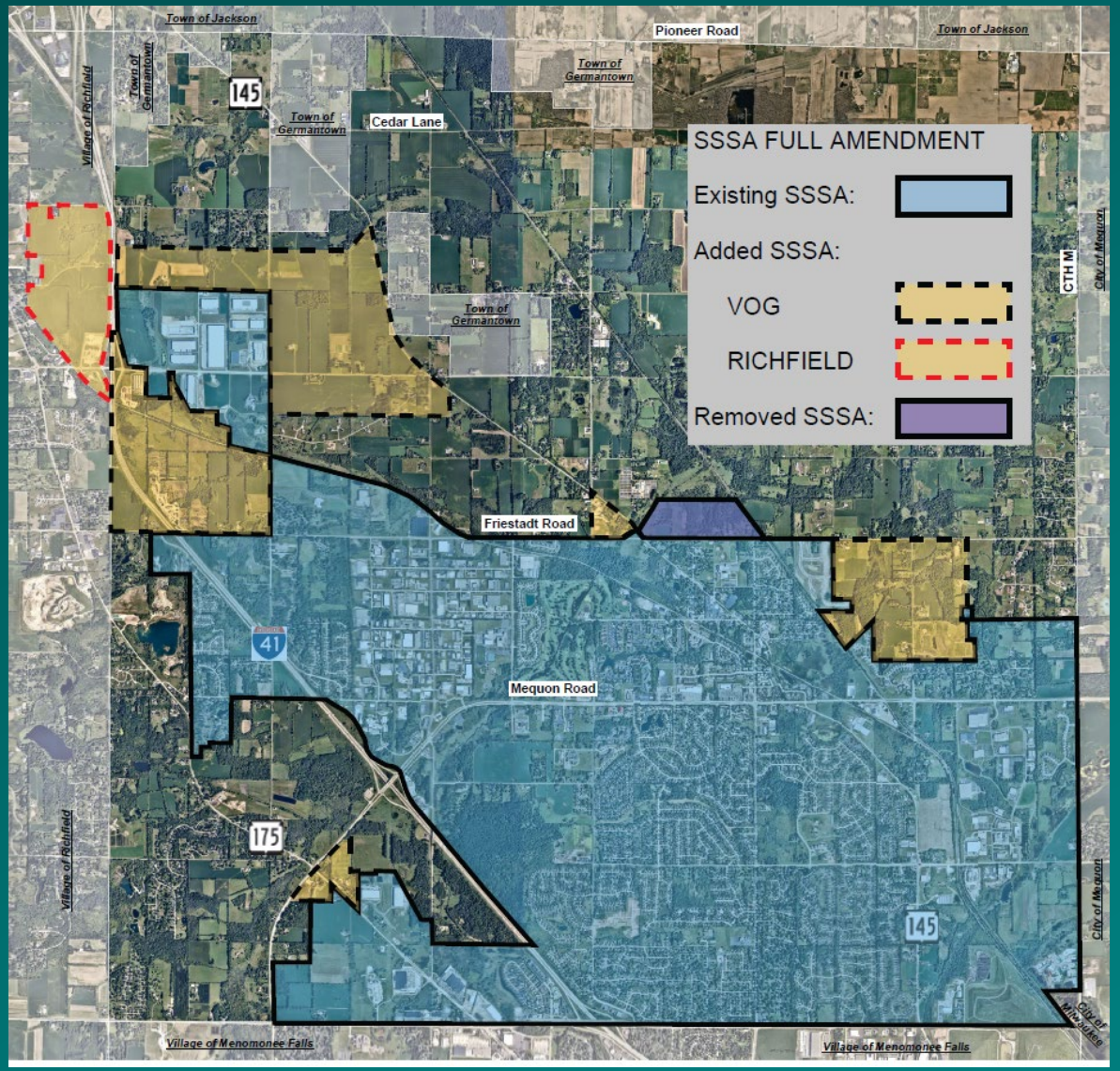


Replace with this Map



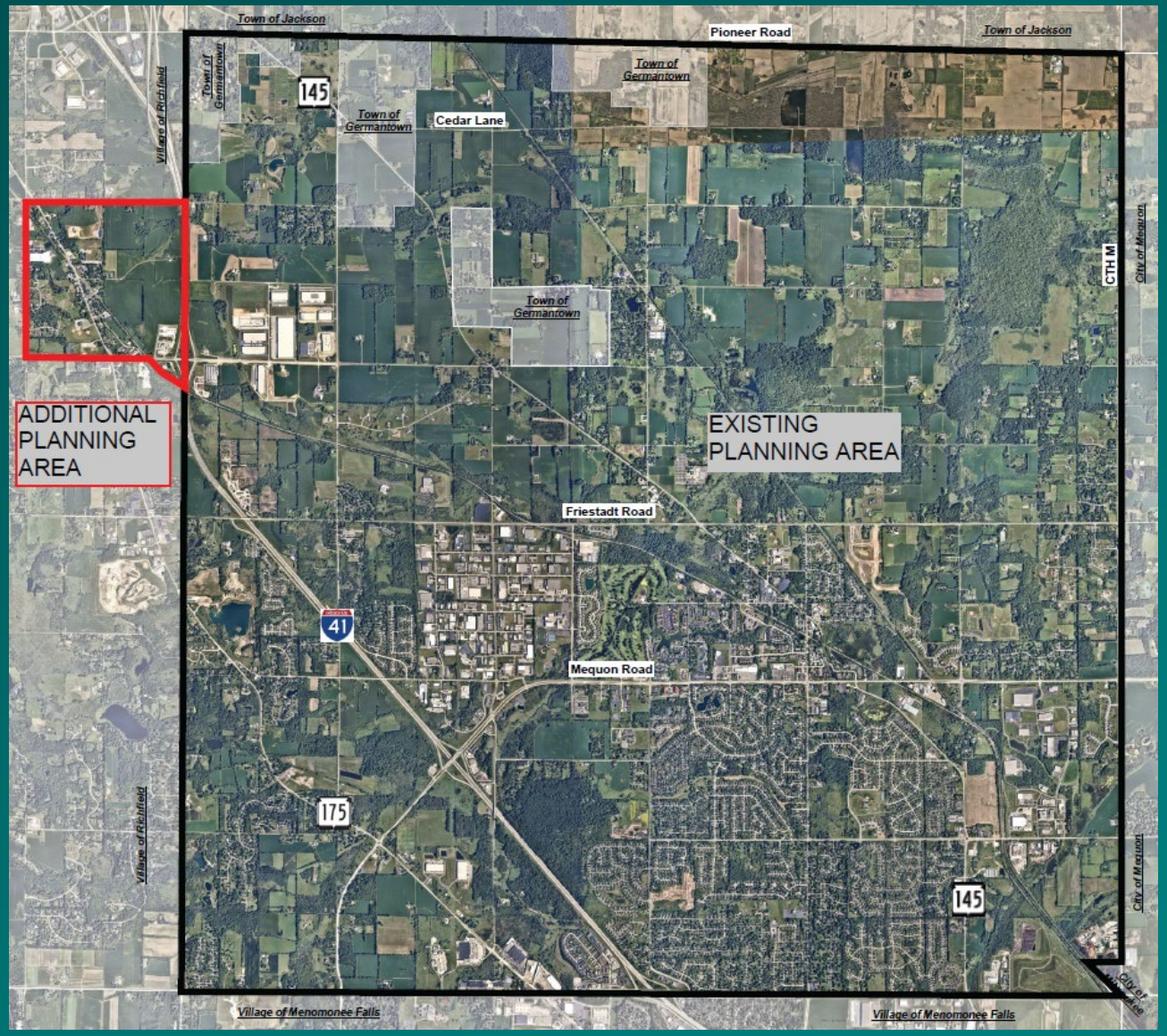
Sanitary Sewer Service Area (SSSA) Boundary Full Amendment

Delete this Map 7.10



Village of Germantown MMSD Planning Area

Renumber this Map from 7.11 to 7.10



STAFF COMMENTS

- SSSA Boundary Revisions consistent w/ action taken by:
  - Utility Advisory Board *(January 27, 2025)*
  - Public Works & Highway Commission *(February 5, 2025)*
  - Village Board *(February 17, 2025)*
- 2050 Plan Amendment needed to ensure consistency for future SEWRPC & DNR Approval
- SEWRPC Activity to Date
  - SSSA boundary revisions incorporated into draft update of Germantown's sanitary sewer service local area plan (*Community Assistance Planning Report No. 70 2nd edition)*
  - Joint Public Hearing w/ Village Board on July 21, 2025
  - Final Approval September 2025 (est.)

PC RECOMMENDATION

APPROVE the proposed amendments to the text & maps in Chapter 4 & Chapter 7 of the 2050 Plan as set forth in Plan Commission Resolution No. 01-2025

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 21, 2025

PLACEMENT: Action Item

ITEM TITLE: Resolution to Adopt the proposed plan to update the Village of Germantown's Sanitary Sewer Service Area (SSSA) detailed in SEWRPC's Preliminary Report entitled *Sanitary Sewer Service Area for the Village of Germantown and Evirons, Washington County, Wisconsin* (Community Assistance Planning Report No. 70 2nd Edition).(DISCUSSION & ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. SSSA Amendment Resolution 250721
2. Sanitary Sewer Service Area Memo - 071725
3. SEWRPC-Germantown SSSA-CAPR 70 (2nd Edition)-DRAFT

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

RESOLUTION FOR THE ADOPTION OF A
GERMANTOWN SANITARY SEWER SERVICE AREA UPDATE

WHEREAS, the Southeastern Wisconsin Regional Planning Commission (SEWRPC), working in cooperation with the Village of Germantown, has prepared an update/revision to the sanitary sewer service area for the Village of Germantown and environs; and

WHEREAS, the update/revision is set forth in a SEWRPC document entitled, Community Assistance Planning Report No. 70 (2nd Edition), *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin*, dated June 25, 2025; and

WHEREAS, the Village of Germantown concurs with the updated/revised sanitary sewer service area set forth in the aforementioned SEWRPC document entitled, Community Assistance Planning Report No. 70 (2nd Edition), *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin*, dated June 25, 2025.

THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, on the 21st day of July 2025, hereby adopts the SEWRPC document entitled, Community Assistance Planning Report No. 70 (2nd Edition), *Sanitary Sewer Service Area for the Village of Germantown, Washington County, Wisconsin*, dated June 25, 2025, as a guide for the provision of sanitary sewer service within the Germantown area; and

BE IT FURTHER RESOLVED THAT the Village transmit a certified copy of this Resolution to the Southeastern Wisconsin Regional Planning Commission.

RLR
07/03/25

Village of Germantown

Department of Public Works

Matt Mortwedt, Director
Kevin Driscoll, Village Engineer
N112 W17001 Mequon Rd, PO Box 337
engineering@germantownwi.gov
262-250-4721

MEMORANDUM

DATE: 7/17/25

FROM: Matt Mortwedt, Director of Public Works MJM

TO: President Soderberg

Village Board Trustees

The Sanitary Sewer Service Area update prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC) is the first full update of since Germantown's first plan was approved in 1983. Since 1983 seven amendments where approved that bring us to the existing boundary today. The most recent amendment brought in the Richfield IGA service area and a portion of the Village of Germantown generally east of US Interstate 41, south of Holy Hill Road, west of Goldendale Road, and North of Freistadt Road.

Based on development around Holy Hill Road and the increasing frequency of amendments to the 1983 plan (amendments in 2003, 2009, 2015, 2018 and 2023) and limitations and time constraints to the amendment process, the Village was advised to consider a full update. In February of 2023, the Village of Germantown requested that SEWRPC revise the Germantown service area.

The full update, intended to replace the 1983 plan, was to be considered a long-term planning document that should forecast where sewer may be needed in the next 15-20 years. This long-range approach should avoid the frequent amendments requested from 2003-2023. With that guidance in mind Village of Germantown staff worked to redraw the boundaries based on the 2050 Plan, on the sewered status and age/condition of existing developments, and the feasibility of developing land.

The Village of Germantown staff drawn map was taken to the Utility Advisory Committee (UAC) on April 24, 2024. The map considered by the UAC generally sought to bring in more area between Fond du Lac and I-41. One exception was the Isabelle Farms Subdivision. That area was excluded because of the recency of the development and the expectation that private sanitary systems would continue to function through the planning term of the new report (15-20 years). It was discussed at the UAC that the "hole" created by excluding the Isabelle Farms subdivision may contradict Wisconsin

Department of Natural Resources (DNR) rules for drawing sanitary sewer service area boundaries, and therefore eventually not gain their approval. Additional discussion at UAC focused on capital charges the Village of Germantown Sewer Utility incurs from MMSD for area included in the sanitary sewer service area. While the proposed plan adds additional area (therefore increasing capital charges), there were areas removed where expansion was not likely to happen, thus avoiding unnecessary capital charges.

The UAC discussed the "hole" and were presented with the option of receiving a preliminary review from the DNR for a determination as to whether the "hole" created by keeping Isabelle Farms subdivision out of the proposed area would be acceptable. The UAC unanimously chose to proceed with approval of the staff map and recommended forwarding it to the DNR for preliminary review. Subsequently the staff drawn map was approved unanimously by the Public Works and Highway Committee (PWHC) (May 1, 2024).

Following approval of the UAC and the PWHC staff submitted the map to the DNR for preliminary review. On November 11, 2024, staff was notified by the DNR that the "hole" created by excluding the Isabelle Farms subdivision violated their rules, and if pursued by the Village of Germantown would result in denial of our update request from SEWRPC and DNR.

On November 18, 2024, the UAC regrouped and considered three options to proceed with the update. First, include Isabelle Farms in the new sanitary sewer service area. Second, redraw the map so we did not violate the DNR "hole" rule while continuing to exclude Isabelle Farms. Third, disputing the DNR's preliminary finding. At that meeting, the UAC voted unanimously to have staff redraw the lines and bring it back for consideration.

On January 27, 2025, the UAC considered three revision options presented by staff. Ultimately, they chose to proceed with removing land south of Isabelle Farms and south-southwest of Fond du Lac Ave to avoid creating a "hole". This option was similar to a proposed rendering from a UAC committee member. The UAC recommendation of that option was eventually supported by the PWHC (February 5, 2025), and approved by the Village Board (February 17, 2025).

SEWRPC indicated that the revised map was likely to receive their support and the support of the DNR. The Village Board approved sanitary sewer service area boundary was forwarded to SEWRPC for the new plan and is what is being considered at the public hearing on July 21, 2025.

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 1

INTRODUCTION

1.1 BACKGROUND

On July 12, 1979, the Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) adopted a regional water quality management plan for Southeastern Wisconsin. The plan is aimed at achieving clean and wholesome surface waters within the seven-county Region, surface waters that are "fishable and swimmable."[1]

The plan has five basic elements: 1) a land use element, consisting of recommendations for the location of new urban development in the Region and for the preservation of primary environmental corridors and prime agricultural lands; 2) a point source pollution abatement element; 3) a nonpoint source pollution abatement element; 4) a sludge management element, consisting of recommendations for the handling and disposal of sludges from sewage treatment facilities; and 5) recommendations for the establishment of continuing water quality monitoring efforts in the Region.

The point source pollution abatement element of the regional water quality management plan includes recommendations concerning the location and extent of sanitary sewer service areas; the location, type, and capacity of, and the level of treatment to be provided at, sewage treatment facilities; the location and configuration of intercommunity trunk sewers; and the abatement of pollution from sewer system overflows

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[1] *The adopted areawide water quality management plan is documented in SEWRPC Planning Report No. 30,* A Regional Water Quality Management Plan for Southeastern Wisconsin: 2000*, dated 1978-1979, as amended.*

and from industrial wastewater discharges. As part of the point source pollution abatement element, the initially adopted regional water quality management plan delineated a generalized sanitary sewer service area for each sanitary sewerage system in the Region. Nearly all of the initially adopted, generalized sewer service areas have now been refined and detailed through local sewer service area planning studies in order to reflect local as well as regional planning objectives. In each case, the refined sewer service area has been adopted as part of the areawide water quality management plan. The currently adopted sanitary sewer service areas in the Region are shown on Map 1.1.

In Southeastern Wisconsin, local sewer service area plans are prepared through a cooperative planning process involving the local unit of government responsible for operation of the sewage treatment facility, the Regional Planning Commission as the designated areawide water quality management planning agency, and the Wisconsin Department of Natural Resources, pursuant to the provisions of Chapter NR 121 of the *Wisconsin Administrative Code*. Following initial adoption, sanitary sewer service area plans may be amended in response to changing conditions and needs, subject to Chapter NR 121.

Sanitary sewer service area plans have a direct bearing on where sanitary sewers may be provided. Under State administrative rules, sanitary sewers may be extended only to lands located within a planned sewer service area adopted as part of an areawide water quality management plan. The inclusion of land in a sanitary sewer service area enables, but does not mandate, the provision of sewer service. Sanitary sewer service area plans also identify environmentally significant lands to which the extension of sewer service is prohibited or otherwise restricted.

Section NR 110.08(4) of the *Wisconsin Administrative Code* requires that the Wisconsin Department of Natural Resources compose a finding that all proposed public sanitary sewer extensions are in conformance with adopted areawide water quality management plans, including the sanitary sewer service areas identified in such plans. Furthermore, Section SPS 382 of the Wisconsin *Administrative Code* requires that all private interceptor main sewers and private building sewers which connect to a public sewer be in accordance with the conditions of approval for the public sewer granted by the Department of Natural Resources under Section 281.41 of the *Wisconsin State Statutes*, and that all private interceptor main sewers which discharge to a municipal treatment facility be in accordance with the appropriate water quality management plan. In carrying out their responsibilities in this respect, the Department of Natural Resources requires that the Commission, as the designated areawide water quality management planning agency for Southeastern Wisconsin, review and comment on each proposed public sewer extension as to its relationship to the approved plan and sewer service areas.

