

MEETING: REGULAR MEETING OF THE UTILITY ADVISORY COMMITTEE

DATE & TIME: Wednesday, July 30, 2025 at 5:00 PM

**LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road**

NOTICE: 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.

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. **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.*
- IV. **MEETING MINUTES:**
 - A. January 27, 2025 (ACTION)
- V. **UNFINISHED BUSINESS:**
- VI. **NEW BUSINESS:**
 - A. Presentation by Ruekert and Mielke regarding the Old Farm and Main Street Lift Station Study (PRESENTATION)
 - B. Consideration of the Ruekert and Mielke Old Farm and Main Street Lift Station Study. (ACTION)
 - C. Presentation by Foth Infrastructure Services on the Water Supply and Storage Analysis (PRESENTATION)
 - D. Potential Kuhn's Pleasant View Utility and Road Project (DISCUSSION)
- VII. **ADJOURNMENT:**

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, please contact the Village Clerk at (262)250-4745 at least 2 days prior to the meeting.

Notice is hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may constitute a meeting of these bodies per State ex rel. Badke v Greendale Village Board, even though these bodies will not take formal action at this meeting.

MEETING:	REGULAR MEETING OF THE UTILITY ADVISORY COMMITTEE
DATE AND TIME:	Monday, January 27, 2025 5:00 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.*

Chairperson Trustee Warren called the Utility Advisory Committee meeting to order at 5:01 PM.

- II. **ROLL CALL:**

Present: Chairperson Trustee Robert Warren, Committee Member Steve Wesolowski, Committee Member Scott Hefle, Committee Member Peter Nilles
Also Present: Public Works Director Matthew Mortwedt, Finance Director Matthew Uselding, Deputy Clerk Maddy Laufenberg

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

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding New Business Item A (Inadvertent application of summer sewer service credit to 4th quarter 2024 sewer bills).

- IV. **APPROVAL OF MINUTES:**

A. November 18, 2024

Motion: Approve as presented
Motioned By: Member Hefe
Seconded By: Member Wesolowski

Yes: Chairperson Trustee Warren, Committee Member Wesolowski, Committee Member Hefle, Committee Member Nilles
No: None

Abstain: None

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

V. NEW BUSINESS:

A. Review of Sanitary Sewer Service Area Options

Public Works Director Mortwedt gave an overview of the ongoing discussion regarding this item and provided three sanitary sewer service area amendments.

Motion: Recommend Option 2 to Public Works Committee

Motioned By: Member Hefle

Seconded By: Member Wesolowski

Yes: Chairperson Trustee Warren, Committee Member Wesolowski, Committee Member Hefle, Committee Member Nilles

No: None

Abstain: None

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

B. Inadvertent application of summer sewer service credit to 4th quarter 2024 sewer bills

Finance Director Uselding gave an overview of this item and asked for a recommendation from the Committee.

Committee members discussed sending a standalone bill and explanation letter to affected residents now versus adding the amount to the 2025 Q1 bill.

Motion: Send a separate bill to affected customers now with an attached explanation letter and Facebook post and/or website post

Motioned By: Member Wesolowski

Seconded By: Member Hefle

Yes: Chairperson Trustee Warren, Committee Member Wesolowski, Committee Member Hefle, Committee Member Nilles

No: None

Abstain: None

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

VI. ADJOURNMENT:

Chairperson Trustee Warren adjourned the Utility Advisory Committee meeting at 5:46 PM.

BUSINESS OF THE UTILITY ADVISORY COMMITTEE

MEETING DATE: July 30, 2025

PLACEMENT: Presentation

ITEM TITLE: Presentation by Ruckert and Mielke regarding the Old Farm and Main Street Lift Station Study (PRESENTATION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Following the Facilities Plan (presented to the UAC on 8/15/24), which projected future flows in the planning area, it was determined that additional capacity would be necessary at a future date for both the Old Farm Lift and the Main Street Lift. On November 18, 2024 the Village Board recommended Ruckert & Mielke do an additional study of the Old Farm and Main Street Lifts to consider the potential scope of the upgrade projects, costs and timing.

The resulting draft report is attached to the agenda packet. Ruckert & Mielke staff will present and discuss the report with the UAC.

ATTACHMENT:

STAFF RECOMMENDATION:

Presentation and discussion only.

ACTION BY COMMITTEE:

BUSINESS OF THE UTILITY ADVISORY COMMITTEE

MEETING DATE: July 30, 2025

PLACEMENT: Action Item

ITEM TITLE: Consideration of the Ruekert and Mielke Old Farm and Main Street Lift Station Study. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Consideration for acceptance of the Ruekert & Mielke Old Farm and Main Street Lift station facilities study.

As outlined in the previous item, the study was commissioned by the Village Board in response to the Ruekert & Mielke Facilities Plan that was presented to the UAC and PWHC in 2024. That plan indicated that future lift station upgrades may be needed at Old Farm Lift and Main Street Lift to accommodate future flows. The attached report provides recommended upgrades, cost estimates and potential schedules. The next step in the design process for Germantown would be to consider approval of design services in the 2026 budget.

ATTACHMENT:

1. _Main Street and Old Farm Lift Stations Facilities Plan Report-20250530 (1)

STAFF RECOMMENDATION:

Acceptance of the Ruekert & Mielke Old Farm and Main Street Lift station facilities study.

ACTION BY COMMITTEE:

MAIN STREET
AND
OLD FARM LIFT
STATION
FACILITIES PLAN
REPORT

DRAFT



Report Title
May 30, 2025

PREPARED FOR:
Village of Germantown
N122 W17177 Fond Du Lac Avenue
Germantown, WI 53022

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Parkway
Suite 300
Waukesha, WI 53188



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TABLE OF CONTENTS

BACKGROUND	1
EXISTING CONDITIONS	1
MAIN STREET	2
1. Process Mechanical	2
2. Plumbing	2
3. HVAC	2
4. Electrical & Controls.....	3
5. Architectural & Structural	3
OLD FARM	3
1. Process Mechanical	3
2. Plumbing	3
3. HVAC	4
4. Electrical & Controls.....	4
5. Architectural & Structural	5
LIFT STATION NEEDS	5
1. Process Mechanical	5
2. Plumbing	5
3. HVAC	5
4. Electrical & Controls.....	6
5. Architectural & Structural	6
HYDRAULIC LOADING AND ANALYSIS.....	6
NON-ECONOMIC CONSIDERATIONS.....	7
RECOMMENDED PLAN & PROJECT COSTS	7
Table 1 Main Street Lift Station Cost Estimate Overview	8
Table 2 Old Farm Lift Station Cost Estimate Overview.....	8
ENVIRONMENTAL ASSESSMENT	9
SCHEDULE.....	9

BACKGROUND

Two previous studies were done for the Village that are related to this study.

In 2025, the Village completed a Sanitary Sewerage Facilities Plan. This plan considered land use, the future sanitary sewer service area, and likely development for ultimate buildout in the Village. The study found that the gravity sewers in the Village had enough capacity, but that the Old Farm station needed greater hydraulic capacity. The existing firm capacity at the Main Street station is 6,250 gpm. The projected peak hour flow rate is 5,536 gpm. The existing firm capacity at the Old Farm station is 7,400 gpm. The projected peak hour flow rate is 9,537 gpm. 2,137 gpm of more capacity is needed at the Old Farm station. These loadings also included a portion of the neighboring Village of Richfield that would be defined as the Richfield Incremental Planning Area (or Richfield IPA).

There was also a 2022 study that was completed for all the lift stations in the Village. The study determined that there were hydraulic concerns in terms of fluid velocity in two force mains. Both the Old Farm station and the Main Street stations were determined to have flowrates exceeding 6 feet per second in their force mains. This is a concern for the water hammer phenomenon under a sudden stoppage of pumping in the case of a loss of utility power. When this happens, the water column in the force mains can separate causing pressure gradients in the force main. This in turn can damage the force main at multiple joints.

This study identifies the updates needed at the Old Farm and the Main Street lift stations and the updates required for their force mains.

The Main Street lift station is a wet well/dry-well type station located west of Division Road and south of Main Street. The station was constructed in 1985 and handles sanitary sewage from the northern half of the Village. The station has three 100 HP Smith & Loveless sewage pumps on variable frequency drives (VFDs) in a lower pump room, with a motor control room and generator room on the upper level. The building footprint is 30' by 27'-4" that has an adjoining wall with the wet well on the west side of the building. The rectangular wet well is 15' by 26' with an inlet channel that feeds into two isolatable wet well sections. The station's design capacity is 6,600 GPM at 85' total dynamic head (TDH).