1.2 SEWER SERVICE AREA PLANNING FOR THE VILLAGE OF GERMANTOWN

A sewer service area plan was first completed for the Germantown sewer service area in 1983. Documented in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown*, that plan was adopted by the Village of Germantown on June 20, 1983, and by the Commission on September 8, 1983; and was approved by the Wisconsin Department of Natural Resources on March 19, 1984. That first edition sewer service area plan has been amended seven times.

By letter dated February 18, 2023, the Village of Germantown requested that the Commission revise the Germantown sewer service area plan. The Village-proposed plan revision includes the addition of lands to the west and north of the currently adopted sewer service area and the removal of certain other lands in the currently adopted sewer service area to the west and north. The plan revision includes the consideration of local and county comprehensive plans; 2015 Wisconsin Wetlands Inventory; new FEMA floodplain maps; 2015 environmental corridors; and year 2022 orthophotography for the area. The revised sewer service area plan is presented in this second edition of SEWRPC Community Assistance Planning Report No. 70.

Community Assistance Planning Report No. 70 (2nd Edition)

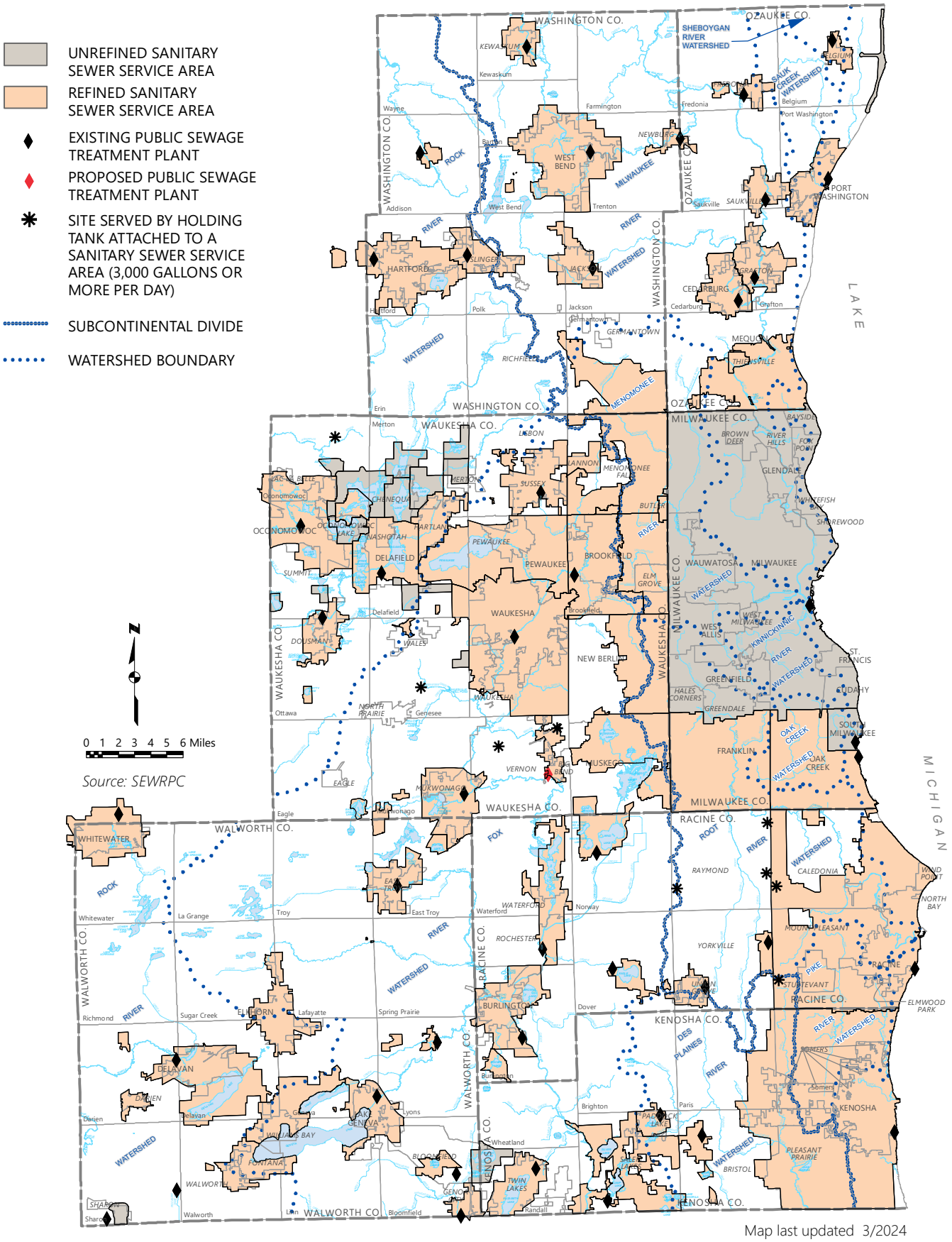
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 1

INTRODUCTION

MAPS

Map 1.1
Planned Sanitary Sewer Service Areas in the Region: March 2024



Map last updated 3/2024

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 2

PLANNED SANITARY SEWER SERVICE AREA

2.1 INTRODUCTION

A sanitary sewer service area plan is a long-range plan that is intended to serve as a guide to the extension of sanitary sewer service in a locality. A sewer service area plan identifies a planned sewer service area within which sanitary sewers may be extended. The inclusion of land within a planned sewer service area enables, but does not mandate, the provision of sanitary sewer service.

A sanitary sewer service area plan also identifies environmentally significant lands within the planned sanitary sewer service area. There are certain restrictions on the provision of sanitary sewer service within the identified environmentally significant lands, as described later in this chapter.

2.2 CURRENTLY ADOPTED GERMANTOWN SANITARY SEWER SERVICE AREA

The currently adopted sanitary sewer service area plan for the Germantown area is documented in Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) Community Assistance Planning Report No. 70 dated June 1983, as amended seven times, the latest of these having been adopted in 2023. The currently adopted Germantown sanitary sewer service area is shown as the blue-shaded area on Map 2.1. That area, which includes most of the southern half of the Village of Germantown (9,888 acres) and a small area in the eastern portion of the Village of Richfield (289 acres), encompasses a total area of about 10,177 acres, or about 15.9 square miles.

2.3 PROPOSED CHANGES TO THE GERMANTOWN SANITARY SEWER SERVICE AREA

The seven additions and two removals to the currently adopted Germantown sanitary sewer service area proposed in this plan amendment are also shown on Map 2.1. The proposed additions and removals were identified by Village of Germantown staff, committees, and officials in consultation with the Commission staff. It is the Village's intention to include in the planned sewer service area all land that is envisioned to potentially be provided with public sanitary sewer service by the year 2050, and to exclude those areas which are not envisioned to need public sanitary sewer service within that timeframe. It can be further noted that at this time, changes to the portion of the Germantown sewer service area located within the Village of Richfield are not envisioned. The proposed additions and removals to the sewer service area are described below.

The areas proposed by the Village of Germantown to be added to the sewer service area, as identified on Map 2.1, encompass a total of 1,369 acres. This includes 261 acres of existing (2020) urban land, including existing residential uses and street rights-of-way; about 225 acres of environmentally significant lands; and about 883 acres of agricultural and other open land.

The areas proposed to be removed from the Germantown sewer service area are also identified on Map 2.1. The two areas proposed to be removed from the Germantown sewer service area encompass 197 acres, and are comprised of 93 acres of existing (2020) urban land, including existing residential uses and street right-of-way, about 65 acres of environmentally significant lands, and about 39 acres of agricultural and other open land.

Under the Village comprehensive plan, the developable land within the Village-proposed additions to the sewer service area would be developed primarily with residential, commercial, industrial, and business park uses. The planned residential areas within the Village-proposed additions to the sewer service area would accommodate an estimated population of about 4,100 people under full development conditions, while the proposed deletions from the sewer service area included an existing population of about 220 people.

2.4 PROPOSED REVISED GERMANTOWN SANITARY SEWER SERVICE AREA

Map 2.2 shows the revised Germantown sanitary sewer service area as proposed by the Village. The revised sewer service area encompasses, in total, about 11,349 acres (17.7 square miles), an increase of 1,172 acres (1.8 square miles), or 11 percent, over the currently approved sewer service area. Map 2.2 also shows the

environmentally significant lands within and adjacent to the proposed revised sewer service area. The identified environmentally significant lands encompass about 2,226 acres, or about 20 percent of the total sewer service area.

Population Within the Proposed Sewer Service Area

The updated year 2050 regional land use plan, known as VISION: 2050, adopted by the Commission in 2020 (2nd Edition) includes a future population range for each sanitary sewer service area in Southeastern Wisconsin. Under the regional land use plan, the year 2050 population of the Germantown sewer service area would range from 29,080 people under an intermediate growth scenario to about 34,500 people under a high-growth scenario. The revised Germantown sewer service area would accommodate a "buildout" population of about 31,700 people. This number represents the population that would be achieved, assuming full development of all planned residential areas within the Village of Germantown portion of the sewer service area based on the buildout analysis conducted by the Commission. In addition, the portion of the Germantown sewer service area located within the Village of Richfield would accommodate a population of about 32 people. The buildout population[1] of all planned residential areas at the locations and densities specified in the recently updated *Village of Germantown Sanitary Sewer System Facilities Plan Update*, dated May 30, 2025, prepared by Ruekert & Mielke, Inc. and the Village 2050 Comprehensive Plan, which was updated in 2022 and amended in 2023, is lower than the Commission's projected buildout population. It should be noted that both the Commission's and the updated Germantown Facilities Plan's population levels lie within the range of population levels envisioned under the Commission's 2050 regional land use plan.

Environmentally Significant Lands Within the Proposed Sewer Service Area

The environmentally significant lands shown on Map 2.2 include areas identified as primary and secondary environmental corridors, isolated natural resource areas, and small wetlands and surface water areas less than five acres in size located outside the environmental corridors and isolated natural resource areas. These environmentally significant lands were updated to reflect existing conditions as shown on the 2022 aerial photography and any field delineations conducted by Commission staff. More detailed mapping of the

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[1] *The projected buildout population for the Village of Germantown, as cited in the updated Germantown Facilities Plan, is about 30,550 people, while the projected population within the Village of Richfield portion of the Germantown sanitary sewer service area is about 25 people, thus the total residential projected buildout population for the entire Germantown sanitary sewer service area is about 30,575 people.*

proposed sewer service area and of the environmentally significant lands located within and adjacent to the sewer service area are shown in the series of maps presented as Map 2.4.

The environmental corridors and isolated natural resource areas were delineated by the Commission as part of its continuing regional planning program. They encompass concentrations of wetlands, woodlands, wildlife habitat, surface water, and other natural resource and resource-related features. Primary environmental corridors are the largest of these, by definition being at least 400 acres in area, two miles in length, and 200 feet in width. Secondary environmental corridors are by definition at least 100 acres in area and one mile in length. Isolated natural resource areas are by definition at least 5 acres in area and 200 feet in width. The methodology used in identifying these areas is explained in Appendix A of this report.

The proposed expanded sanitary sewer service area encompasses 1,358 acres of primary environmental corridors (12 percent of the sewer service area); 452 acres of secondary environmental corridors (4 percent of the sewer service area); and 260 acres of isolated natural resource areas (2 percent of the sewer service area). The proposed sewer service area also encompasses a total of 156 acres of small wetlands and surface water areas located outside the environmental corridors and isolated natural resource areas, accounting for 1 percent of the sewer service area.

Included in the environmental corridors and isolated natural resource areas shown on Map 2.2 are certain floodplain areas that do not currently have the resource features to be classified as environmental corridors or isolated natural resource areas but may eventually revert to more natural conditions and become part of the system of environmental corridors and isolated natural resource areas. These areas are shown in blue on Map 2.3; together they encompass a total of 190 acres.

Map 2.3 also identifies undeveloped 100-year floodplains located outside the proposed sewer service area that would be considered as potential additions to the adjacent environmental corridors or isolated natural resource areas should the sewer service area be expanded in the future. These floodplains are identified in a tan color on Map 2.3.

Restrictions on Sewered Development in Environmentally Significant Areas

The regional land use and water quality management plans recommend the preservation of primary environmental corridors in essentially natural, open use and recommend that County and local units of government consider protecting and preserving secondary environmental corridors and isolated natural resource areas. Consistent with regional plans, policies adhered to by the Wisconsin Department of Natural

Resources and Department of Safety and Professional Services in their regulation of sanitary sewerage systems prohibit or otherwise limit the extension of sanitary sewers to serve development in such areas. The following restrictions apply:

1. The extension of sanitary sewers to serve new development in primary environmental corridors is confined to limited recreational and institutional uses and rural-density residential development (maximum of one dwelling unit per five acres) in areas other than wetlands, floodlands, riparian buffers, and adjacent steep slopes. Primary environmental corridors within the proposed Germantown sewer service area are shown with a green background color on Map 2.2.[2]

2. The extension of sanitary sewers to serve development in portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, riparian buffers, or adjacent steep slopes is not permitted. The portions of secondary environmental corridors and isolated natural resource areas comprised of wetlands, floodlands, riparian buffers, or adjacent steep slopes within the proposed sewer service area are identified with a brown background color on Map 2.2.

It should be recognized that the mapping of environmentally significant areas as presented in this report is a representation of conditions based upon the most recent available natural resource base information. It is expected that in many cases, as specific development proposals arise, a field survey will be necessary for a more precise identification of environmental corridors and isolated natural resource areas in the vicinity of the proposed development.

2.5 WATER QUALITY IMPACTS

Under the regional water quality management plan and the Germantown sanitary sewer service area plan presented herein, it is envisioned that all new urban development within the planned sewer service area

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[2] *Consistent with the year 2050 regional land use plan, in lieu of recreational or rural density residential development, up to 10 percent of the upland corridor area in a parcel may be disturbed in order to accommodate urban residential, commercial, or other urban development under the following conditions: 1) the area to be disturbed is compact rather than scattered in nature; 2) the disturbance area is located on the edge of a corridor or on marginal resources within a corridor; 3) the development does not threaten the integrity of the remaining corridor; 4) the development does not result in significant adverse water quality impacts; and 5) development of the remaining corridor lands is prohibited by conservation easement or deed restriction. Each proposal must be reviewed on a case-by-case basis.*

would receive sanitary sewer service. The restrictions on sewered urban development in environmentally significant areas, described in the previous section, are intended to avoid significant adverse water quality impacts attendant to the extension of sanitary sewer service. In addition, public sanitary sewer service may be provided to those lands within the planned sanitary sewer service area that are already developed and served by private onsite wastewater sewage systems. This may be expected to reduce pollutant loadings from the existing onsite wastewater treatment systems to both surface and ground waters. Assuming that any applicable Federal, State, and local permits are obtained and that proper site development and construction practices are employed, there should be no significant adverse water quality impacts attributable to the development of the planned sewer service area.

2.6 WASTEWATER TREATMENT PLANT CAPACITY

The size and capacity of the MMSD sewage conveyance and treatment facilities are set forth in the District's facility plan. The areas that are proposed to be added to the Germantown sanitary sewer service area, within the Village of Germantown, are included in the planning area for the MMSD facilities plan[3] and the SEWRPC regional water quality management plan update for the greater Milwaukee watersheds. The areas proposed to be added to the planned sewer service area would be tributary to Sewershed GE 3004, which combines all Germantown and Richfield sewersheds at the District's Metropolitan Interceptor Sewer (MIS). Germantown will need to upgrade four existing pumping stations (PS-3, PS-6, Main Street, and Old Farm) to have the capacity to convey peak hourly flows from the proposed areas to the MIS, as detailed in the *Village of Germantown Sanitary Sewer System Facilities Plan Update,* dated May 2025. MMSD staff have confirmed that there is sufficient available capacity in the MIS to address the proposed additional development. With full buildout of the additional areas as set forth in this sewer service area plan, the Village of Germantown and the Village of Richfield are projected to be at 90 percent of their peak hourly flow allocation to the MMSD connection. Coordination with MMSD will be critical to prevent a hold on further development due to meeting or exceeding future flow allocations to the MMSD.

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[3] *Milwaukee Metropolitan Sewerage District (MMSD) 2050 Facilities Plan, March 2021, amended 2025. The Amendment to the 2050 Facilities Plan has incorporated the proposed area in the Village of Richfield. This area will be amended to MMSD's sewer planning area upon approval by the WDNR.*

2.7 PUBLIC REACTION TO THE PLAN AMENDMENT

A public hearing was held on _____, 2025, at the Germantown Village Hall to receive public comment on, and reaction to, the proposed sewer service area amendment. The hearing was sponsored by the Village of Germantown and the Commission. A summary of the amendment was presented prior to receiving public comment.

(To be completed following the public hearing.)

2.8 LOCAL ACTION ON THE PLAN AMENDMENT

The Germantown Village Board approved the sewer service area amendment following the public hearing on _____, 2025.

2.9 REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE

Appendix B provides job/housing balance information for the Village of Germantown developed under the SEWRPC regional housing plan. The inclusion of information from the regional housing plan in sewer service area amendment reports is based upon a regional housing plan recommendation (one of 50 recommendations made under the plan) that 1) the Commission provide the findings of the approximate job/housing balance analysis conducted under the regional housing plan to communities requesting an amendment of their sanitary sewer service area and 2) for those communities with a job/housing imbalance, that recommendations be provided to the community for their future consideration in addressing that imbalance. However, it is important to note that the regional housing plan does not intend that meeting the job/housing balance is to be a requirement of any individual sewer service area amendment.

2.10 CONCLUDING RECOMMENDATION

The Commission's evaluation of proposed sanitary sewer service area amendments includes a consideration of whether the amendment is consistent with the regional land use plan, the regional water quality management plan, and the provisions of the *Wisconsin Administrative Code* governing water quality management plans, and whether established procedures for amending sewer service areas have been followed.

- **Consistency with the Regional Land Use Plan**

  The regional land use plan recommends that, in addition to the infilling and redevelopment of existing urban centers, new urban development within the Region be accommodated through the orderly expansion of existing urban centers in locations which can be readily served by basic urban facilities, including sanitary sewer service, with the overall amount of new urban development consistent with projected growth in population and the economic base. The regional land use plan further recommends the preservation of primary environmental corridors and that consideration be given to the preservation of secondary environmental corridors and isolated natural resource areas.

  (To be completed following the public hearing.)

- **Consistency with the Regional Water Quality Management Plan**

  The regional water quality management plan recommends that new urban development within the Region be provided with centralized sanitary sewer service. The plan designates a wastewater treatment plant to serve each of the urban centers within the Region that are identified in the regional land use plan. In the case at hand, the regional plan recommends that wastewater from the Germantown urban service area be served through the MMSD sewerage system.

  (To be completed following the public hearing.)

- **Consistency with Chapter NR 121 of the *Wisconsin Administrative Code***

  Chapter NR 121 of the *Wisconsin Administrative Code* governs the preparation of areawide water quality management plans, including the component sewer service area plans. The code requires that sewer service areas be determined in a way that promotes cost-effective and environmentally sound wastewater collection and treatment and that is consistent with 20-year population projections. Under the code, sewer service area plans must identify lands that are to be excluded from sewer service because of physical or environmental constraints or potential adverse water quality impacts.

  (To be completed following the public hearing.)

- **Consistency with Procedural Requirements**

  As carried out by the Commission, the sewer service area amendment process must begin with a request to the Commission from the appropriate local unit of government or government agency to process the amendment. A public hearing must be held on the proposed amendment; and the

hearing must be jointly sponsored by the Commission and the requesting agency or unit of government. Subsequent to the public hearing, the requesting agency or unit of government must act to approve the amendment as presented at the hearing, approve a modified amendment, or deny the amendment. Only after approval by the requesting agency or unit of government will the proposed amendment be considered for adoption by the Commission as an amendment to the areawide water quality management plan.

(To be completed following the public hearing.)

Given all of the foregoing, it is recommended that the Commission formally amend the Village of Germantown sanitary sewer service area as documented in the second edition of SEWRPC Community Assistance Planning Report No. 70, in the manner shown on Map 2.2. It is also recommended that the Wisconsin Department of Natural Resources approve this sewer service area plan amendment and transmit the plan amendment to the U.S. Environmental Protection Agency for certification.

2.11 WISCONSIN DEPARTMENT OF NATURAL RESOURCES ACTION ON THE PLAN AMENDMENT

The Wisconsin Department of Natural Resources approved the sewer service area amendment by letter dated _____, 2025. A copy of this letter is included as Appendix C.

Community Assistance Planning Report No. 70 (2nd Edition)

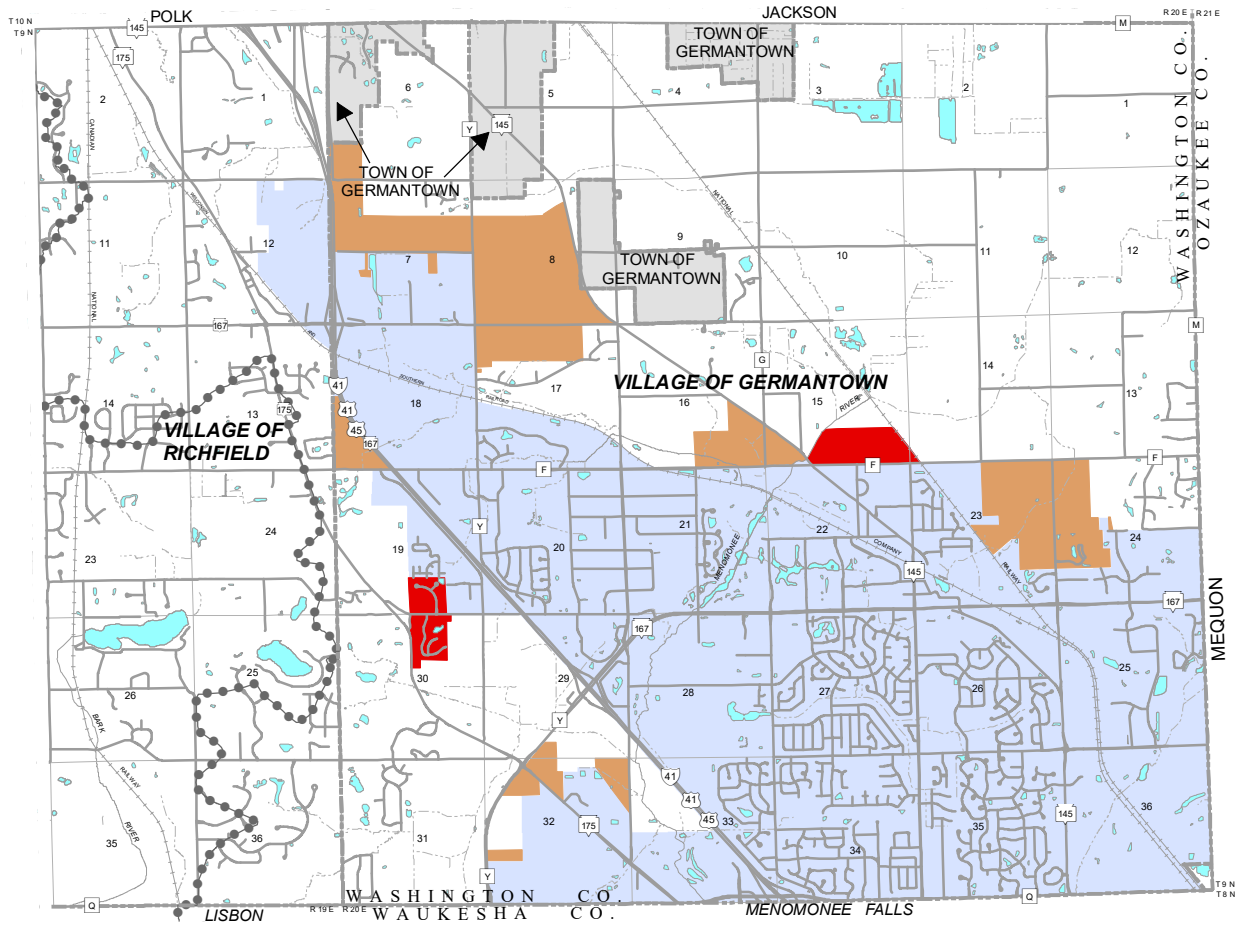
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Chapter 2

PLANNED SANITARY SEWER SERVICE AREA

MAPS

Map 2.1
Proposed Changes to the Village of Germantown Sanitary Sewer Service Area



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA AS DEFINED IN THE FIRST EDITION OF SEWRPC COMMUNITY ASSISTANCE PLANNING REPORT NO. 70, AS AMENDED

AREAS TO BE ADDED TO THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

AREAS TO BE REMOVED FROM THE VILLAGE OF GERMANTOWN SEWER SERVICE AREA

EXISTING MUNICIPAL BOUNDARIES: 2025

SUBCONTINENTAL DIVIDE

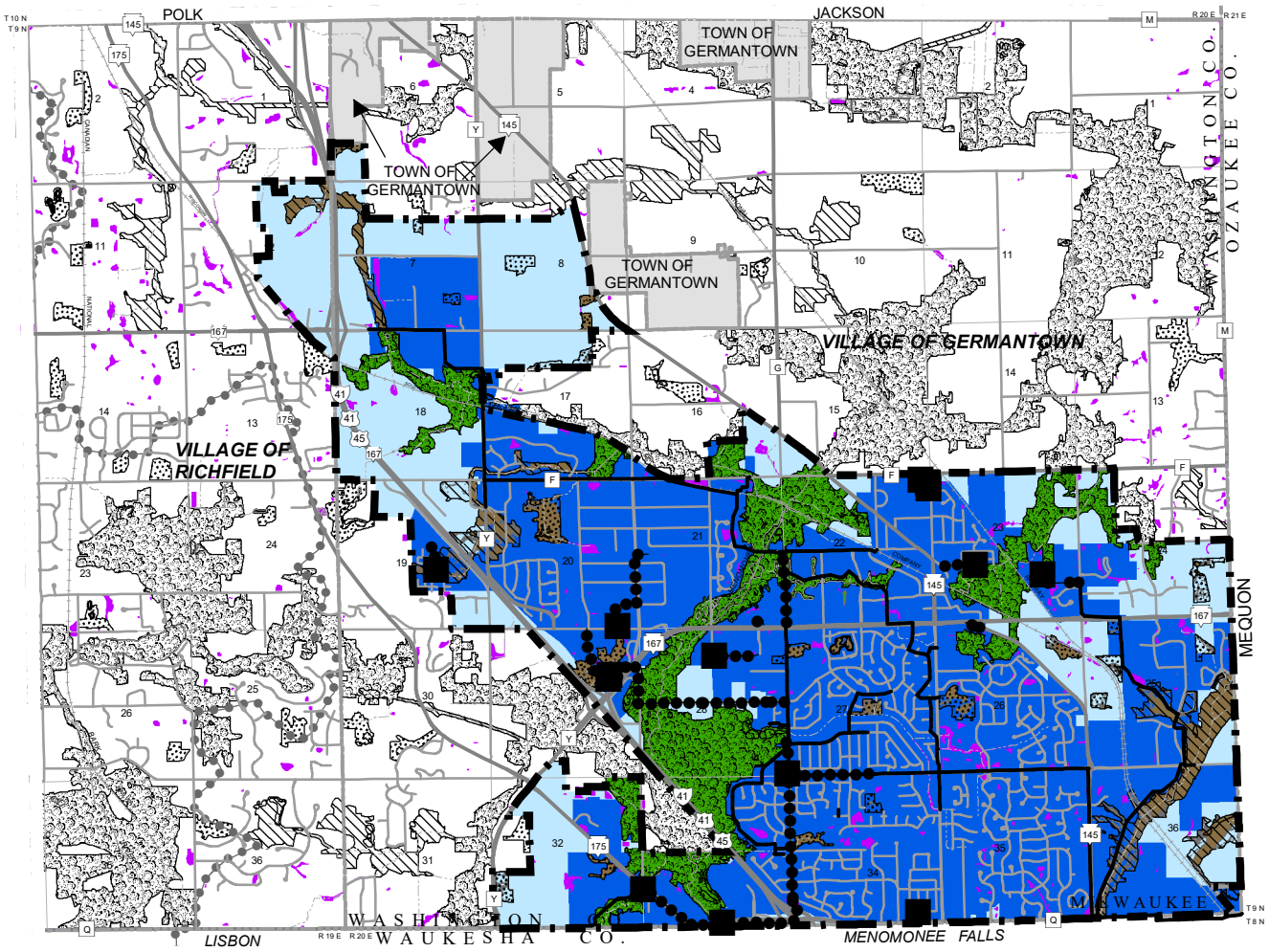
N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

Map 2.2
Village of Germantown Planned Sanitary Sewer Service Area



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

EXISTING AREA SERVED BY SANITARY SEWER

VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PRIMARY ENVIRONMENTAL CORRIDOR WITHIN THE PLANNED SANITARY SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODPLAINS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDOR AND ISOLATED NATURAL AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THIS AREA IS NOT PERMITTED.

EXISTING FORCE MAIN

EXISTING TRUNK SEWER

EXISTING LIFT STATION

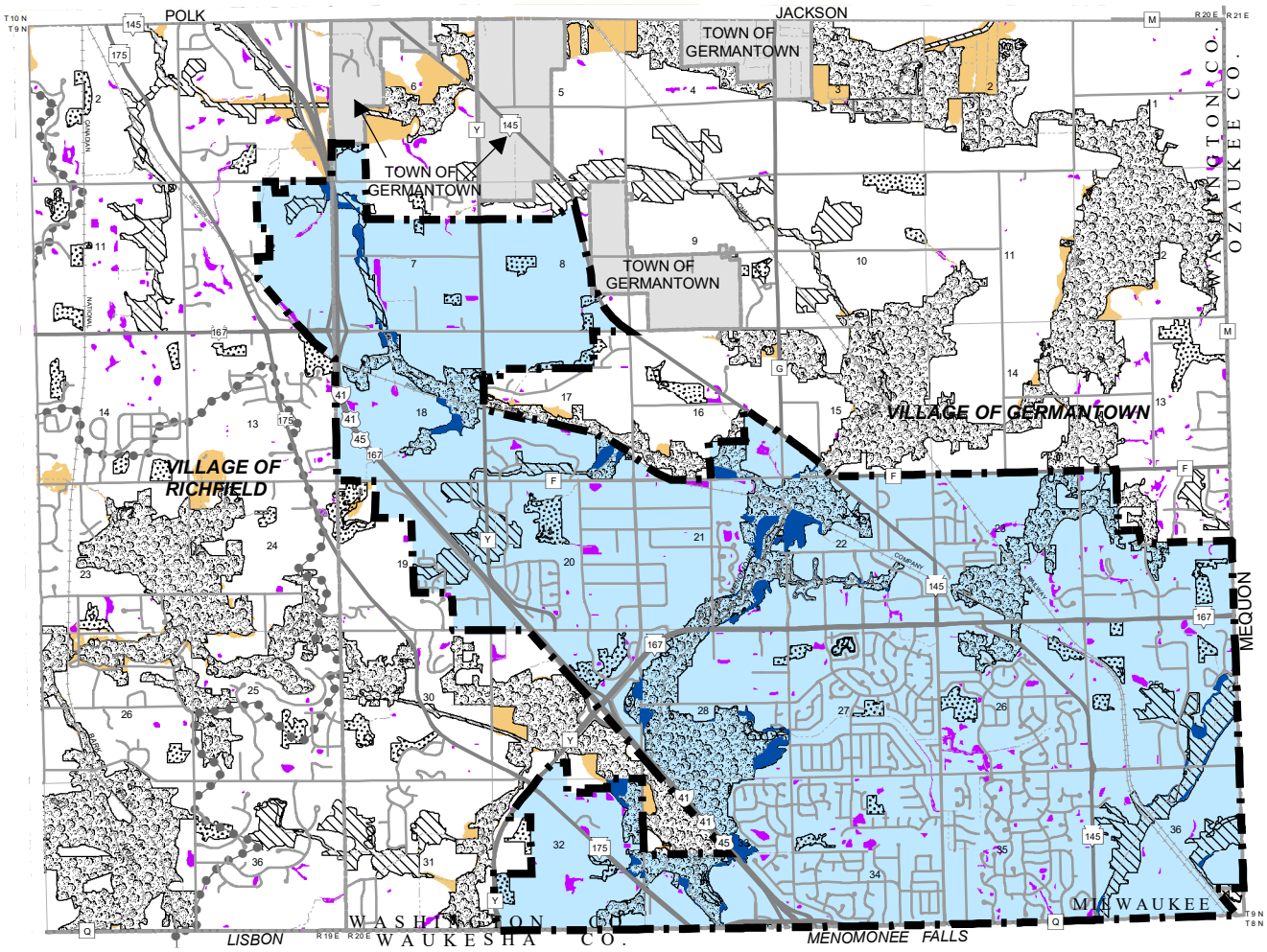
N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

Map 2.3
Anticipated Changes in Environmentally Significant Lands for the Village of Germantown and Environs Sanitary Sewer Service Area



PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

UNDEVELOPED FLOODPLAINS WITHIN THE GERMANTOWN PLANNED SEWER SERVICE AREA TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR

UNDEVELOPED FLOODPLAINS LOCATED OUTSIDE THE GERMANTOWN PLANNED SEWER SERVICE AREA TO BE ADDED TO ADJACENT ENVIRONMENTAL CORRIDOR SHOULD THE SEWER SERVICE AREA BE EXPANDED

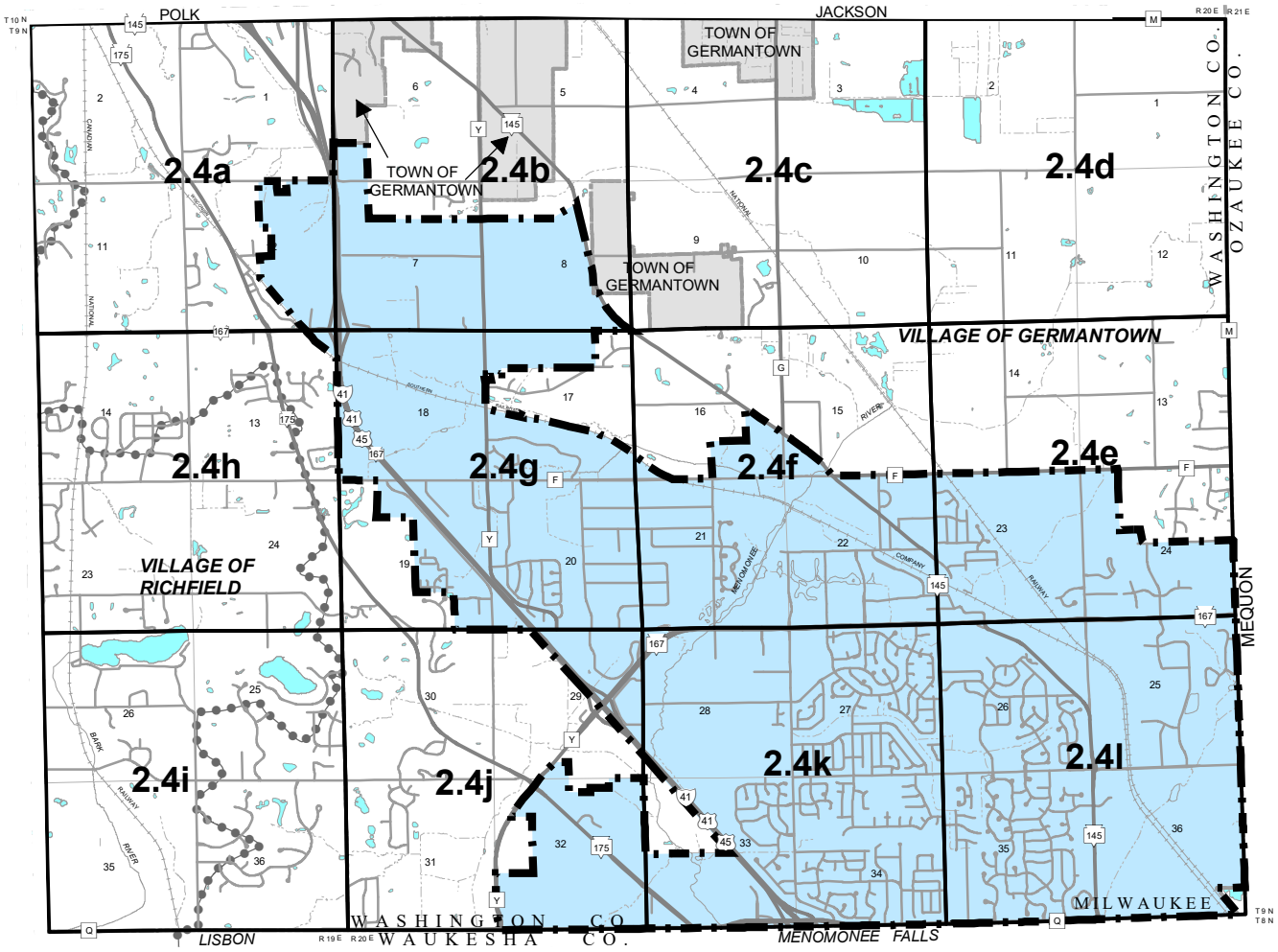
N

0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated June 2025.