The Old Farm lift station is a wet well- dry-well station located off Division Road. This station was also constructed in 1985 and handles sanitary sewage for two-thirds of the Village. It takes discharge from the Main Street station, as well as Lift Station 3, 6, and 7. The station has three 125 HP Smith & Loveless sewage pumps on VFDs in a lower pump room, with a motor control room and generator room on the upper level. The building footprint is 30' by 27'-4" that has an adjoining wall with the wet well on the north side of the building. The rectangular wet well is 15' by 26' with an inlet channel that feeds into two isolatable wet well sections. The station's design capacity is 7,400 GPM at 92' TDH.

There have been some marginal improvements to the stations over their lifetime. The controls and VFDs have been replaced twice at the Old Farm station since its initial construction. There were also auxiliary connections and wet well recirculation chopper pumps added to both stations. The Main Street location did have an existing 12-inch force main that is plumbed into the station that was previously upgraded to a 16-inch, although the 12-inch is still in place in the station.

EXISTING CONDITIONS

Review of the existing facilities was completed at both lift stations to verify general repairs that need to be completed for mechanical, plumbing, HVAC, electrical and controls, as well as any structural or architectural improvements.

Main Street

1. Process Mechanical

At the Main Street lift station, the piping, valves, and pumps are in generally good condition. There are some concerns with clogging due to a high level of rags. Currently the Village has a wet well submersible chopper recirculation pump that helps mitigate the clogging. Occasional pump clogging still occurs. The Village also has a bar screen in the wet well that needs to be manually cleaned 3-4 times a week. This requires entry into the wet well by Village staff. There was an existing smaller 12-inch force main that was plumbed into the station when it was first constructed. This 12-inch force main is no longer used, a newer 16-inch force main is used for primary conveyance.

2. Plumbing

There are not many concerns for plumbing within the station. The upper-level floor drain was replaced five years ago, and other plumbing fixtures were updated within the last few years as well. There are not concerns from the Village for replacing or updating anything in the restroom. At the lower pump room, there is a floor drain that does not drain that would run to the sump. This is likely rotted through because of the age. The sump pump at the lower pump room operates rarely.

3. HVAC

Ventilation is supplied to the wet well during service and inspection by Village staff. The ventilation is unconditioned and is facilitated by a supply fan and unpowered air relief vent. The supply fan supplies un-tempered air at 3900 cubic feet per minute (cfm). The current odor control is an ozone system that works well and is designed to have breakthrough approximately five times a year. The system has four banks that need to be recharged each time breakthrough occurs.

Ventilation within the lift station building can be described in three zones; the Motor Control Room and Drywell, Restroom, and Generator Room. The ventilation in the motor control room and drywell is supplied by a 2100 cfm supply fan that is conditioned with a 40-kW electric duct heater to partially heat incoming air. The air is further conditioned with a DX Fan Coil with an outdoor condensing unit in order to provide cooling to the motor control room area. There are some issues with pinholes in the unit, which are likely due to the proximity of the wet well ventilation relief to the building intake. Hydrogen sulfide gas (H₂S) produced from wet well that contacts the coil system can cause pinholes. The air exits through an air relief damper that is located at the top of the stairs and is interlocked to open only when the supply fan is engaged. The ventilation described above serves as the main air exchange for the general building. Additional ventilation that serve functional purposes are also present.

Additional ventilation for the restroom is facilitated by a ceiling exhaust fan with duct and roof exhaust that is connected to a switch. Heating is provided in this room in the form of an electric baseboard with an integral thermostat. The exhaust fan is still quiet, although the roof mounted vent is in poor condition.

The emergency generator room has additional ventilation facilitated by intake and exhaust louvers and damper systems. The dampers are interlocked with the emergency generator and will only open during operation of the generator. The Village would prefer to keep the interlocking system as is. The dampers do have issues closing tightly and are not insulated but do operate adequately otherwise. There is also heating supplied with a 5-kW electric unit heater.

4. Electrical & Controls

The power distribution system consists of a main switchboard and MCC split into two locations. The main switchboard is rated at 600A containing the service disconnect and two automatic transfer switches (ATSs) allowing the facility power to energize before the MCC. The switchboard is in good condition. The MCC is rated for 600A 480v and has six sections. The MCC contains VFDs and motor starters with raw sewage pumps motors one and three equipped with VFD bypass starters. The 100HP VFDs are newer Allen-Bradley model 753 replacing the original equipment.

The standby generator is a Caterpillar diesel engine that provides 300-kW of power. Two breakers are unit mounted on this generator, 1-60A and 2-600A. The generator is in good condition.

The main control panel has been significantly modified from original installation. A majority of the door-mounted indicators and supporting components have been removed or modified creating a large amount of internal spare space. The MCP contains motor status indicators, controls, two PLCs, Radio, and dialer system.

The lighting panelboard is a Cutler Hammer 200A 240v rated, 42 circuit panelboard with a 100A back-fed three phase breaker. It is original equipment installed at construction. There are two blank circuit spaces.

The telephone panel and wiring are in good condition. Many of the components inside are marked "not used".

5. Architectural & Structural

The general building envelope is in fine condition; there are no obvious structural issues. The door and windows are in a typical condition for their age, without any immediate concerns. The roof is in fine condition, although its age is a concern.

Old Farm

1. Process Mechanical

At the Main Street lift station there are few concerns in terms of the mechanical state of the station. The piping, valves, and pumps are in generally good condition. There are some concerns with clogging due to a high level of rags. Currently the Village has a wet well submersible chopper recirculation pump that helps mitigate the clogging. Occasional pump clogging still occurs. The Village also has a bar screen in the wet well that needs to be manually cleaned 3-4 times a week. This requires entry into the wet well by Village staff. This station conveys sewage through an existing 20" force main.

2. Plumbing

There are not many concerns for plumbing within the station. The upper-level floor drain was replaced five years ago, and other plumbing fixtures were updated within the last few years as well. There are not concerns from the Village for replacing or updating anything in the restroom. At the lower pump room, there is a floor drain that does not drain that would run to the sump. This is likely rotted through because of age. The sump pump at the lower pump room operates rarely.

3. HVAC

Ventilation is supplied to the wet well during service and inspection by Village staff. The ventilation is unconditioned and is facilitated by a supply fan and unpowered air relief vent. The supply fan supplies un-tempered air at 4200 cubic feet per minute (cfm). The current odor control is an ozone system that works well and is designed to have breakthrough approximately five times a year. The system has four banks that need to be recharged each time breakthrough occurs.

Ventilation within the lift station building can be described in three zones; the Motor Control Room and Drywell, Restroom, and Generator Room. The ventilation in the motor control room and drywell is supplied by a 2100 cfm supply fan that is conditioned with a 40-kW electric duct heater to partially heat incoming air. The air is further conditioned with a DX Fan Coil with an outdoor condensing unit in order to provide cooling to the motor control room area. There are some issues with pinholes in the unit, which are likely due to the proximity of the wet well ventilation relief to the building intake. Hydrogen sulfide gas (H₂S) produced from wet well that contacts the coil system can cause pinholes. The air exits through an air relief damper that is located at the top of the stairs and is interlocked to open only when the supply fan is engaged. The ventilation described above serves as the main air exchange for the general building. Additional ventilation that serve functional purposes are also present.

Additional ventilation for the restroom is facilitated by a ceiling exhaust fan with duct and roof exhaust that is connected to a switch. Heating is provided in this room in the form of an electric baseboard with integral thermostat. The exhaust fan is still quiet, although the roof mounted vent is in poor condition.

The emergency generator room has additional ventilation facilitated by intake and exhaust louvers and damper systems. The dampers are interlocked with the emergency generator and will only open during operation of the generator. The Village would prefer to keep the interlocking system as is. The dampers do have issues closing tightly and are not insulated but do operate adequately otherwise. There is also heating supplied with a 5-kW electric unit heater.

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The standby generator is a Caterpillar diesel engine that provides 300 -kW of power. Two breakers are unit mounted on this generator, 1-60A and 2-600A. The generator is in good condition.

The main control panel has been significantly modified from original installation. A majority of the door-mounted indicators and supporting components have been removed or modified, creating a large amount of internal spare space. The MCP contains motor status indicators, controls, two PLCs, Radio, and dialer system.

The lighting panelboard is a Cutler Hammer 200A 240v rated, 42 circuit panelboard with a 100A back-fed three phase breaker. It is original equipment installed at construction. There are two blank circuit spaces.

The telephone panel and wiring are in good condition. Many of the components inside are marked "not used".