Map 2.4
Index of Maps Showing the Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and Environs



VILLAGE OF GERMANTOWN PLANNED SANITARY SEWER SERVICE AREA

N

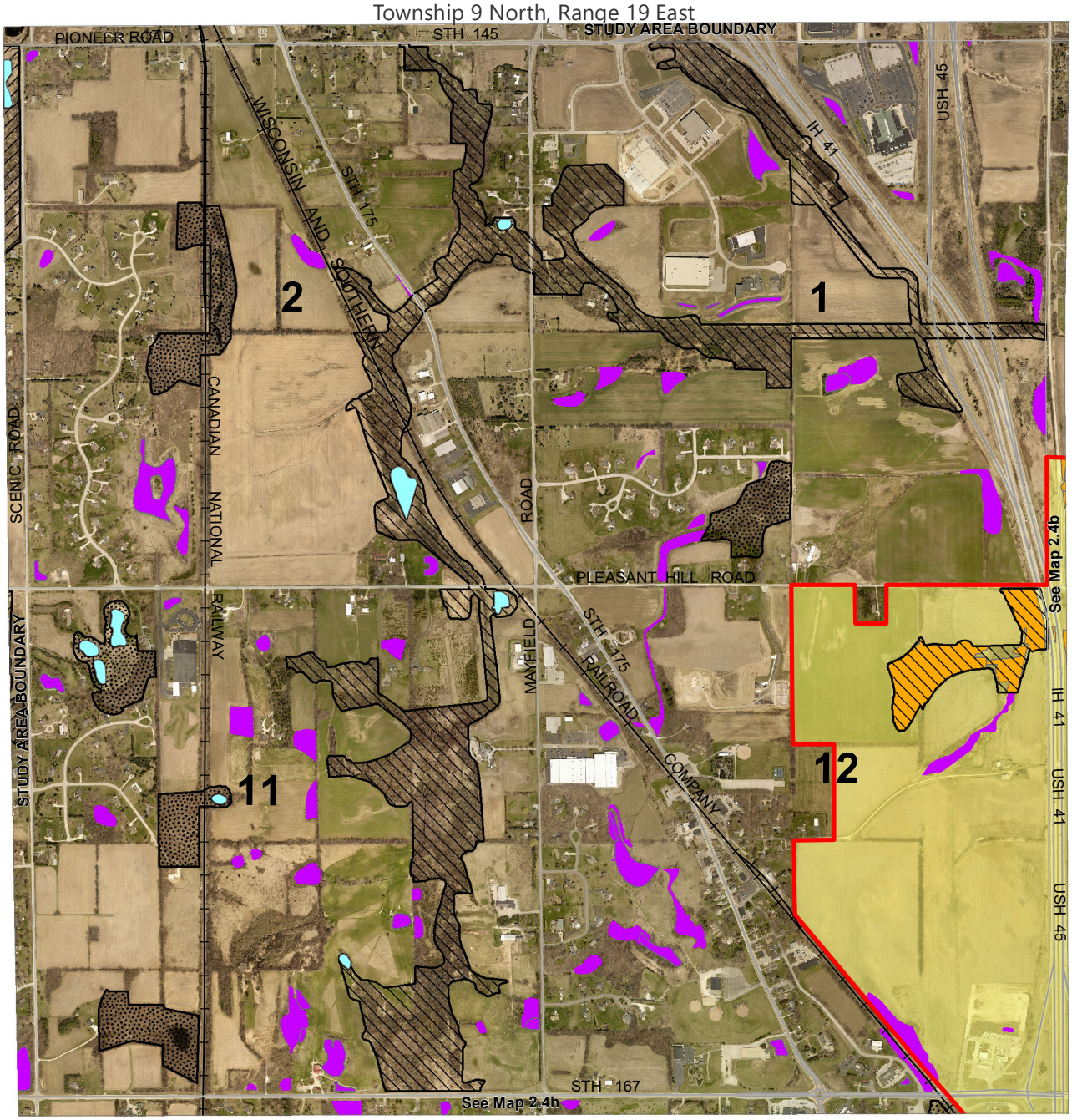
0 0.5 1 2 Miles

Source: Southeastern Wisconsin Regional Planning Commission

Map last updated May 2025.

Map 2.4a
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 19 East



Date of Photography: April/May 2022

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SANITARY SEWER SERVICE AREA BOUNDARY
- WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF FLOODPLAINS, WETLANDS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

N

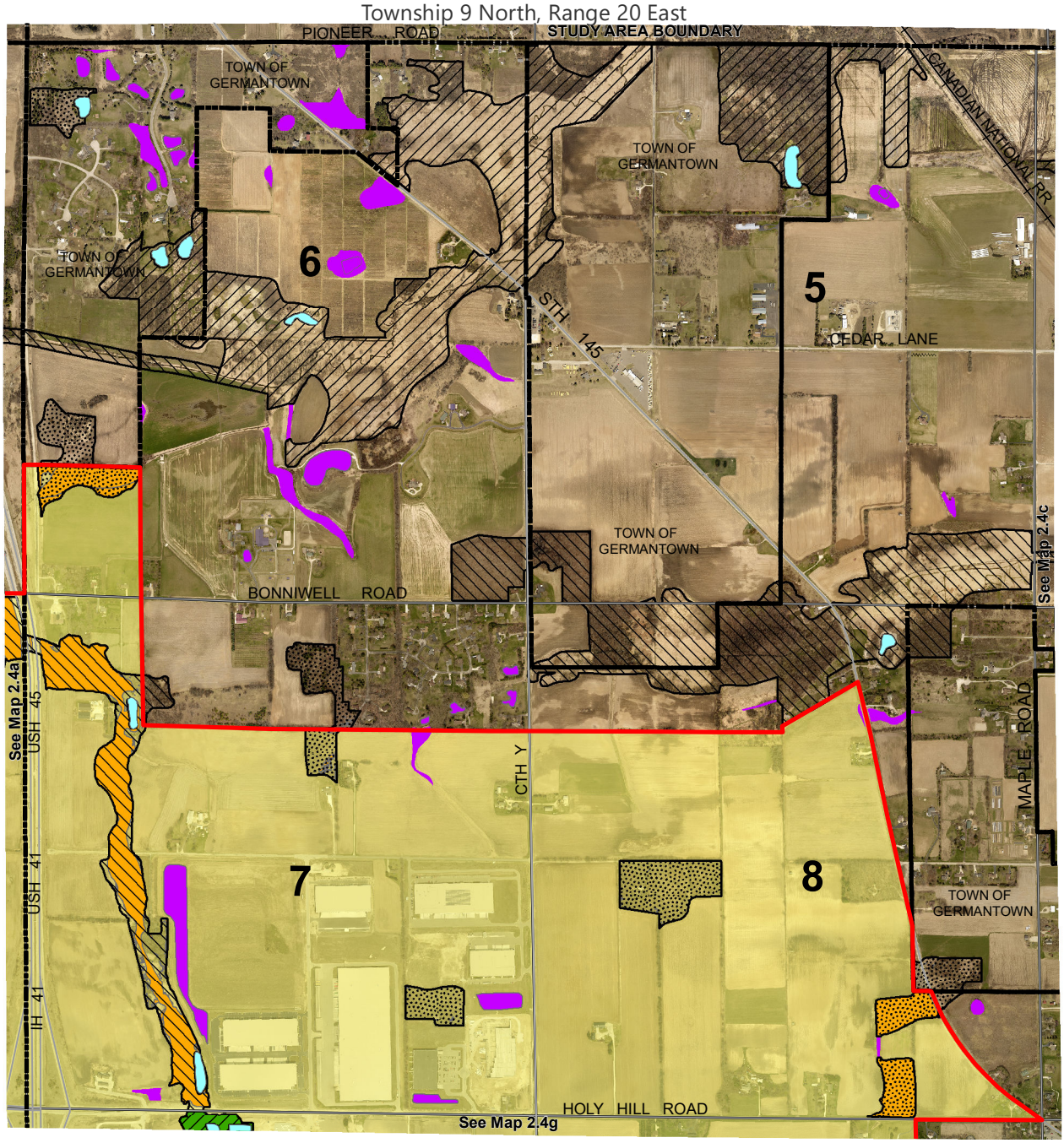
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4b
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 5, 6, 7, and 8
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

SANITARY SEWER SERVICE AREA BOUNDARY

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE LOCATED OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF FLOODPLAINS, WETLANDS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

N

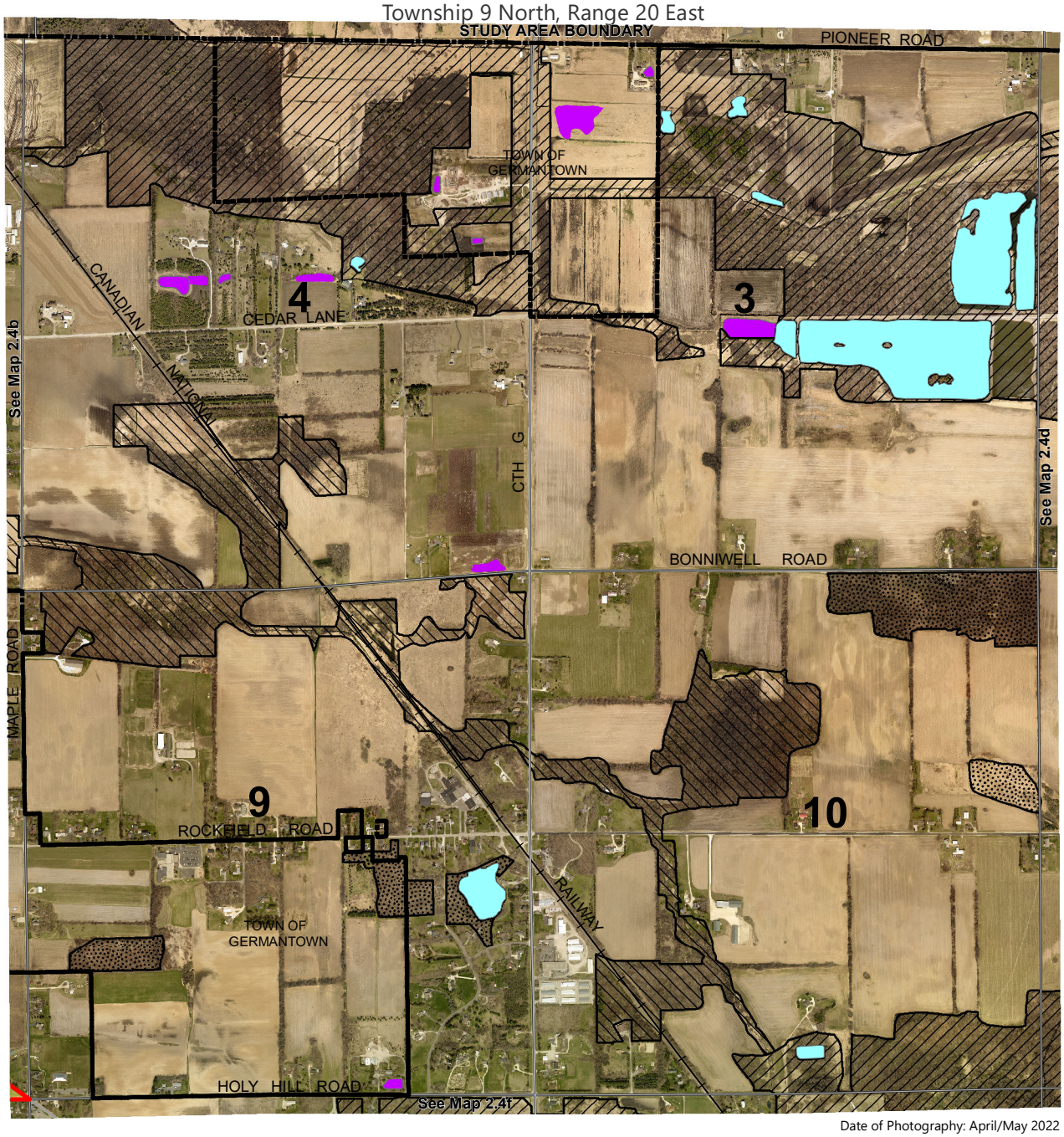
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4c
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 3, 4, 9, and 10
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

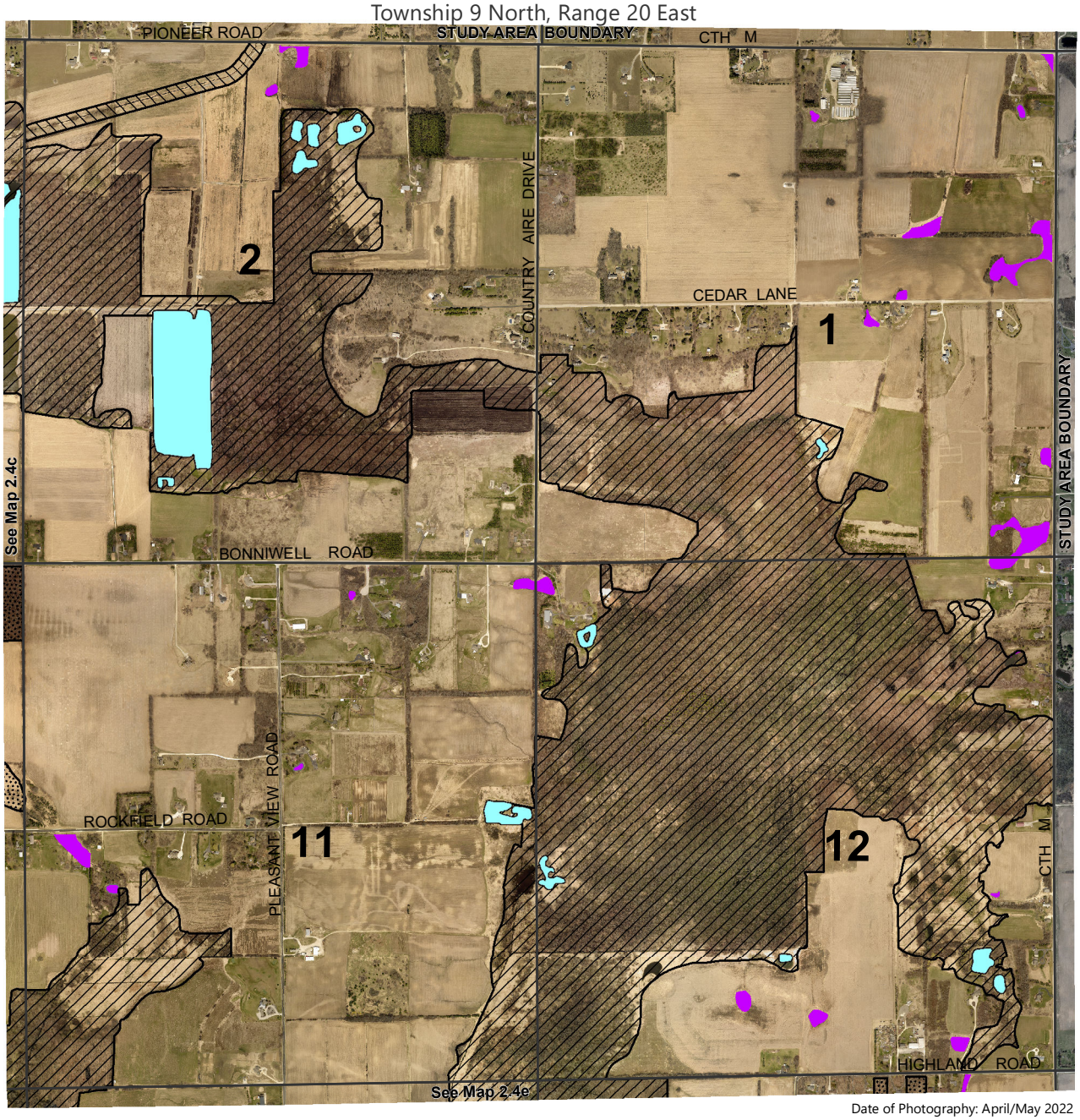
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4d
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 1, 2, 11, and 12
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

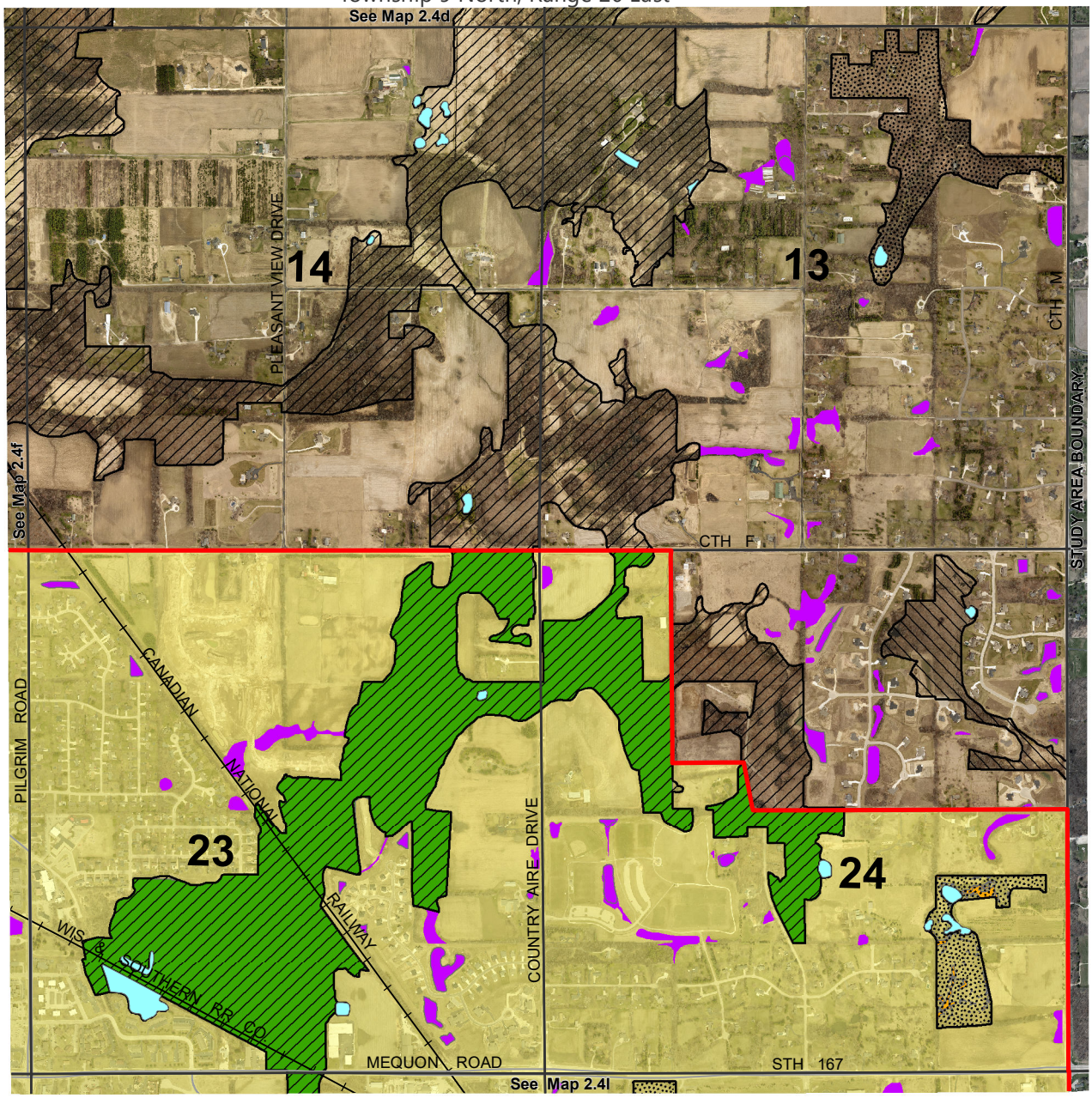
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4e
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 20 East



Date of Photography: April/May 2022

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SANITARY SEWER SERVICE AREA BOUNDARY
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

PORTIONS OF SECONDARY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS WITHIN THE PLANNED SANITARY SEWER SERVICE AREA WHICH ARE COMPRISED OF WETLANDS, FLOODPLAINS, RIPARIAN BUFFER AND/OR ADJACENT STEEP SLOPES: THE EXTENSON OF SEWERS TO SERVE NEW DEVELOPMENT IN THESE AREAS IS NOT PERMITTED.

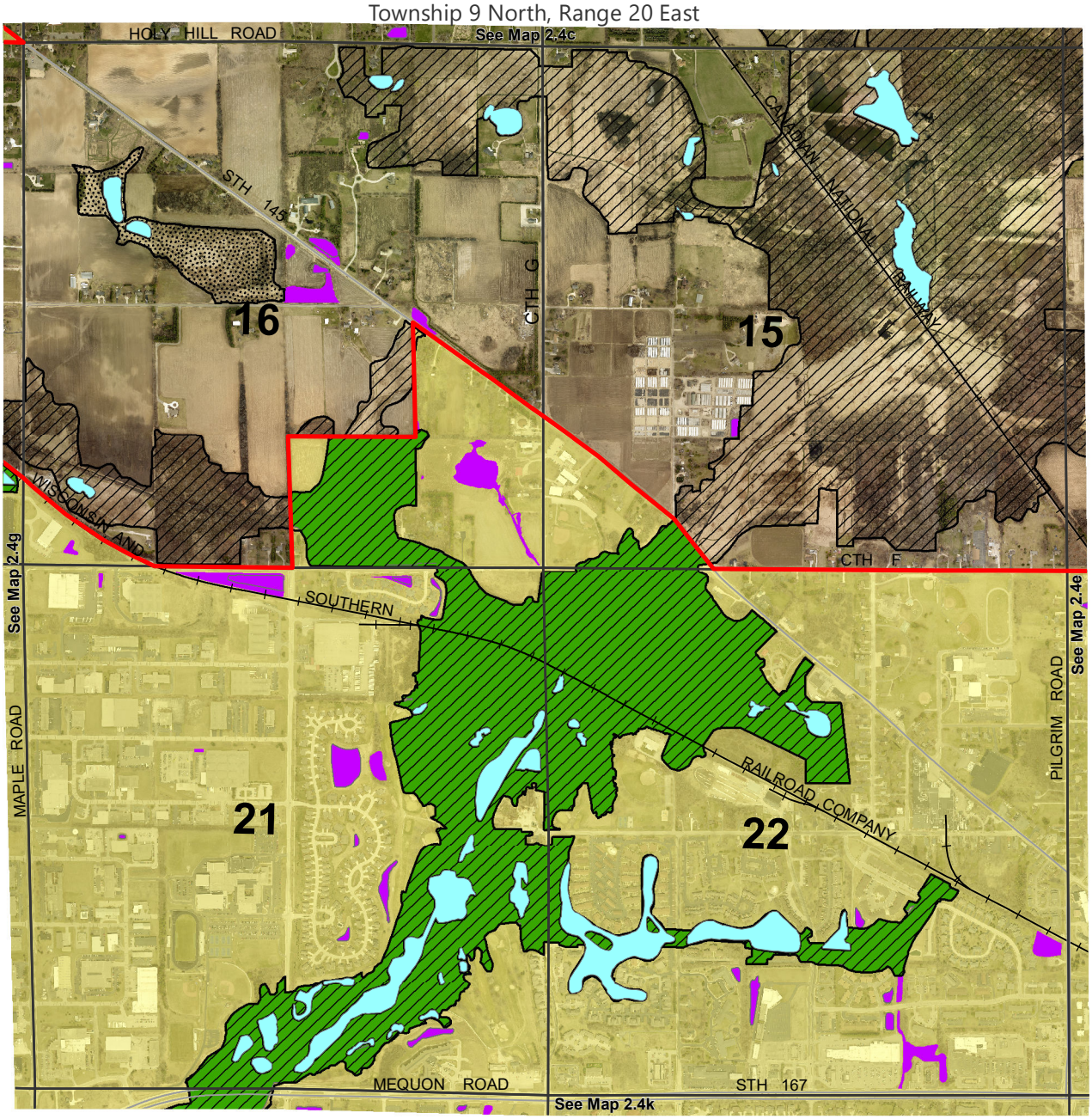
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4f
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 15, 16, 21, and 22
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

PRIMARY ENVIRONMENTAL CORRIDORS WITHIN THE PLANNED SEWER SERVICE AREA: THE EXTENSION OF SEWERS TO SERVE NEW DEVELOPMENT IS CONFINED TO LIMITED RECREATIONAL AND INSTITUTIONAL USES AND RURAL-DENSITY RESIDENTIAL DEVELOPMENT IN AREAS OTHER THAN WETLANDS, FLOODLANDS, RIPARIAN BUFFERS, AND ADJACENT STEEP SLOPES.

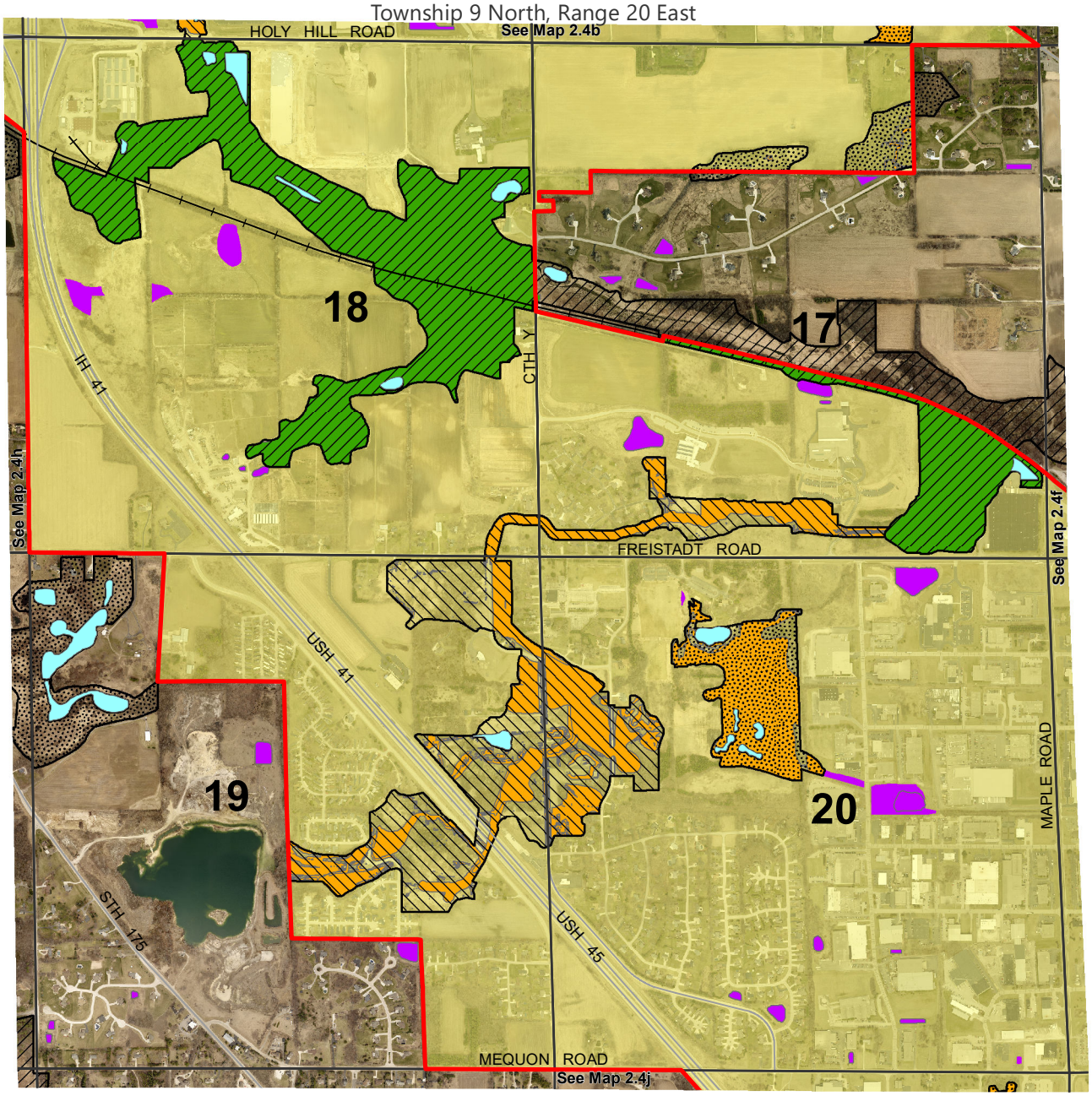
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4g
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 17, 18, 19, and 20
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

RESTRICTIONS ON SEWERED DEVELOPMENT

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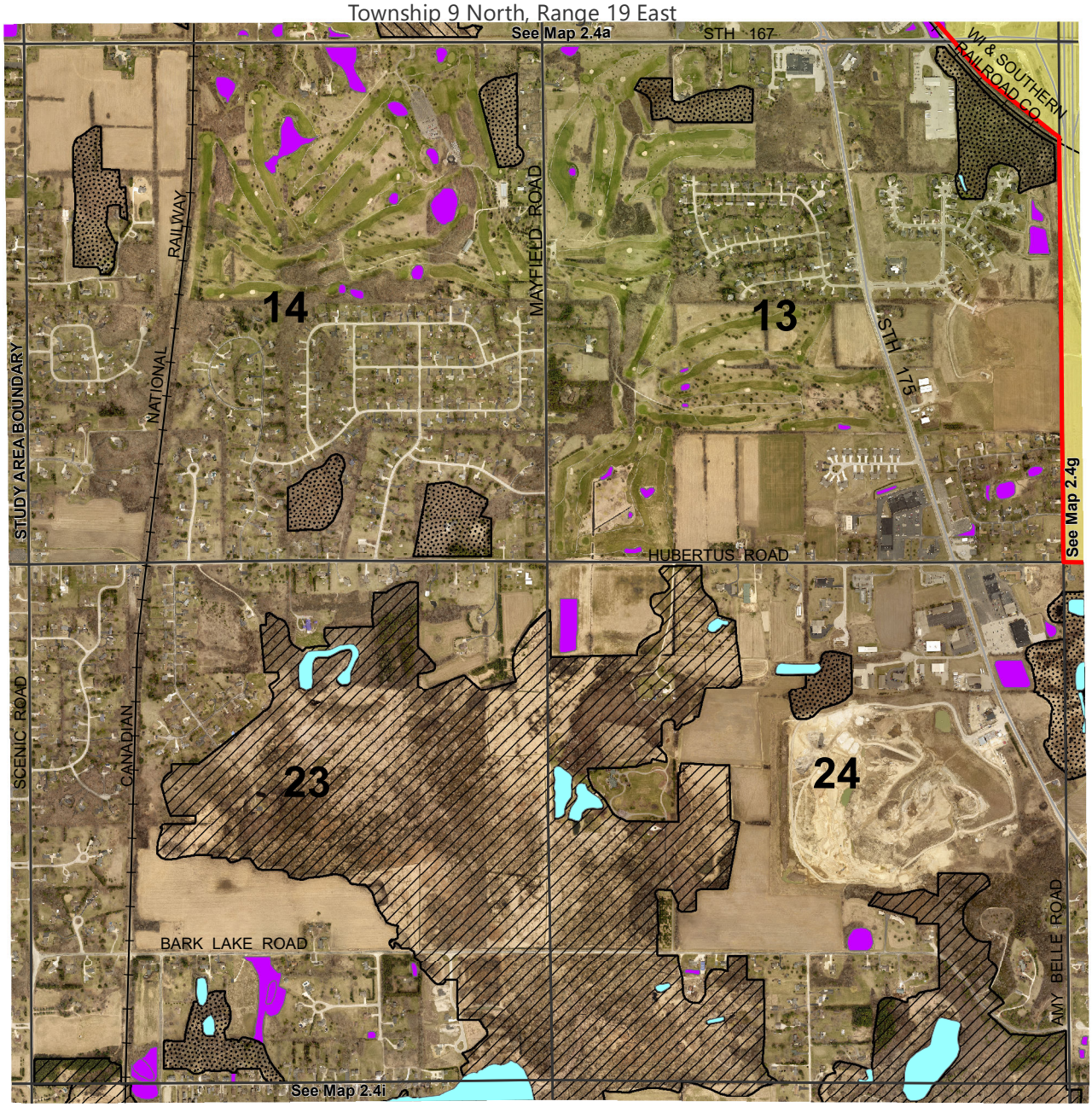
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4h
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 13, 14, 23, and 24
Township 9 North, Range 19 East



Date of Photography: April/May 2022

- PRIMARY ENVIRONMENTAL CORRIDOR
- SECONDARY ENVIRONMENTAL CORRIDOR
- ISOLATED NATURAL RESOURCE AREA
- SANITARY SEWER SERVICE AREA BOUNDARY
- WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS
- PLANNED SANITARY SEWER SERVICE AREA