5. Architectural & Structural

The general building envelope is in fine condition; there are no obvious structural issues. The door and windows are in a typical condition for their age, without any immediate concerns. The roof is in fine condition, although its age is a concern.

Lift Station Needs

1. Process Mechanical

For both facilities the maintenance items are similar. Mechanically, the check valves should be replaced. The Village would like to replace these with flex-style valves rather than the swing-style they have in both stations currently. The plug valves are original and are in need of being replaced. The overhead cranes are also in need of replacement, as the existing crane parts are no longer available.

There is also a need to improve the rag screening process, as the Village needs to manually clear the bar screen. An automatic screen may be added at the Main Street station to improve the system, both for eliminating labor and for improving clogging in pumps. The screen bottom would be at the channel level. The screen would carry the screenings to the first-floor level where they would be washed, compressed and dewatered. The screenings would be collected in a dumpster and would be disposed of in a landfill. A building aligned with the incoming sewer just upstream of the wet well with an approximate size of 15 feet by 20 feet would house the screening equipment. The building would have a lower level and first-floor level. This automatic screening could be added at the Old Farm station if necessary for clogging relief, or if labor demand for the manual screen cleaning are not improved. Initial installation at Main Street could provide relief downstream at Old Farm, making it practical to first introduce screening at the Main Street lift station, and reassess if further intervention is required at Old Farm lift station.

The firm capacity at Main Street is projected to meet the design peak hour flowrate of 5,536 gpm. The firm capacity required for Old Farm lift station is 9,537 gpm. This is an additional flow rate of 2,137 gpm to the existing firm capacity.

2. Plumbing

In both facilities, the plumbing for the lower pump room floor drain should be resolved. Either clearing the existing plumbing or reconstructing the drain would be necessary to restore the operation of the floor drain.

3. HVAC

There are several recommendations for both stations, both in the wet well and the attached building itself. Within the wet well the air supply should be replaced with a new supply fan, as well as replacing the relief with a new exhaust fan. This would operate by positive pressure to balance supply and exhaust fans while the ventilation system is in operation. This 4,500 cfm system would provide 30 air changes per hour. The existing ozone system can be utilized with the new ventilation system and does not require replacement.

Within the building, replacement of main ventilation system is recommended. This would involve removing the existing supply fan and electric duct heater, as well as associated ductwork and intake control dampers and louvers. This would be replaced with a new grade

mounted heat recovery unit that is sized for 1,800 cfm. The supply air flowrate would be greater than the exhaust to allow for the system to maintain positive pressure (1,800 cfm intake, 1,700 cfm exhaust). This would also meet code requirements of 6 air changes per hour (met by 1,650 cfm) that is required for derating the drywell into a non-rated space (per NFPA 820 to avoid Class 1 Division 2). The heat recovery unit would be located in the existing emergency generator room, and the locations of the supply and exhaust louvers would be switched. Moving the supply away from the close proximity of the wet well exhaust will help prevent hydrogen sulfide gas from impacting equipment. Heating within the drywell would be supplemented by an electric washdown style unit heater. In the motor control room, heating would be supplemented by a gas-fired furnace and new gas service. The cooling will be supplemented with a DX Cooling Coil and exterior condensing unit. The cooling tonnage requirement is estimated to be 3 tons.

There are additional ventilation recommendations in the restroom and emergency generator room. In the restroom, replacing the baseboard heater and the ceiling exhaust fan with new units. The existing generator room would have its louver system removed and opening patched, with some supplemental heat from a new electric unit heater. The new generator building would have a new louver-damper system as well as a new unit heater to supplement heating in the new building.

4. Electrical & Controls

The main switchboard and MCCs are approaching their end of useful life. Existing electrical components not updated in the past are obsolete. It is recommended to replace the main switchboard and MCCs for future reliability. The Allen-Bradley model 753 100 Hp VFDs may be salvaged and re-installed or retained for spare parts.

The engine generators are at the end of their useful lives with serviceability and the limited availability of replacement parts. To accommodate the new sewage pump motors and future load requirements, replacement is recommended with a 400-kW natural gas spark ignited generator. The generators would be located in a new building near the lift stations.

The main control panel contains programmable logic controllers (PLCs) and other electrical components that are end of their life or obsolete. It is recommended to replace the controls and consolidate components to a smaller size enclosure to free up room space.

5. Architectural & Structural

There are not major concerns structurally, and architecturally there are not required updates for doors or windows. There are some considerations for the exterior brick in one location at Old Farm, but this is not a major concern. Due to the age of the roofs, replacing the asphalt shingles on the existing roofs is also recommended.

HYDRAULIC LOADING AND ANALYSIS

For the Main Street lift station, the theoretical projected flow rate is 5,536 GPM, which is approximately 90% of the existing capacity of the station. For the Old Farm lift station, the theoretical projected flow rate is 9,537 GPM, which is approximately 30% over the existing capacity. These flowrates were used for analysis of needs for pump and force main upgrades required to mitigate higher velocities within the force main and provide the required firm capacity. The Main Street location currently has the capacity to meet the new peak design capacity, but the flowrate increase also creates velocities exceeding 6 ft. per second, which leaves the system vulnerable to pressure transients upon a sudden loss of pumping power at the stations. This can be addressed through the construction of a new larger 20" force main.

For the Old Farm location, the capacity is not met with the existing pumps and force main. The significant increase in the projected flowrate requires a new 30" force main. The existing pump is nearing its limit for operating ability at the flowrate and head required by the system, therefore an update to the pump motor is required to ensure peak conditions can be met. While the flowrate could be met with a motor upgrade to 150 HP and a new 18" impeller, the pump manufacturer does recommend a complete pump replacement due to its age. Given the amount of the pump that is being rehabilitated and the age of the overall unit, it is recommended to replace the entire pump.

It not recommended to upgrade the pumps without an upgrade of the force main, as the flowrates in the existing force main would create velocities exceeding 10 ft./s for a rehabilitated force main. These high velocities would put the system at risk of water hammer. A 30" PVC force main would result in velocities below 6.4 ft./s at peak design flow rate.

The existing force mains will be lined to extend their lives. The existing force mains can be used for average and up to peak day flow rates and will provide the Village with redundancy should there be a repair needed for the new force main.

NON-ECONOMIC CONSIDERATIONS

There are several non-economic considerations to review.

The Village reports that there are a corrosive soils in the Village in areas of the force. There have been spot repairs needed because of this. By lining the existing ductile iron force mains, their life will be extended. Repairs would likely be needed anyway.

There is a level of redundancy that is met with the addition of another force main. Repairs can be made to one force main while maintaining service through another with this redundancy.

Consideration was given to making the new force mains smaller and operating two force main together in a parallel mode. However with this approach, there are operational limitations on the minimum pumping rate to maintain at least 2 feet per second for each force main. The money saved would be marginal by installing a smaller new force main. That would not offset redundancy of a dual system with the new larger force main being able to accommodate the peak hour flow rates.

RECOMMENDED PLAN & PROJECT COSTS

Generally, both facilities are in need of upgrades to their mechanical processes, both for capacity and maintenance. Valves in each station should be replaced. A second force main for each station should be provided to allow for increased capacity and lower flow velocities.

The pumps at the Old Farm station will be replaced to reach the hydraulic capacity needed. The pump impellers at the Main Street station should be replaced at their current size to reach their original pump capacity. The impellers have likely worn with age and efficiency has decreased.

Improvements to screening for rag clogging should be completed at Main Street lift station through an automatic screening system. The screen would be located in a new building beside the wet well. This could later be implemented at the Old Farm lift station if conditions do not improve after implementation at Main Street.

Within the facilities, HVAC will need to be replaced to bring both stations up to code requirements for air change requirements. Updates to ventilation and general heating are also recommended.

New generators and generator buildings will be required as replacement generators for the required electrical load will require a larger area than what is currently available in the current generator room, and the building area surrounding the room is not readily available for expansion.

It is recommended to replace the main switchboard and MCCs for future reliability. It is recommended to replace the pump controls and consolidate components to a smaller size enclosure.

There are minor plumbing updates required to rehabilitate the existing floor drains and sump lines.

The lift station buildings themselves and surrounding sites appear to be in good structural and architectural condition, with only a few isolated areas in need of attention.

Figures 1 and 2 show a possible layout of the new screening and generator buildings at each lift station location.

The updates described above were analyzed to determine the cost for capital improvements. There were not any operating costs factored into this cost estimate. A thorough cost estimate can be seen in Appendix A. Tables 1 and 2 show the major groupings of improvements at each station.