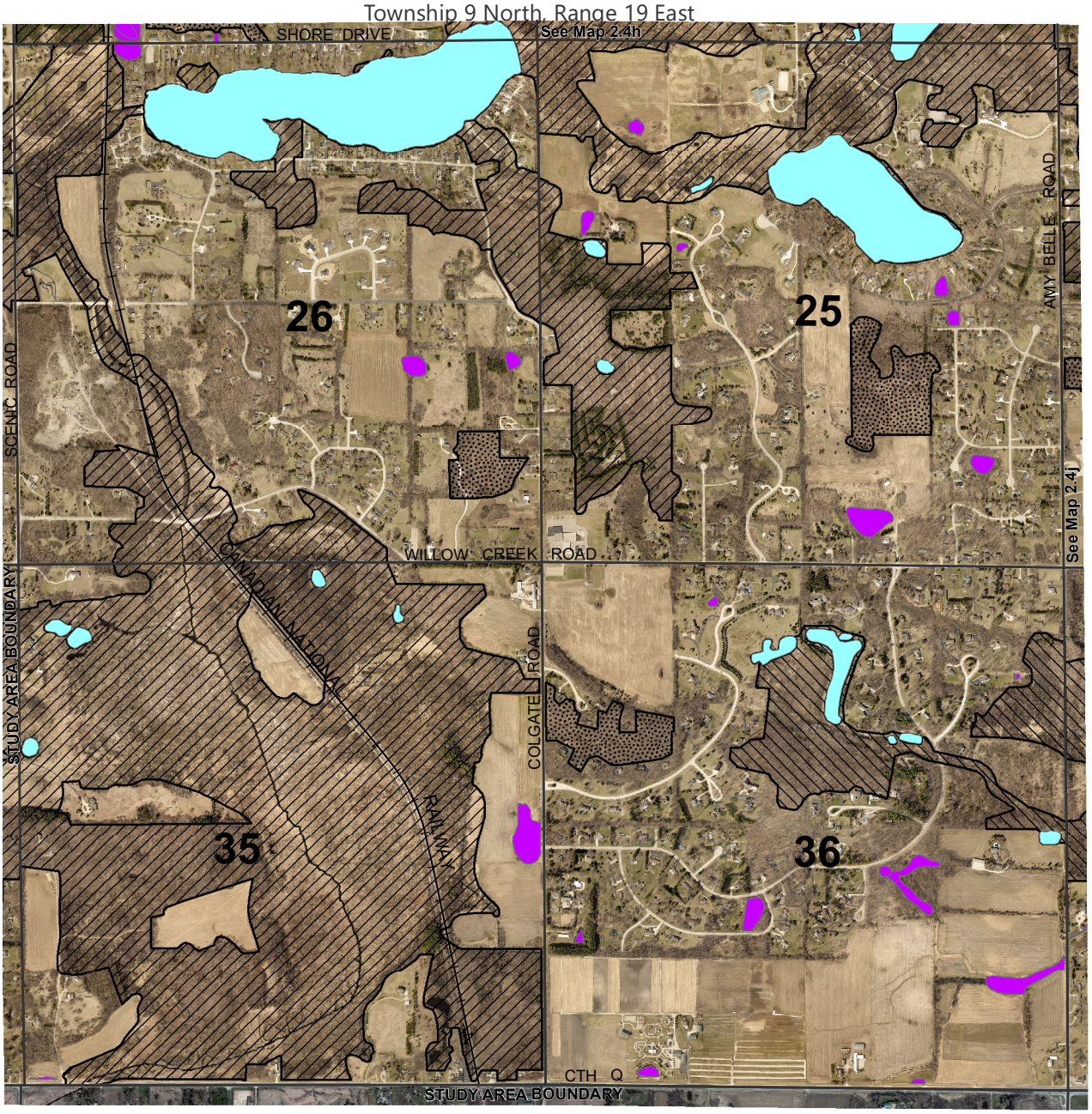
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4i
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 25, 26, 35, and 36
Township 9 North, Range 19 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

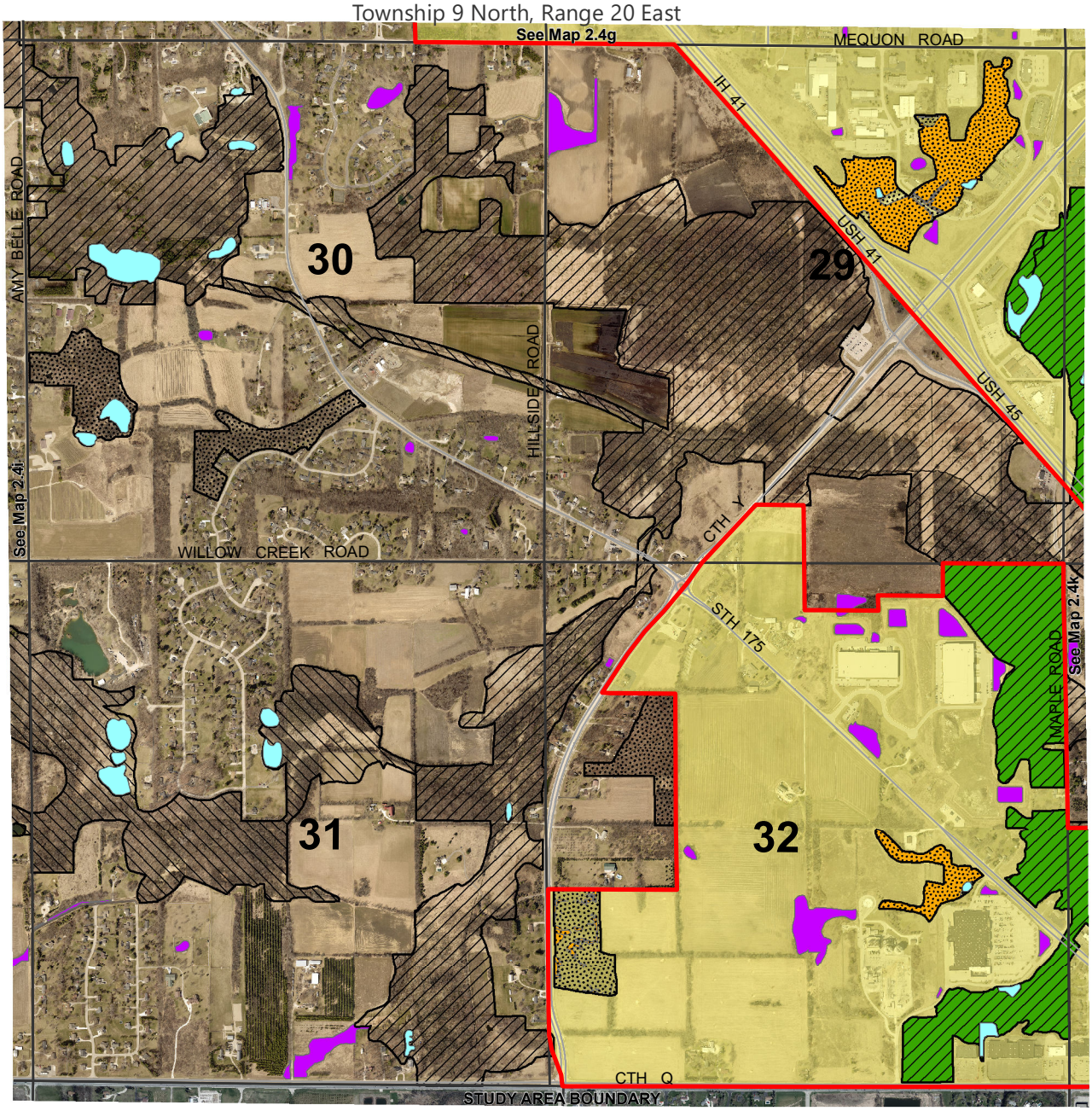
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4j
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 29, 30, 31, and 32
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

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N

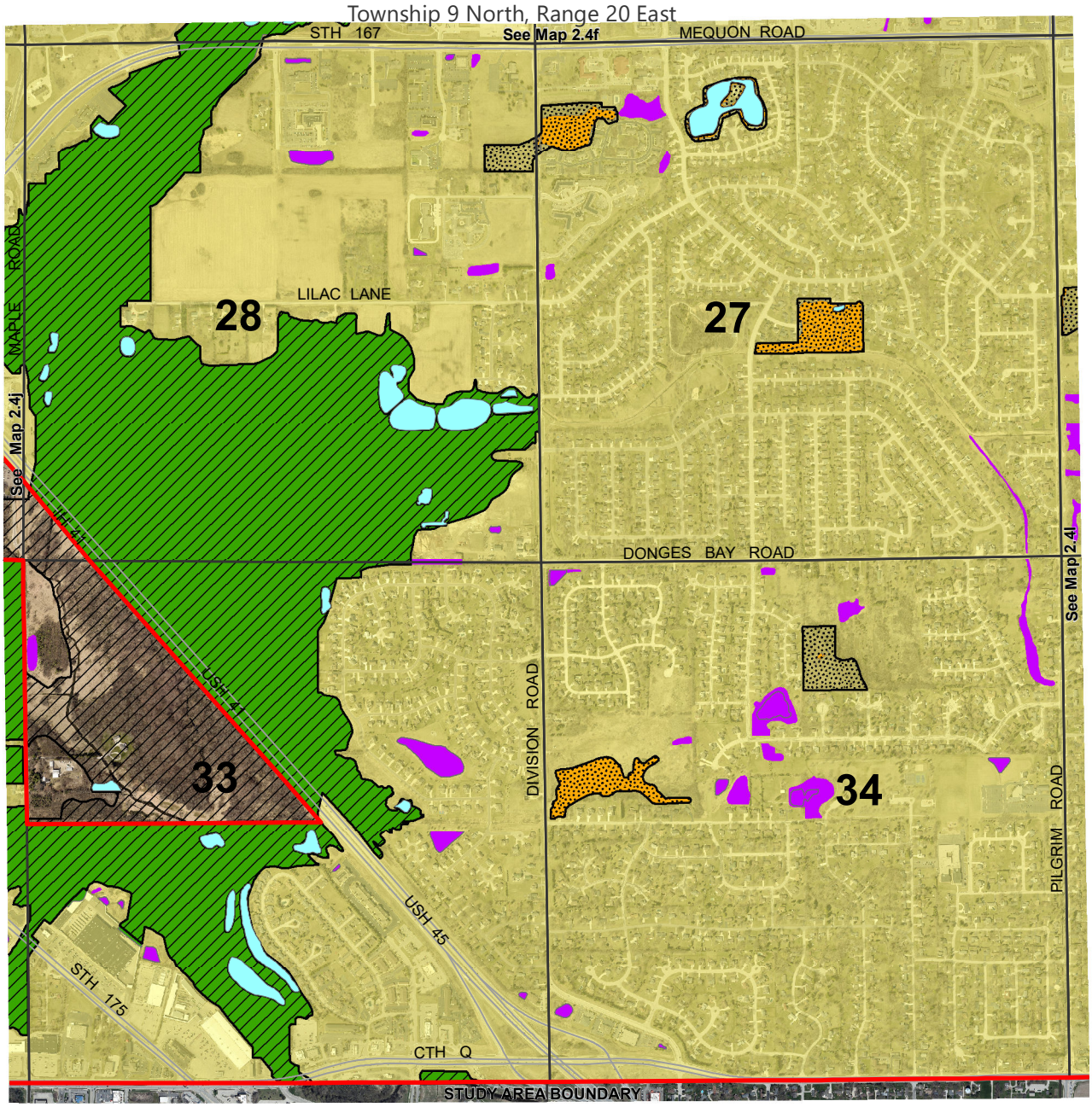
0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

PRELIMINARY DRAFT

Map 2.4k
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 27, 28, 33, and 34
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

PLANNED SANITARY SEWER SERVICE AREA

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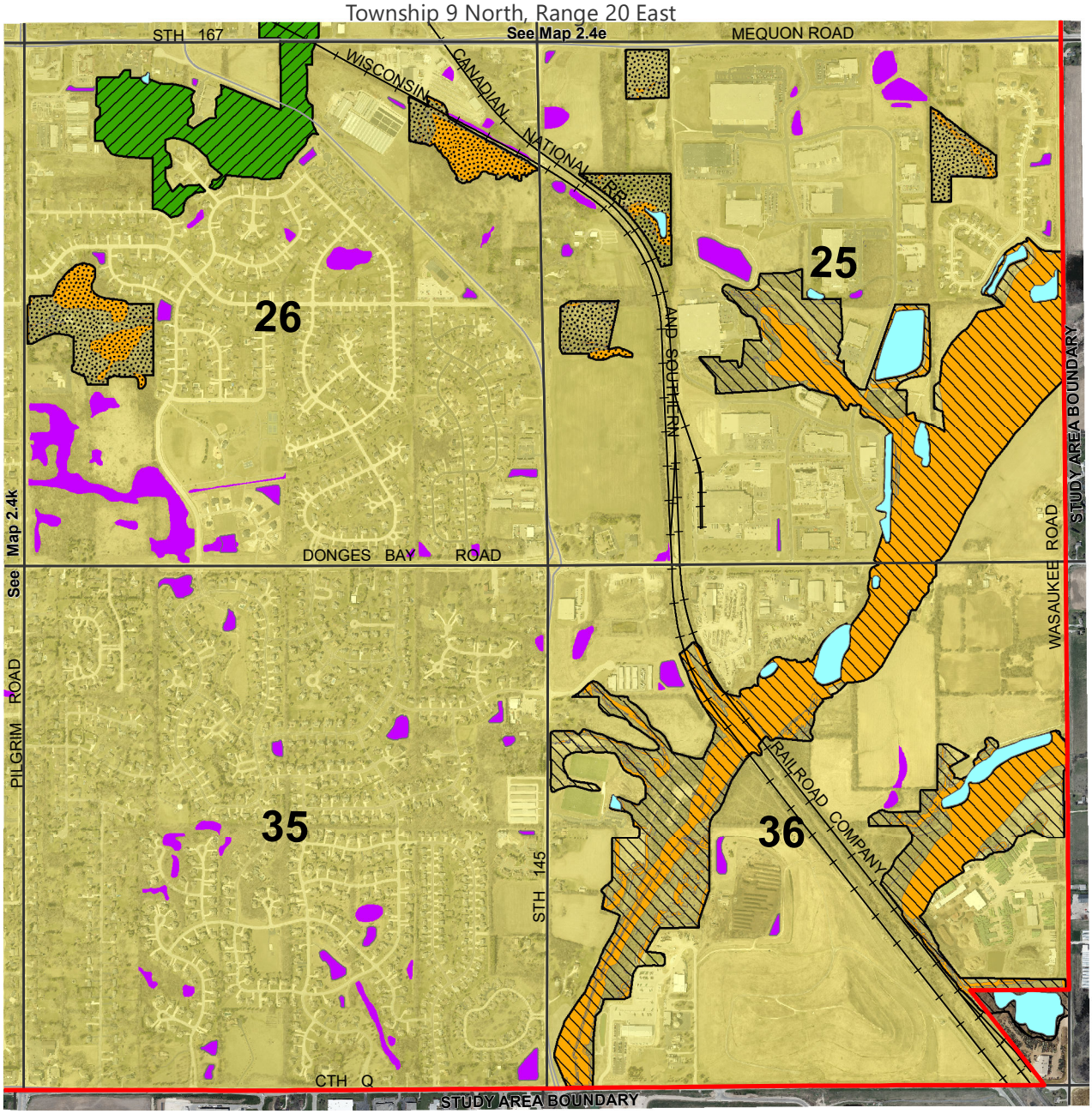
N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

Map 2.4l
Environmentally Significant Lands and Planned Sanitary Sewer Service Area for the Village of Germantown and the Village of Richfield

U.S. Public Land Survey Sections 25, 26, 35, and 36
Township 9 North, Range 20 East



Date of Photography: April/May 2022

PRIMARY ENVIRONMENTAL CORRIDOR

SECONDARY ENVIRONMENTAL CORRIDOR

ISOLATED NATURAL RESOURCE AREA

WETLANDS AND SURFACE WATER AREAS LESS THAN 5 ACRES IN SIZE OUTSIDE ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

SANITARY SEWER SERVICE AREA BOUNDARY

SURFACE WATER WITHIN ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

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N

0 450 900 1,800 Feet

Source: Southeastern Wisconsin Regional Planning Commission

APPENDICES

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix A

SUMMARY OF PROCEDURES USED TO IDENTIFY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

One of the most important tasks completed by the Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) under the regional planning program for Southeastern Wisconsin is delineating environmental corridors. Environmental corridors are linear areas in the landscape containing concentrations of natural resource and resource-related amenities. These corridors generally lie along the major stream valleys, around major lakes, and in the Kettle Moraine area of Southeastern Wisconsin. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodplains and riparian buffers are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within the environmental corridors. Such corridors are, in effect, a composite of the most important individual elements of the natural resource base in Southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value.

The process of delineating environmental corridors began with the mapping of individual natural resource and resource-related elements on aerial photographs at a scale of one-inch equals 400 feet. The various natural resource and resource-related elements were assigned a numeric rating intended to reflect the value of their natural characteristics. The types of natural resource and resource-related features that were mapped and the point values assigned are indicated in Table A.1.

Areas having a total point value of 10 or more based upon this mapping were identified as having "significant" natural resource value. These areas were, in turn, classified as primary environmental corridors, secondary environmental corridors, or isolated natural resource areas based upon the following criteria:

- Primary environmental corridors encompass at least 400 acres and have a minimum length of at least two miles and a minimum width of at least 200 feet

- Secondary environmental corridors encompass at least 100 acres and have a minimum length of at least one mile

- Isolated natural resource areas encompass at least five acres and have a minimum width of at least 200 feet

The resulting definitions are held out as subject to field verification where appropriate. The Commission staff is frequently called upon by County and local units of government to verify and stake in the field the boundaries of these environmentally significant lands.

Additional documentation regarding the environmental corridor delineation process is presented in an article titled "Refining the Delineation of Environmental Corridors in Southeastern Wisconsin" published in SEWRPC *Technical Record*, Volume Four, Number Two, dated 1981, which may be viewed on the Commission website (www.sewrpc.org/Info-and-Data/Environmental-Corridors) located within the Resources tab under Related Links.

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix A

SUMMARY OF PROCEDURES USED TO IDENTIFY ENVIRONMENTAL CORRIDORS AND ISOLATED NATURAL RESOURCE AREAS

TABLES

Table A.1
Values Assigned to Natural Resource Base and Resource Base-Related Elements in the Process of Delineating Environmental Corridors and Isolated Natural Resource Areas

Natural Resource Base Element	
Element	**Point Value**
Lake	
Major (50 acres or more)	20
Minor (5-49 acres)	20
Rivers or Streams (perennial)	10
Riparian Buffer	
Lake or Perennial River or Stream	10
Intermittent Stream	5
Floodplain (100-year recurrence interval)	3
Wetland	10
Woodland	10
Wildlife Habitat	
Class I	10
Class II	7
Class III	5
Steep Slope	
20 Percent or More	7
12-19 Percent	5
Prairie	10

Natural Resource Base-Related Element	
Element	**Point Value**
Existing Park or Open Space Site	
Rural Open Space Site	5
Other Park and Open Space Site	2
Potential Park Site	
High-Value	3
Medium-Value	2
Low-Value	1
Historic Site	
Structure	1
Other Cultural	1
Archaeological	2
Scenic Viewpoint	5
Natural Area	
State Scientific Area	15
Statewide or Greater Significance	15
County or Regional Significance	10
Local Significance	5

Source: SEWRPC

#271567
300-3000
RLR/mid
05/15/25; 01/11/2024

Community Assistance Planning Report No. 70 (2nd Edition)

SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix B

REGIONAL HOUSING PLAN: JOB/HOUSING BALANCE ANALYSIS

On March 13, 2013, the Southeastern Wisconsin Regional Planning Commission (Commission or SEWRPC) adopted a regional housing plan for the seven-county Southeastern Wisconsin Region. That plan is documented in SEWRPC Planning Report No. 54, *A Regional Housing Plan for Southeastern Wisconsin*, dated March 2013. The plan addresses a range of housing issues and concerns, including the balance between jobs and housing throughout the Region. The plan includes a generalized analysis of the "job/housing balance" for subareas of the Region. The regional housing plan recommends that the findings of the job-housing analysis be provided to communities seeking to amend their sanitary sewer service areas, with the intent to inform communities of any job/housing imbalance, and to encourage them to consider addressing the imbalance when they review and update their community comprehensive plan and zoning ordinance. Accordingly, the findings of that analysis are summarized in this appendix.

The job/housing analysis conducted under the regional housing study examined the relationship between jobs and housing that would exist in areas planned by local governments to be served by a public sanitary sewer system, assuming implementation of adopted long-range comprehensive plans for those areas. For each sewered community, the analysis compared the projected relative shares of lower-cost, moderate-

cost, and higher-cost housing[1] with the projected relative shares of lower-wage, moderate-wage, and higher-wage jobs,[2] respectively. Job/housing imbalances identified under this analysis are indicated on Map B.1. A "lower-cost" job/housing imbalance indicates a community projected to have a higher percentage of lower-wage jobs than lower-cost housing. A "moderate-cost" job/housing imbalance indicates a community projected to have a higher percentage of moderate-wage jobs than moderate-cost housing.

Map B.1 shows the Village of Germantown is projected to have a moderate-cost job/housing imbalance. The regional housing plan would encourage the Village to consider conducting a more detailed job/housing analysis specific to their community, with the community-level analysis considering community-specific wage data and housing price data. The community-specific analysis could also consider the effect of multiple workers in a household, which was not incorporated in the regional-level analysis.

The regional housing plan further recommends that communities that are demonstrated to have a job/housing imbalance following a community-specific analysis consider making changes to their comprehensive plan and zoning ordinance, as appropriate, in order to enable the provision of housing suitable for the people holding jobs in their community. Actions to address a moderate-cost job/housing imbalance could include modifying the comprehensive plan to permit some single-family residences on smaller lots (1/4 acre or less) and of modest square footage (1,200 square feet or less). Actions to address a lower-cost job/housing imbalance could include modifying the comprehensive plan to permit some modest multi-family housing (density of about 10 housing units per acre and 800 to 850 square feet per two-bedroom apartment).

Additional information about the housing plan and the job/housing balance analysis is available on the Commission website (www.sewrpc.org/Regional-Planning/Housing) or by contacting the Commission staff.

---

[1] *For purposes of the analysis, lower-cost housing generally includes multi-family dwellings and single- and two-family dwellings at densities of 6,000 square feet or less per dwelling unit; moderate-cost housing includes single- and two-family dwellings at densities of one dwelling per 6,000 to 20,000 square feet for homes constructed prior to 2000 and at densities of one dwelling per 6,000 to 10,000 square feet for housing constructed after 2000; and higher-cost housing includes the balance of the housing stock.*

[2] *For purposes of the analysis, lower-wage jobs include those with an average annual wage that is 80 percent or less than the average annual wage for all jobs in the county; moderate-wage jobs include those with an average annual wage between 80 percent and 135 percent of average annual wage for all jobs in the county; and higher-wage jobs include those with an average annual wage that is 135 percent or more of the annual average wage for all jobs in the county.*

Community Assistance Planning Report No. 70 (2nd Edition)

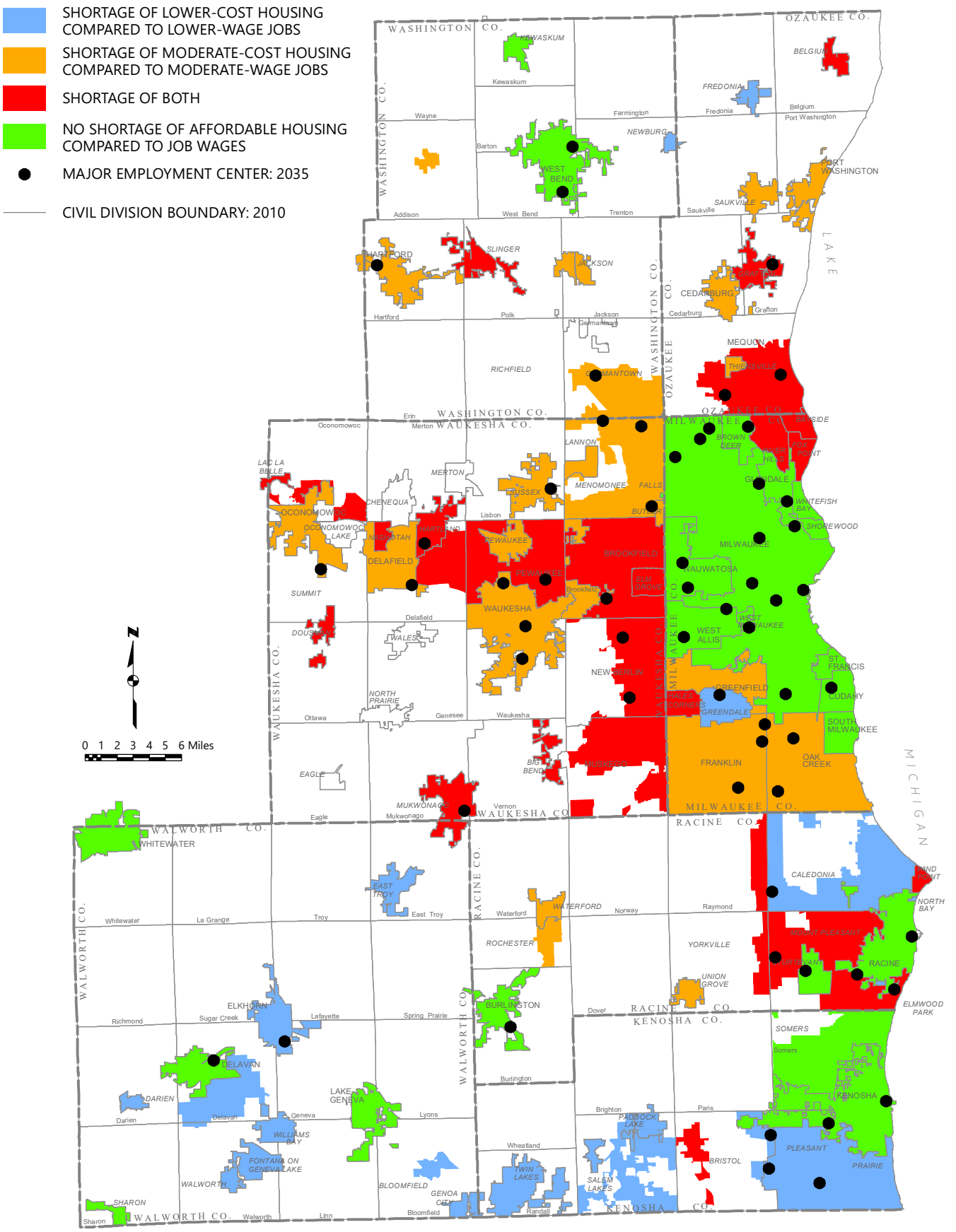
SANITARY SEWER SERVICE AREA FOR THE VILLAGE OF GERMANTOWN
AND ENVIRONS, WASHINGTON COUNTY, WISCONSIN

Appendix B

REGIONAL HOUSING PLAN:
JOB/HOUSING BALANCE ANALYSIS

MAPS

Map B.1
Projected Job/Housing Imbalances in Sewered Communities in the Southeastern Wisconsin Region: 2035



STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. _____-2025

AN ORDINANCE TO AMEND SECTION 1.379 OF THE GERMANTOWN MUNICIPAL CODE RELATED TO THE ECONOMIC DEVELOPMENT COMMISSION

WHEREAS, the Village Board previously adopted section 1.379 of the Germantown Municipal Code which created the Economic Development Commission; and

WHEREAS, the Village Board desires to amend that section to provide additional clarity with respect to the Commission's role and responsibility and also clean-up and modernize some of the language within that section;

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

Section 1.379 of the Germantown Municipal Code is amended to read as follows (NOTE: added text is double underlined; Deleted text is ~~struck-through~~):

1.379 - ECONOMIC DEVELOPMENT COMMISSION.

(1) **CREATION AND PURPOSE.** There is hereby created an Economic Development Commission of the Village of Germantown, the purpose of which shall be to stimulate and encourage economic development in the Village.

(2) **MEMBERSHIP.** The Economic Development Commission shall consist of 7 voting members, who must be Germantown residents, business owners or community leaders. Members shall be appointed by the Village President~~,~~ and confirmed by a majority vote of the Village Board. The Village President shall appoint the Chairman.

(3) **TERM OF OFFICE.**

(a) Two of the appointed Commissioners shall be members of the Village Board and shall serve during their term of office as Village Board members.

(b) The first appointments of the 5 non-Board members shall be 2 for terms expiring on April 30, 2008, 2 for terms expiring on April 30, 2009, and one for a term expiring April 30, 2010.

(c) Thereafter, appointments shall be made ~~as of the annual organizational meeting~~at the Village Board's second regular meeting in April, and the terms of non-Board members shall be 3 years and until their successors are appointed and qualify.

(d) Members shall be reimbursed for their actual and necessary expenses, including local travel expenses incurred in the discharge of their duties, but shall receive no other compensation.

(4) **MEETINGS.** The Commission shall conduct its meetings at scheduled times and places as shall be determined by the call of the Chairman. Except in the case of an emergency, written~~Written~~ notice of all meetings and agendas shall be delivered to each Commission member at least 48 hours in advance of said meeting. Minutes and recommendations of the Commission shall be submitted to the Village Board.

(5) **POWERS AND DUTIES.** The Economic Development Commission shall have the following powers and duties:

(a) Formulate, manage and administer the Village's economic development program, carrying out short-range and long-range elements of the program.

(b) Recommend an annual budget for its activities and programs.

(c) As called upon, serve in an advisory role to the Plan~~ning~~ Commission and Village Board on matters relevant to economic development in the Village.

(d) Engage in policy deliberations relative to economic development activities, such as business park development and marketing, and make policy recommendations to the Village Board and also to the Plan Commission when requested or where appropriate.

(e) Such other duties as may be assigned elsewhere in this Code, or by the Plan Commission and Village Board.

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:

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

Approved as to form:

_____
Brian C. Sajdak, Village Attorney

Published:

Path:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 21, 2025

PLACEMENT: Action Item

ITEM TITLE: Ethics Code Form Requirements and Standard Operating Procedures (DISCUSSION and ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Village-Board-Agenda-Item-Request-Form- Ethics - 6.10.2025- JM

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

VILLAGE BOARD

AGENDA ITEM REQUEST FORM

I, Trustee Jan Miller_____ **hereby request that the following items(s)**

be placed on the next agenda of the Village Board for consideration and action:

ITEM REQUESTED:

June 16. 2025 - Discussion & Action - Ethics Code Form Update - Since we have a new Village President, I believe that if Elected Officials and Staff have not signed an Ethics Code Form in 2 years that they should be required to do so.
SOP - Village Clerk needs to have an individual review and sign Ethics Code every two years.

DISCUSSION/REASON:

The reason behind this is to assist the Village Clerk to have all Ethics Code Forms stored in one safe secured place. Also, to reemphasize the importance of Ethics for the Village of Germantown in all our respective roles - Village Staff and Elected Officials.

Dated the 10___ **day of** June_____**, 20**25__

_____ _____

Signature of Trustee 1 **Signature of Trustee 2**

Received: _____

By: _____

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 21, 2025

PLACEMENT: Action Item

ITEM TITLE: Vacant Land Purchase and Sale Agreement with the Village of Richfield and the Freistadt Corporation (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

The attached vacant land purchase and sale agreement with the Village of Richfield and the Freistadt Corporation is for 7.7 acres of land to be used for right of way (ROW) to construct sewer and water lines from Freistadt Road north to the Village of Richfield industrial park. The Village of Germantown may choose to construct a road in this ROW in the future.

Acquisition of this ROW is a part of the our IGA with the Village of Richfield to provide sewer and water service to their industrial park. The cost to purchase this ROW is $280,500, and under the IGA, we are responsible for 1/2 or $140,250 of the purchase price. The cost of this acquisition can be paid out of TID 7 funds.

ATTACHMENT:

1. Freistadt Purchase Agreement in Lieu of Condemnation - 250721 Signed

STAFF RECOMMENDATION:

Approve the Vacant Land Purchase and Sale Agreement at a cost to the Village of $140,250.

ACTION BY COMMITTEE:

VACANT LAND PURCHASE AND SALE AGREEMENT

This Vacant Land Purchase and Sale Agreement entered into as of the ___ day of June 2025 by and between the VILLAGE OF RICHFIELD ("Buyer") and FREISTADT CORPORATION, an Illinois Corporation ("Seller").

RECITALS

A. The Village of Richfield and the Village of Germantown entered into an Intergovernmental Agreement to expand water and sewer utilities and the installation of a public roadway. Pursuant to such agreement, Buyer initiated eminent domain proceedings for the purpose of acquiring a parcel of land from Seller, which land is required by the Buyer to construct a public road over and upon and install utilities beneath the surface of the Property.

B. Buyer and Seller have entered into an agreement relating to the acquisition.

C. Buyer and Seller, pursuant to this Agreement, intend to set forth the terms and conditions upon which Seller will sell the Property to Buyer and Buyer will purchase the Property from Seller.

NOW THEREFORE, in consideration of the mutual promises contained herein, it is agreed by and between Buyer and Seller as follows:

1. The Property. Buyer shall purchase from Seller the fee title interest in a parcel of property containing approximately 7.702 acres of vacant land (the "Property") through and across seller's larger parcels of land, all as more particularly described in the Appraisal dated May 17, 2024, prepared by Appraisal Specialists of Wisconsin (herein the "Appraisal"). The legal description of the Property is set forth on Exhibit A attached hereto and made a part hereof. In addition to the foregoing, Buyer shall obtain an ALTA/NSPS survey of the Property and shall set stakes, set pipes or otherwise physically mark the boundaries of the Property.

2. Conveyance of Title. Upon payment of the purchase price, Seller shall convey Property by Special Warranty Deed to the Village of Germantown, free and clear of all liens and encumbrances except municipal zoning ordinances and agreements entered into under them, recorded easements for the distribution of utility and municipal services, recording building use restrictions, covenants and other matters and restrictions of record except any general property tax levied against the Property for the calendar year of 2025 which obligation shall be paid and satisfied by Buyer as provided herein.

$290,500.00 HR

3. Purchase Price. Buyer shall pay to Seller, on or before August 10, 2025, the sum of Two Hundred Eighty Thousand Five Hundred Dollars (~~$280,000.00~~) dollars as and for compensation of the Property being purchased and acquired by the Buyer under the terms of this Agreement.

4. Acceptance. Seller may, on or before 5:00 p.m. on July 15, 2025, accept the this Offer to Purchase by delivering, in person or by mail, or by emailing a signed copy of this Agreement to Buyer in care of Village of Richfield's Attorney H. Stanley Riffle, sriffle@ammr.net.

Following receipt of a signed Agreement as provided herein, the Buyer shall have until July 25, 2025 within which to accept the Offer. Acceptance shall be by delivery of an executed copy of the Offer to Purchase by delivering, in person or by mail, or by emailing an accepted Offer to Purchase to Seller.

5. AS IS, WHERE IS SALE. Buyer and Seller agree that, except only for the warranties of title set forth in Section 2 above, at closing Buyer shall acquire the Property in its "AS IS, WHERE IS" condition.

6. Title Evidence. Buyer shall be responsible for purchasing an owner's policy of title insurance in the amount of the purchase price.

7. Real Estate Taxes. The real estate taxes for 2025 shall be prorated based upon the number of acres purchased by Buyer.