Table 1: Main Street Lift Station Cost Estimate Overview

Cost Description	Costs
Mechanical and Piping	\$1,608,031
Existing Structure Improvements	\$ 170,000
Electrical & Generator Building	\$1,494,250
Screening Building	\$1,485,000
Total Cost	\$4,757,281
Total Cost with Contingency, Legal, Admin and Engineering (30%)	\$6,184,500

Table 2: Old Farm Lift Station Cost Estimate Overview

Cost Description	Costs
Mechanical and Piping	\$3,394,315
Existing Structure Improvements	\$ 201,500
Electrical & Generator Building	\$1,628,050
Screening Building	\$1,485,000
Total Cost	\$6,708,865
Total Cost with Contingency, Legal, Admin and Engineering (30%)	\$8,721,500

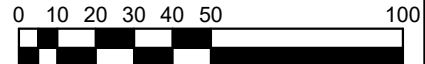
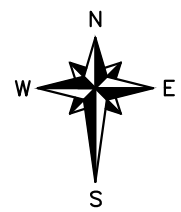
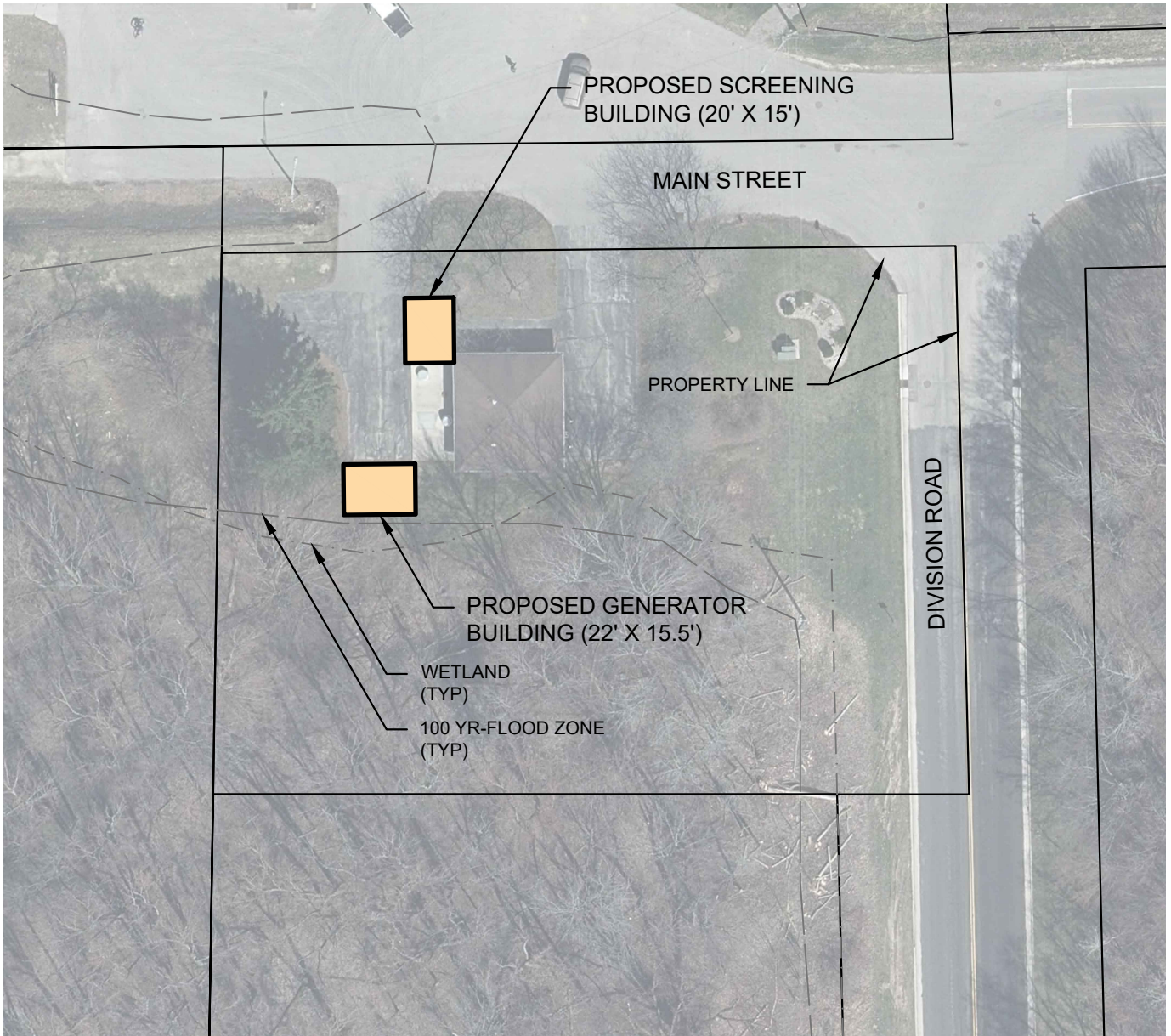
The costs associated with mechanical and piping do contain costs for lining the existing force main and the new construction of larger force mains. The total cost for the Old Farm station also includes the cost of the automatic screening building, similar to that at Main Street. These costs can be further analyzed within the more detailed cost estimate in Appendix A.

For the purposes of the Wisconsin Department of Natural Resources (WDNR) Clean Water Fund Program (CWFP), a parallel cost estimate is required. This cost estimate is included in Appendix A. Costs associated with future development are not eligible for the CWFP. Generally, an assumed portion of force main construction and generator improvements were attributed to future development. A factor of each cost item was assigned to represent the portion of that item associated with non-development.

For the Main Street location, 96% of the capital cost for the Main Street location would be eligible for the CWFP and 4% is attributed development and would not be eligible.

FIGURE 1

**MAIN STREET LIFT STATION
VILLAGE GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**



SCALE IN FEET

DATE: MAY 28, 2025

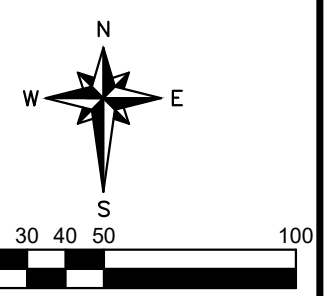
© 2025 Copyright Ruckert & Mielke, Inc.

May 28, 2025 10:09am PLOTTED BY: GDeprey SAVED BY: GDeprey
C:\Users\GDeprey\DC\ACCDocs\Ruekert & Mielke, Inc-\07 - Village of Germantown - SS PS Analysis\Project Files\CAD\Exhibits\Z-CPL-MAIN_STREET_SITE.dwg MAIN STREET
IMAGES: ..\..\..\..\0000- RM CAD Standards\Project Files\Client Logos\Outdated Logos\Germantown.jpg C:\Users\GDeprey\DC\ACCDocs\Ruekert & Mielke, Inc-\07 - Village of Germantown - SS PS Analysis\Project Files\CAD\Basesfiles\W20_5K-3_0920_S.sid; G:\SYN\RM SQUARE_Full
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SOURCE:
BASEMAP SOURCE:

May 28, 2025 10:04am PLOTTED BY: GDeprey SAVED BY: GDeprey
C:\Users\GDeprey\DC\ACCDocs\Ruekert & Mielke, Inc-\07 - Village of Germantown - SS PS Analysis\Project Files\CAD\Exhibits\Z-CPL-OLD_FARM_SITE.dwg OLD FARM
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FIGURE 2
OLD FARM LIFT STATION
VILLAGE GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



SCALE IN FEET

DATE: MAY 28, 2025

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SOURCE:
BASEMAP SOURCE:

For the Old Farm location, 82% of the capital cost for the Old Farm location would be eligible for the CWFP. 18% is attributed development and would not be eligible.

The project cost impact to a typical household in the Village was also calculated. Assuming that all possible upgrades are completed, a total cost of \$14,906,000 would be required. For conservative estimates, assuming the CWFP is not used, the market rate interest rate of 4% is assumed over 20 years. This requires an annual principle and interest payment of \$1,341,540, that would be paid by the existing 8,328 rate paying households. On average, there would be an increase in sanitary sewer rates of \$161 per household for the overall project. Assuming the existing typical household sewer bill of \$700, the addition of \$161 annually would not require a public hearing.

It is likely due to the amount not attributable to development that much of the loan would be subject to the 55% market interest rate at 2.2%. Additionally, if certain upgrades are not selected, costs would be reduced further on rate payers.

ENVIRONMENTAL ASSESSMENT

An environmental review involving an endanger resources preliminary assessment, wetland and waterway assessment, floodplain assessment, and cultural resource review was completed for both sites and their associated force mains. Both sites and force mains are within the Rusty Patched Bumble Bee High Potential Zone that would require further considerations in areas deemed “non-suitable” habitat. The Main Street station also appears to be in close proximity with a wetland and floodplain area, while the Old Farm station is partially within a floodplain. This would likely complicate construction outside of the existing facility. There were not any documented properties and archaeological sites within the project areas. These reviews are included in Appendix B.

SCHEDULE

The initial project schedule is as follows:

Design Process:

- Facilities plan submittal to WDNR by July 1, 2025
- Receive approval for report from WDNR by September 30, 2025
- Begin design for Old Farm and Main Street lift stations by October 1, 2025
- Complete Design and Submit to WDNR by January 30, 2026
- Receive approval from WDNR by April 30, 2026

Old Farm Construction:

- Complete bidding process for Old Farm by May 29, 2026
- Start Construction for Old Farm by July 1, 2026
- Complete Construction for Old Farm by February 26, 2027

Main Street Construction:

- Complete bidding process for Main Street by December 30, 2026
- Start Construction for Main Street by March 15, 2027
- Complete Construction for Main Street by October 15, 2027

APPENDIX A

Cost and Parallel Cost Estimates

ESTIMATED CONSTRUCTION COST

Project Name: Sanitary Sewage Pump Stations Capacity and Upgrade Analysis
 Client Name: Village of Germantown
 Project Number: 07-10016

Main Street Location

Item	Description	Unit	Quantity	Unit Price	Total
Mechanical and Piping					
1	12" Plug Valve (new)	EA.	4	\$5,709.38	\$22,837.50
2	16" Plug Valve (new)	EA.	4	\$8,639.06	\$34,556.25
3	12" Rubber Flapper Check Valve	EA.	3	\$8,350.00	\$25,050.00
4	Impeller Replacement	EA.	3	\$4,000.00	\$12,000.00
5	CIPP Lining of 16" FM	L.S.	1	\$567,000.00	\$567,000.00
6	Access Pits	EA.	6	\$15,000.00	\$90,000.00
7	Proposed 20" PVC Forcemain	L.F.	2,668	\$268.00	\$715,024.00
8	Asphalt Patching (8' wide trench, 6" thickness)	L.F.	2,668	\$48.00	\$128,064.00
9	Air Release Manhole	EA.	1	\$13,500.00	\$13,500.00
Mechanical and Piping Subtotal					\$1,608,031.75
Existing Structure Improvements (HVAC, Plumbing, etc.)					
10	Ashpalt Roof Shingle Replacement	L.S.	1	\$25,000.00	\$25,000.00
11	Monorail Crane Replacement	L.S.	1	\$6,500.00	\$6,500.00
12	Plumbing Allowance for Drain Clogging	L.S.	1	\$10,000.00	\$10,000.00
13	HVAC - Wet Well Ventilation	L.S.	1	\$38,000.00	\$38,000.00
14	HVAC - Pump Dry Well Heat Recovery	L.S.	1	\$54,000.00	\$54,000.00
15	HVAC - Furnace/AC System with electric heaters and misc HVAC replace	L.S.	1	\$68,000.00	\$68,000.00
Existing Structure Improvements Subtotal					\$170,000.00
Electrical & Generator Building (22' x 15.5')					
16	Generator Building Cost	S.F.	354	\$800.00	\$283,200.00
17	HVAC - Generator Building HVAC System	L.S.	1	\$40,000.00	\$40,000.00
18	Generator N.G.(Transport, Install, trenching)	L.S.	1	\$546,800.00	\$546,800.00
19	Main Switchboard	L.S.	1	\$237,125.00	\$237,125.00
20	MCC (800A, 3 100HP VFD's, LF's, XFMR, LP)	L.S.	1	\$272,125.00	\$272,125.00
21	RTU Control Panel	L.S.	1	\$115,000.00	\$115,000.00
Electrical & Generator Building Subtotal					\$1,494,250.00
Screening Building (15' x 20')					
22	Screen and Controls	L.S.	1	\$300,000.00	\$300,000.00
23	Washer/Compacter	L.S.	1	\$100,000.00	\$100,000.00
24	Building and Excavation	L.S.	1	\$450,000.00	\$450,000.00
25	Earthwork and Dewatering	L.S.	1	\$200,000.00	\$200,000.00
26	Plumbing	L.S.	1	\$30,000.00	\$30,000.00
27	HVAC	L.S.	1	\$110,000.00	\$110,000.00
28	Electrical	L.S.	1	\$140,000.00	\$140,000.00
29	Exterior Concrete	L.S.	1	\$70,000.00	\$70,000.00
30	Restoration	L.S.	1	\$25,000.00	\$25,000.00
31	Temporary Pumping	L.S.	1	\$60,000.00	\$60,000.00
Screening Building Subtotal					\$1,485,000.00
Sub Total					\$4,757,281.75
Contingency, Legal, Administrative & Engineering				30%	\$1,427,184.53
Total of All Main Street Lift Station Upgrade Costs					\$6,184,500.00

ESTIMATED CONSTRUCTION COST

Project Name: Sanitary Sewage Pump Stations Capacity and Upgrade Analysis
 Client Name: Village of Germantown
 Project Number: 07-10016

Old Farm Location

Item	Description	Unit	Quantity	Unit Price	Total
Mechanical and Piping					
1	20" Plug Valve (new)	L.S.	4	\$18,923.44	\$75,693.75
2	16" Plug Valve (new)	L.S.	4	\$8,639.06	\$34,556.25
3	16" Rubber Flapper Check Valve	L.S.	3	\$13,193.75	\$39,581.25
4	Impeller Replacement	EA.	3	\$4,000.00	\$12,000.00
5	Pump Motor Upgrade	EA.	3	\$120,000.00	\$360,000.00
6	CIPP Lining of 20" FM	L.S.	1	\$977,000.00	\$977,000.00
7	Access Pits	EA.	6	\$15,000.00	\$90,000.00
8	Proposed 30" PVC Forcemain	L.F.	4,392	\$360.00	\$1,581,120.00
9	Asphalt Patching (8' wide trench, 6" thickness)	L.F.	4,393	\$48.00	\$210,864.00
10	Air Relief Manholes	EA.	1	\$13,500.00	\$13,500.00
Mechanical and Piping Subtotal					\$3,394,315.25
Existing Structure Improvements (HVAC, Plumbing, etc.)					
11	Monorail Crane Replacement	L.S.	1	\$6,500.00	\$6,500.00
12	Asphalt Roof Shingle Replacement	L.S.	1	\$25,000.00	\$25,000.00
13	Plumbing Allowance for Drain Clogging	L.S.	1	\$10,000.00	\$10,000.00
14	HVAC - Wet Well Ventilation	L.S.	1	\$38,000.00	\$38,000.00
15	HVAC - Pump Dry Well Heat Recovery	L.S.	1	\$54,000.00	\$54,000.00
16	HVAC - Furnace/AC System with electric heaters and misc HVAC replac	L.S.	1	\$68,000.00	\$68,000.00
Existing Structure Improvements Subtotal					\$201,500.00
Electrical & Generator Building (22' x 15.5')					
17	Generator Building Cost	S.F.	384	\$800.00	\$307,200.00
18	HVAC - Generator Building HVAC System	L.S.	1	\$40,000.00	\$40,000.00
19	Generator N.G.(Transport, Install, trenching)	L.S.	1	\$676,600.00	\$676,600.00
20	Main Switchboard	L.S.	1	\$183,125.00	\$183,125.00
21	MCC (800A, 3 100HP VFD's, LF's, XFMR, LP)	L.S.	1	\$306,125.00	\$306,125.00
22	RTU Control Panel	L.S.	1	\$115,000.00	\$115,000.00
Electrical & Generator Building Subtotal					\$1,628,050.00
Screening Building (15' x 20')					
23	Screen and Controls	L.S.	1	\$300,000.00	\$300,000.00
24	Washer/Compacter	L.S.	1	\$100,000.00	\$100,000.00
25	Building and Excavation	L.S.	1	\$450,000.00	\$450,000.00
26	Earthwork and Dewatering	L.S.	1	\$200,000.00	\$200,000.00
27	Plumbing	L.S.	1	\$30,000.00	\$30,000.00
28	HVAC	L.S.	1	\$110,000.00	\$110,000.00
29	Electrical	L.S.	1	\$140,000.00	\$140,000.00
30	Exterior Concrete	L.S.	1	\$70,000.00	\$70,000.00
31	Restoration	L.S.	1	\$25,000.00	\$25,000.00
32	Temporary Pumping	L.S.	1	\$60,000.00	\$60,000.00
Screening Building Subtotal					\$1,485,000.00
Sub Total					\$6,708,865.25
Contingency, Legal, Administrative & Engineering				30%	\$2,012,659.58
Total of All Old Farm Lift Station Upgrade Costs					\$8,721,500.00

APPENDIX B

Environmental Assessments

Rare, Threatened, and Endangered Species



Endangered Resources Preliminary Assessment

Created on **5/19/2025**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

Actions required to comply with state and/or federal endangered species laws:

The project overlaps the Rusty Patched Bumble Bee High Potential Zone. The USFWS has created a Rusty Patched Bumble Bee High Potential Zone to show where there is a high likelihood for the species to be present. If a project overlaps with this zone then steps should be taken to determine if suitable habitat is present for the bee. Shapefiles and an interactive map of the zone can be found on the USFWS rusty patched bumble bee guidance page: (<https://www.fws.gov/species/rusty-patched-bumble-bee-bombus-affinis>)

- Suitable active season habitat includes, but is not limited to: prairies, woodlands, marshes/wetlands, agricultural landscapes and residential parks and gardens. The RPBB relies on diverse and abundant flowering plant species in proximity to suitable overwintering sites for hibernating queens.
- Suitable overwintering habitat includes, but is not limited, to: non-compacted soils, sandy soils, or woodlands. Overwintering habitat does not include wetlands.
- Non-suitable habitat includes, but is not limited to: permanently flooded areas/open water, paved areas, areas planted to annual row crops, forest where invasive shrubs are dominant and spring ephemeral flowers are absent, and areas mowed too frequently to allow development of diverse wildflower resources (e.g., road shoulders, medians, lawns).

If your project is 100% within non-suitable habitat then no further actions are necessary. However, if suitable habitat is present within the project site, assume presence and follow one or more the USFWS' recommended conservation measures below:

For prescribed fire, mowing/haying, grazing, pesticide use and tree clearing/thinning, follow the voluntary conservation measures outlined in the Conservation Management Guidelines for the Rusty Patched Bumble Bee (*Bombus affinis*) document: (https://www.fws.gov/sites/default/files/documents/ConservationGuidanceRPBBv1_27Feb2018_0.pdf)

For all other projects:

- use native trees, shrubs and flowering plants in landscaping,
- provide plants that bloom from spring through fall ((refer to the Wisconsin Native Plant Species List: (<https://p.widencdn.net/tanvm9/NH0936>)),
- remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

If **none** of the above conservation measures can be followed or for more information on implementing the above conservation measures, contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further consultation.

For more information, refer to the **Screening Guidance for the Rusty Patched Bumble Bee (RPBB):**

(https://widnr.widen.net/view/pdf/ocpohchp4o/NH_ScreeningGuidance_RPBB.pdf)

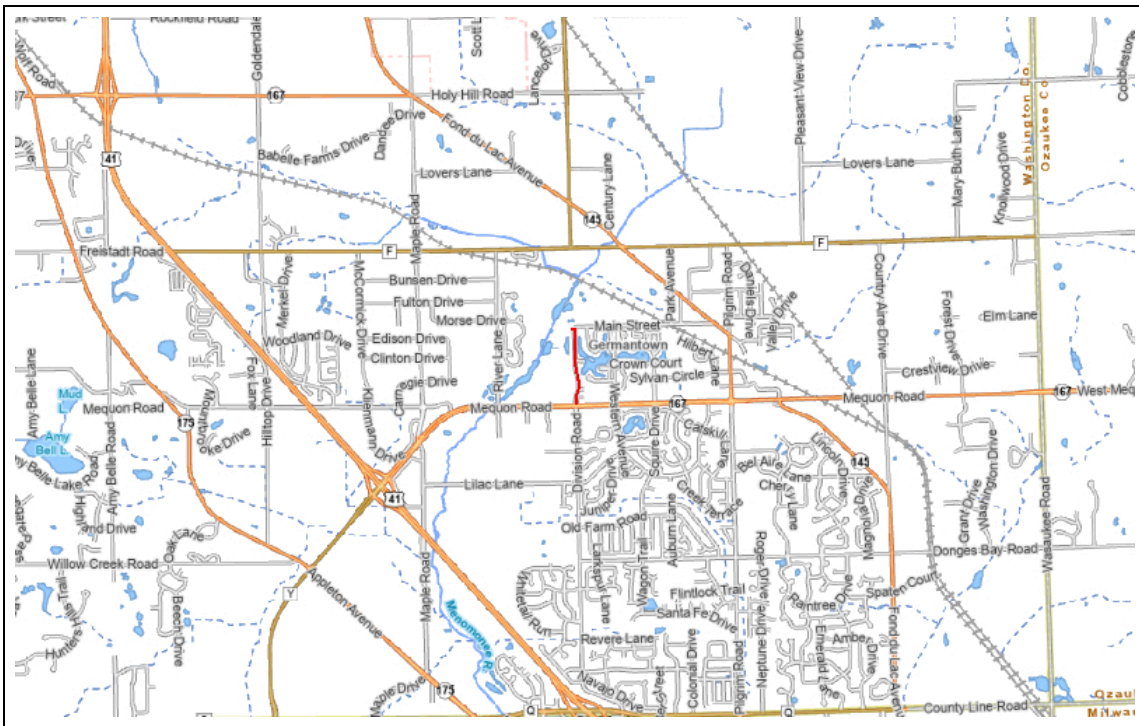
A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information

Landowner name	Village of Germantown
Project address	Main Street and Division Road in the Village of Germantown, Washington County, WI
Project description	Lift Station and Force Main Upgrades

Project Questions

Does the project involve a public property?	Yes
Is there any federal involvement with the project?	Yes
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	Yes
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	Yes
Is project near (within 300 ft) a waterbody or a shoreline?	Yes
Is project within a waterbody or along the shoreline?	No



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Endangered Resources Preliminary Assessment

Created on **5/19/2025**. This report is good for one year after the created date.

DNR staff will be reviewing the ER Preliminary Assessments to verify the results provided by the Public Portal. ER Preliminary Assessments are only valid if the project habitat and waterway-related questions are answered accurately based on current site conditions. If an assessment is deemed invalid, a full ER review may be required even if the assessment indicated otherwise.

Results

A search was conducted of the NHI Portal within a 1-mile buffer (for terrestrial and wetland species) and a 2-mile buffer (for aquatic species) of the project area. Based on these search results, below are your follow-up actions.

This project is covered by the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (No/Low BITP/A) (<https://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>) provided that the follow-up actions below are implemented. This BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Due to this coverage under the No/Low BITP/A, a formal review letter is not needed and only the actions listed below need to be followed to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized for state-listed species.

Follow up actions:

The project overlaps the Rusty Patched Bumble Bee High Potential Zone. The USFWS has created a Rusty Patched Bumble Bee High Potential Zone to show where there is a high likelihood for the species to be present. If a project overlaps with this zone then steps should be taken to determine if suitable habitat is present for the bee. Shapefiles and an interactive map of the zone can be found on the USFWS rusty patched bumble bee guidance page: (<https://www.fws.gov/species/rusty-patched-bumble-bee-bombus-affinis>)

- Suitable active season habitat includes, but is not limited to: prairies, woodlands, marshes/wetlands, agricultural landscapes and residential parks and gardens. The RPBB relies on diverse and abundant flowering plant species in proximity to suitable overwintering sites for hibernating queens.
- Suitable overwintering habitat includes, but is not limited, to: non-compacted soils, sandy soils, or woodlands. Overwintering habitat does not include wetlands.
- Non-suitable habitat includes, but is not limited to: permanently flooded areas/open water, paved areas, areas planted to annual row crops, forest where invasive shrubs are dominant and spring ephemeral flowers are absent, and areas mowed too frequently to allow development of diverse wildflower resources (e.g., road shoulders, medians, lawns).

If your project is 100% within non-suitable habitat then no further actions are necessary. However, if suitable habitat is present within the project site, assume presence and follow one or more the USFWS' recommended conservation measures below:

For prescribed fire, mowing/haying, grazing, pesticide use and tree clearing/thinning, follow the voluntary conservation measures outlined in the Conservation Management Guidelines for the Rusty Patched Bumble Bee (*Bombus affinis*) document: (https://www.fws.gov/sites/default/files/documents/ConservationGuidanceRPBBv1_27Feb2018_0.pdf)

For all other projects:

- use native trees, shrubs and flowering plants in landscaping,

- provide plants that bloom from spring through fall ((refer to the Wisconsin Native Plant Species List: (<https://p.widencdn.net/tanvm9/NH0936>)),
- remove and control invasive plants in any habitat used for foraging, nesting, or overwintering

If **none** of the above conservation measures can be followed or for more information on implementing the above conservation measures, contact the USFWS Bloomington Field Office at (952) 252-0092 or TwinCities@fws.gov for further consultation.

For more information, refer to the **Screening Guidance for the Rusty Patched Bumble Bee (RPBB)**: (https://widnr.widen.net/view/pdf/ocpohchp4o/NH_ScreeningGuidance_RPBB.pdf)

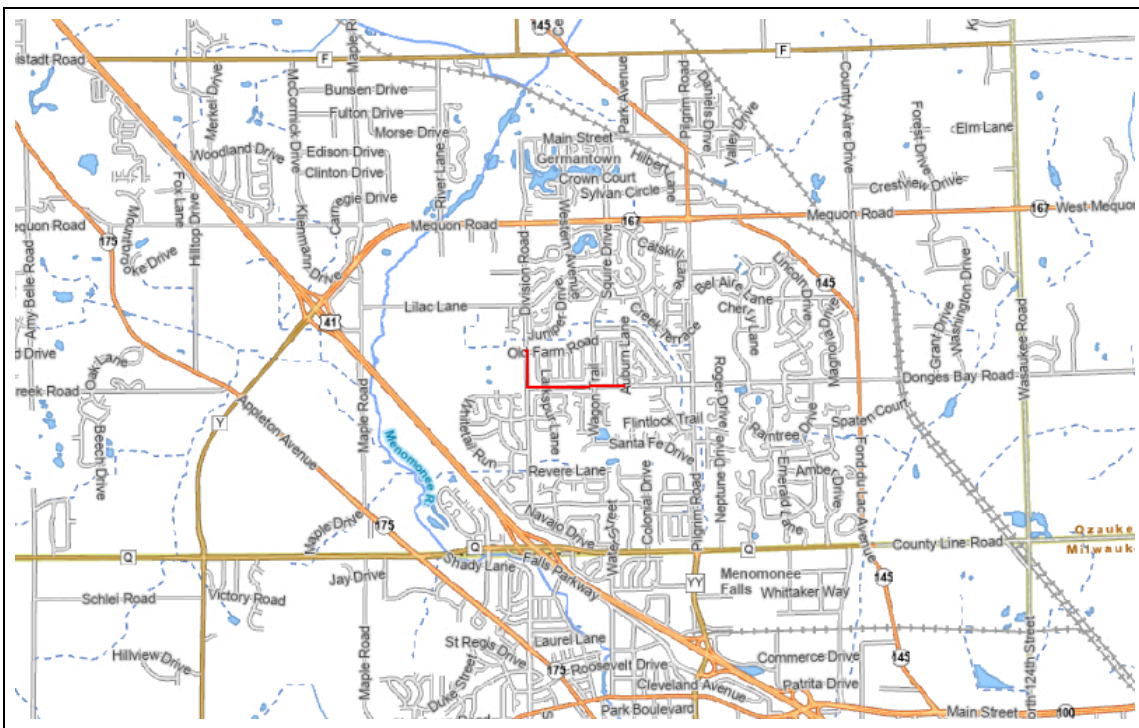
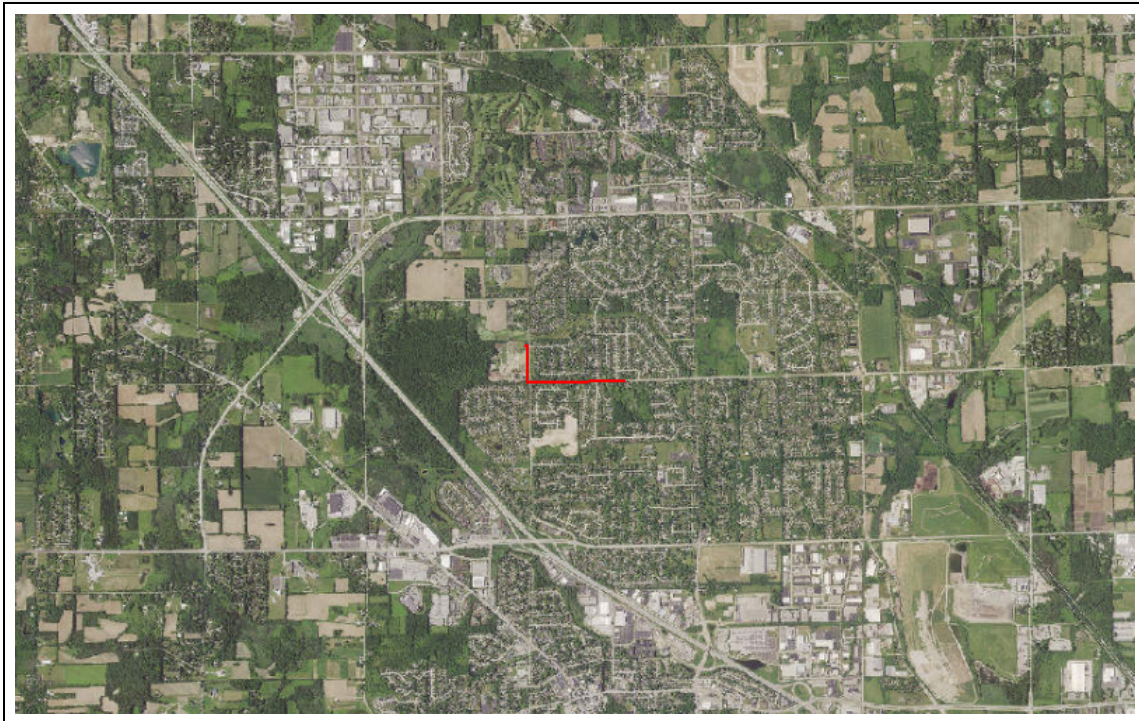
A copy of this document can be kept on file and submitted with any other necessary DNR permit applications to show that the need for an ER Review has been met. This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Project Information	
Landowner name	Village of Germantown
Project address	Old Farm Road, Division Road and Donges Bay Road in the Village of Germantown, Washington County, WI
Project description	Lift Station and Force Main Upgrades

Project Questions	
Does the project involve a public property?	Yes
Is there any federal involvement with the project?	Yes
Is the project a utility, agricultural, forestry or bulk sampling (associated with mining) project?	Yes
Is the project property in Managed Forest Law or Managed Forest Tax Law?	No
Project involves tree or shrub removal?	No
Is project near (within 300 ft) a waterbody or a shoreline?	Yes
Is project within a waterbody or along the shoreline?	No

Does the project area (including access routes, staging areas, laydown yards, select sites, source/fill sites, etc.) occur **entirely within** one or more of the following habitats?

Urban/residential	Yes
Manicured lawn	Yes
Artificial/paved surface	Yes
Agricultural land	No
Areas covered in crushed stone or gravel	No



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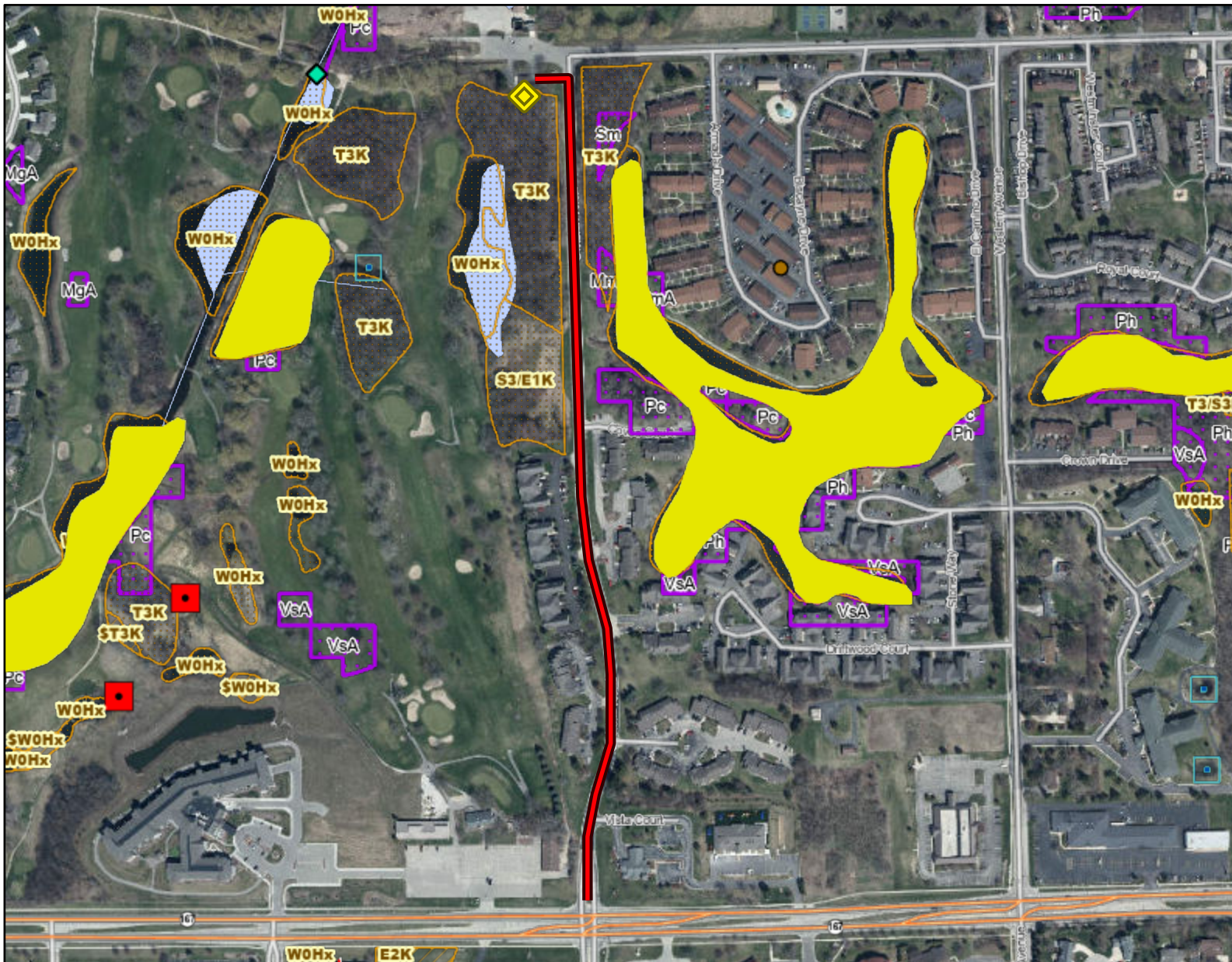
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Wetlands and Waterways Assessment



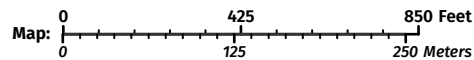
Village of Germantown Main St Lift Station and Force Main Upgrade Wetland and Waterways Map



Legend: (some map layers may not be displayed)

- PNW Lakes Less Than 50 Acres
- Waterway and Wetland Alterations
- Wetland Identifications and Confirmations
- Wetland Class Points**
- Excavated pond
- Filled/draind wetland
- Filled excavated pond
- Filled Points**
- Yes
- Wetland Class Areas
- Filled Areas**
- Y
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water

Notes:



Service Layer Credits:
 Latest Leaf Off : , Wetland Indicators & Soils: Surface Water Data Viewer Team, Priority Navigable Waterways: Waterway Protection, WDNR, Permits & Determinations: WI DNR Bureau of Watershed Management, Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn, Cities, Roads & Boundaries: , Surface Water (Cached): WIDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

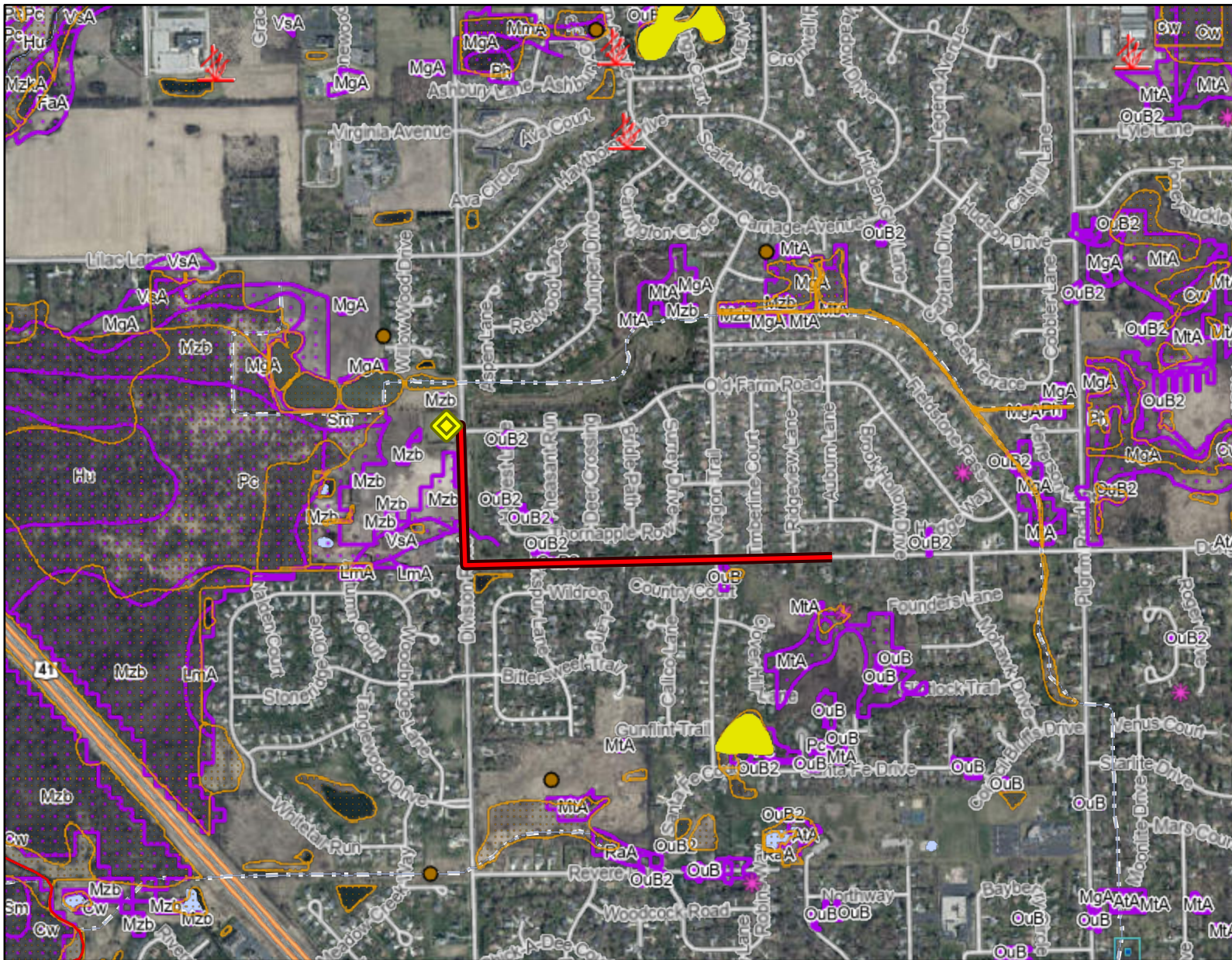
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Village of Germantown Old Farm Rd Lift Station and Force Main Upgrade Wetlands and Waterways Map



Legend: (some map layers may not be displayed)

- IWL - River Stream Beach Shore
- PNW Lakes Less Than 50 Acres
- Waterway and Wetland Alterations
- USDA Wetspots
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- City or Village
- County Boundaries
- Major Roads
- US Highway
- County and Local Roads
- Local Road
- Latest Leaf Off Imagery

Notes:



Service Layer Credits:

Latest Leaf Off: , Wisconsin Wetland Inventory NWI (cached) , Wetland Indicators & Soils: Surface Water Data Viewer Team, Priority Navigable Waterways: Waterway Protection, WDNR, Permits & Determinations: WI DNR Bureau of Watershed Management, Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM



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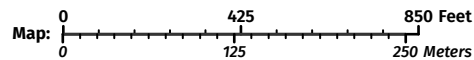
Floodplain Assessment



Legend: (some map layers may not be displayed)

- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
- SFHA / Flood Zone Boundary
- Flood Hazard Zones
- 1% Annual Chance Flood Hazard
- Floodplain Analysis Lines
- Flood Insurance Study
- Floodplain Study (Locally Funded)
- Floodplain Analysis Upstream Catchment
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water
- 24K Streams and Rivers
- City or Village
- County Boundaries
- Major Roads

Notes:



Service Layer Credits:
 Latest Leaf Off: , Paper FIRMS: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Cities, Roads & Boundaries: , Digital FEMA Floodplains (National Flood Hazard Layer): , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