8. Additional Agreements. Buyer and Seller acknowledge and agree as follows:

a. No Special Assessments. At no time shall Seller or any successor of Seller be liable for any special assessments or connection fees from the Village of Germantown or Buyer for and cost or expense related to the construction of any public improvement or connection thereto within the Property.

b. Farming. Seller or Seller's tenant shall have the right, but not the obligation, to plant crops on the Property until such time as Buyer commences construction of the improvements on the Property. Buyer will provide Seller with not less than sixty (60) days' prior written notice of the commencement of any work associated with construction, including but not limited to vegetation clearing and grubbing. Buyer will maintain the non-farmable area on the Property as such area is determined by Seller in Seller's sole discretion. Buyer shall pay the farmer damages for damages to planted crops caused by the construction of public improvements within the Property.

c. Maintenance. The Village of Germantown will be responsible for maintenance and repair of the Property and all public improvements included roads, curb, gutter and utilities constructed within the Property from and after the date of the conveyance of the Special Warranty Deed. Neither Seller nor any subsequent owner of Seller's remaining property

d. Access Easement. Seller shall have the continued right of access over and across and use of the Property until such time as Buyer completes the road improvements within the Property and the Property becomes a public roadway providing access to the properties adjacent to such completed roadway. Seller and the Village of Germantown will enter into an access easement agreement in form substantially similar to Exhibit B attached hereto which agreement shall be recorded in the office of the Register of Deeds for Washington County, Wisconsin at closing.

e. Topsoil Placement. The topsoil stripped from the Property for the utility ROW shall be relocated to an area upon the remaining parcel designated by Seller, as reasonably agreed upon by Buyer, at Buyer's expense.

f. Drainage and Wetlands. The construction of utilities and road improvements will be conducted consistent with best management practices for erosion control and to eliminate any possibility for the expansion of wetlands.

9. Time if of Essence. Time is of the essence as to delivery and acceptance of the Offer to Purchase and date of closing.

10. Counterpart and Electronic Signatures. This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all such counterparts shall together constitute one and the same Agreement. Any counterparts of this Agreement may be executed and delivered by either party by e-mail transmission in portable document format ("pdf") and any Agreement so executed and delivered shall be considered an original for all purposes.

11. Entire Contract. This Offer, including any amendments to it, contains the entire agreement of Buyer and Seller regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds and inures to the benefit of the Parties to this Offer and their successors in interest.

[The remainder of this page is blank. Signature page follows.]

IN WITNESS WHEREOF, the Parties have executed and delivered this Purchase Agreement as of the date first written above.

BUYER:

Village of Richfield

ATTEST:

By: _____
Name: John Jeffords
Title: Village President

_____
Madeline Moltzan
Deputy Clerk

Date: _____, 2025

SELLER:

FREISTADT CORPORATION

By: Ruth Noonan
Name: RUTH NOONAN
Title: PRES.

Date: 7/15/25, 2025

Janessa Carmen

OFFICIAL SEAL
JANESSA CARMEN RODRIGUEZ
Notary Public, State of Illinois
Commission No. 1001624
My Commission Expires
December 20, 2025

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Commencing at the Southeast corner of the Southeast Quarter of Sections 18, Town 9 North, Range 20 East: Thence along the South line of said Southeast Quarter N88° 39' 25" West 1375.83 feet to a point 50.00 feet west of the West Line of the Southeast Quarter of the Southeast Quarter; Thence N00° 08' 15" East parallel and 50.00 feet distant to the said West line 33.01 feet to the North line of Freistadt Road and the Point of Beginning of 100 foot wide Right-of-Way herein described; Thence continuing on said North line N86° 39' 25" West 50.01 feet; Thence N00° 08' 15" East 1814.29 feet; Thence N81° 49' 29" West 567.53 feet to the West property line of Grantor's property; Thence N00° 09'46" East along said West property line 100.99 feet; Thence S81° 49' 29" East 668.48 feet to the East property line of Grantor's property and the West line of the Southeast corner of the Southeast Quarter; Thence S00° 08' 16" West along said West quarter line 1903.26 feet, to the North line of Freistadt Road; Thence N88 39' 25" West 50.01 feet along said North line to the point of Beginning. Containing 247,678square feet (5.686 acres) of land more or less.

EXHIBIT B

ACCESS EASEMENT

[See following seven pages]

ACCESS EASEMENT AGREEMENT

This Access Easement Agreement, is made effective as of the _____, 2025, by and among the VILLAGE OF RICHFIELD ("Richfield"), VILLAGE OF GERMANTOWN ("Germantown") FREISTADT CORPORATION, an Illinois Corporation ("Freistadt"). (Richfield, Germantown and Freistadt may sometimes be referred to as a "Party," and collectively as the "Parties.")

Return address:
H. Stanley Riffle
730 N. Grand Ave.
Waukesha, WI 53066

GTNV 184989 and GTNV 184992
Tax Parcel No's

RECITALS

A. Germantown has purchased from Freistadt and now owns that certain parcel of land located within the Village of Germantown more particularly described on **Exhibit A** attached hereto (the "ROW Property").

B. Freistadt owns those certain parcels of land through and over which the ROW Property traverses and are more particularly described on **Exhibit B** attached hereto ("Freistadt Properties").

C. Germantown is the municipality within which the ROW Property and the Freistadt Properties are located and has governmental jurisdiction over said properties.

D. Germantown desires to grant easements over and across the ROW Property, for pedestrian, bicycle, motor vehicle, farm equipment access to and from West Freistadt Road and adjacent properties, and for agricultural and recreational use of the ROW Property.

AGREEMENTS

NOW, THEREFORE, in consideration of the recitals set forth above, Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Grant of Easements. Germantown hereby grants and conveys to Freistadt, a limited non-exclusive easement in, on, over and across all portions of the ROW Property (the "Easement Parcel"), for pedestrian, vehicle, farm implement and other reasonable access, ingress and egress across the Easement Parcel..

2. Use of Easement Parcel. Freistadt and its tenants, employees, guests and invitees shall have the right to use the entire Easement Parcel for any legal use permitted under the current zoning code governing the Freistadt Properties; provided, however, Freistadt shall not construct nor allow to be constructed any improvements on, over or within the ROW Property.

3. Duration. The term of this Easement and the rights granted and conveyed herein shall continue until such time as the public improvements contemplated to be constructed on and within the ROW Property have been completed and the public road contemplated to be constructed thereon has been completed and is open for use by the general public.

4. Access to Public Road. Upon completion of the completed public road, Germantown shall allow reasonable access to Seller's adjacent lands for ingress and egress.

5. General Terms.

a. Counterparts; Recording. This Agreement may be executed in several counterparts, each of which shall be deemed an original, but all such counterparts shall together constitute one and the same Agreement. A fully executed counterpart of this Easement Agreement shall be recorded in the office of the Register of Deeds for Washington County, Wisconsin.

b. Binding Effect. All covenants, terms, and conditions in this Agreement, including the benefits and burdens, are irrevocable, perpetual and appurtenant to and running with the land and shall be binding upon, inure to the benefit of, and be enforceable by each of the Parties and their respective heirs, legal representatives, successors, grantees and assigns, and all parties claiming by, through or under them, including, but not limited to, all present and future owners of the ROW Property and/or Freistadt Properties.

c. Waiver. No waiver of breach of any of the covenants or agreements contained herein shall be construed as or constitute a waiver of any such breach or a waiver of any further or succeeding breach of the same or any other covenant or agreement herein.

d. No Termination For Breach. No breach hereunder shall entitle any owner of the City Property to cancel, rescind, or otherwise terminate the easements granted hereby. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon any parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any owner of such parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.

e. Amendment. This Agreement can only be amended by the written agreement of the Richfield, Germantown and the owner(s) of the Freistadt Properties.

f. Governing Law; Jurisdiction. This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Wisconsin without regard to its choice of law rules.

g. Interpretation. Should any provision of this Easement Agreement require or otherwise come under judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply the presumption that the terms thereof shall be construed against any party by reason of the rules of construction that a document is to be strictly construed against the party who prepared the document or caused the document to be prepared; it is expressly understood and agreed that all parties have participated in the preparation of this document.

h. Notices. All notices given under this Agreement shall be delivered in

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

GERMANTOWN

Village of Germantown

ATTEST:

By: _____
Name: _____
Title: Village President

_____

Date: _____; 2025

STATE OF WISCONSIN)
) ss.
WASHINGTON COUNTY)

Personally came before me this _____ day of _____ 2025, the above named _____ and _____, to me known to be the Village President and Clerk of the Village of Germantown who executed the foregoing instrument on its behalf and by due authority and who acknowledged the same.

_____

Notary Public, State of Wisconsin
My commission: _____

FREISTADT CORPORATION:

By: Ruth Noonan
Name: RUTH NOONAN
Title: PRES.

Date: 7/15/25, 2025

STATE OF ~~WISCONSIN~~ Illinois)
) ss.
~~WASHINGTON~~ Lake COUNTY)

Personally came before me this 15 day of July 2025, the above named Ruth Noonan and _____, to me known to be the Pres. of Freistadt Corporation, who executed the foregoing instrument on its behalf and by due authority and who acknowledged the same.

Janessa Carmen

Notary Public, State of ~~Wisconsin~~ Illinois
My commission: 1001624

OFFICIAL SEAL
JANESSA CARMEN RODRIGUEZ
Notary Public, State of Illinois
Commission No. 1001624
My Commission Expires
December 20, 2025

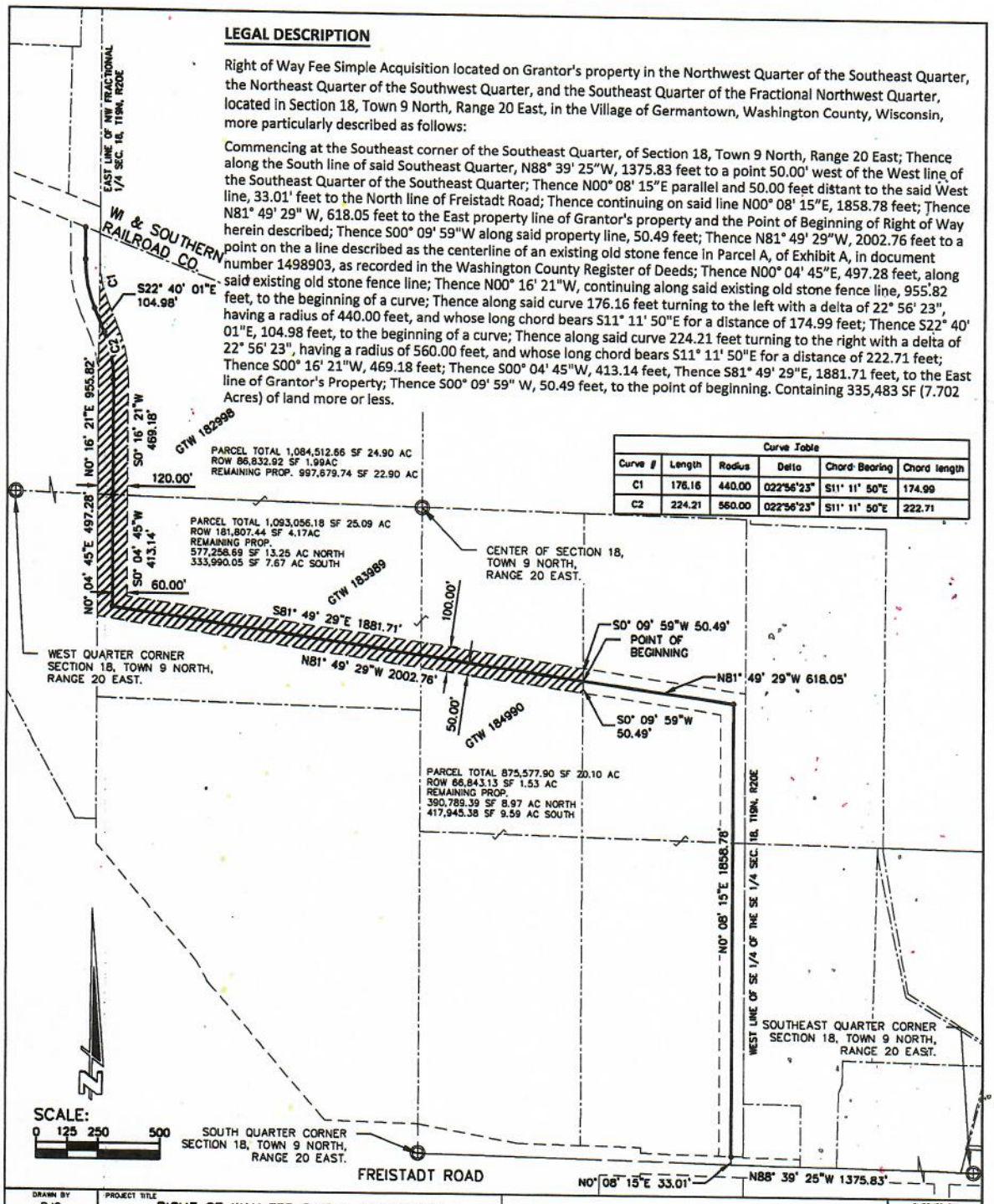
EXHIBIT A
LEGAL DESCRIPTION

ROW PROPERTY

LEGAL DESCRIPTION

Right of Way Fee Simple Acquisition located on Grantor's property in the Northwest Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Fractional Northwest Quarter, located in Section 18, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter, of Section 18, Town 9 North, Range 20 East; Thence along the South line of said Southeast Quarter, N88° 39' 25"W, 1375.83 feet to a point 50.00' west of the West line of the Southeast Quarter of the Southeast Quarter; Thence N00° 08' 15"E parallel and 50.00 feet distant to the said West line, 33.01' feet to the North line of Freistadt Road; Thence continuing on said line N00° 08' 15"E, 1858.78 feet; Thence N81° 49' 29" W, 618.05 feet to the East property line of Grantor's property and the Point of Beginning of Right of Way herein described; Thence S00° 09' 59"W along said property line, 50.49 feet; Thence N81° 49' 29"W, 2002.76 feet to a point on the a line described as the centerline of an existing old stone fence in Parcel A, of Exhibit A, in document number 1498903, as recorded in the Washington County Register of Deeds; Thence N00° 04' 45"E, 497.28 feet, along said existing old stone fence line; Thence N00° 16' 21"W, continuing along said existing old stone fence line, 955.82 feet, to the beginning of a curve; Thence along said curve 176.16 feet turning to the left with a delta of 22° 56' 23", having a radius of 440.00 feet, and whose long chord bears S11° 11' 50"E for a distance of 174.99 feet; Thence S22° 40' 01"E, 104.98 feet, to the beginning of a curve; Thence along said curve 224.21 feet turning to the right with a delta of 22° 56' 23", having a radius of 560.00 feet, and whose long chord bears S11° 11' 50"E for a distance of 222.71 feet; Thence S00° 16' 21"W, 469.18 feet; Thence S00° 04' 45"W, 413.14 feet, Thence S81° 49' 29"E, 1881.71 feet, to the East line of Grantor's Property; Thence S00° 09' 59" W, 50.49 feet, to the point of beginning. Containing 335,483 SF (7.702 Acres) of land more or less.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord length
C1	176.16	440.00	022°56'23"	S11° 11' 50"E	174.99
C2	224.21	560.00	022°56'23"	S11° 11' 50"E	222.71

DRAWN BY BJG	PROJECT TITLE RIGHT OF WAY FEE SIMPLE ACQUISITION PARCEL GTW 182998, 183989 AND 184990 VILLAGE OF RICHFIELD GERMANTOWN, WI EXHIBIT "A"	Cedar CORPORATION engineers • architects • planners • environmental specialists land surveyors • landscape architects • interior designers	CHECKED BY MJR
DATE MAY 2024		W61 N497 Washington Avenue Cedarburg, Wisconsin 53012 262-204-2360 800-472-7372 FAX 262-375-2688 www.cedarcorp.com	JOB NO.: R5771-0016
REFERENCE FILE PARCEL.DWG			FIGURE 1
DRAWING FILE RW.dwg			

EXHIBIT B
LEGAL DESCRIPTION

FREISTADT PROPERTIES

Parcel 1:
That part of the Southeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, lying Southerly of the Southerly right of way line of the Chicago, Milwaukee and St. Paul Railway Company.
Tax Key No. GTNV 182998

Parcel 2:
The North 25 acres of the East 1/2 of the Southwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.
Tax Key No. GTNV 183989

Parcel 3:
That part of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 18, Township 9 North of Range 20 East, Village of Germantown, Washington County, Wisconsin, EXCEPTING THEREFROM that portion thereof heretofore conveyed to Washington County, Wisconsin as described by deed recorded in the Washington County Registry in Volume 180 of Deeds on Page 555, as Document No. 210559 and EXCEPTING THEREFROM that portion thereof heretofore conveyed to the State of Wisconsin, Department of Transportation, Division of Highways as described by deed recorded in the Washington County Registry in Volume 462 of Records on Page 78, as Document No. 306073 .
Tax Key No. GTNV 184990 (Affects part of the land)

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: July 21, 2025

PLACEMENT: Action Item

ITEM TITLE: Administrator Setting 2025 Performance Goals. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility and then may reconvene into open session to take such action as it deems appropriate.

SUBMITTED BY:

SUMMARY EXPLANATION:

The Village Board may enter closed session pursuant to Wis. Stat. § 19.85(1)(c) for the purpose of considering employment, promotion, compensation or performance evaluation data of any public employee over which the Board has jurisdiction or exercises responsibility. Establishing goals for a public employee is a critical component of performance reviews, and this section authorizes the Board to enter into closed session for that purpose.

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY COMMITTEE: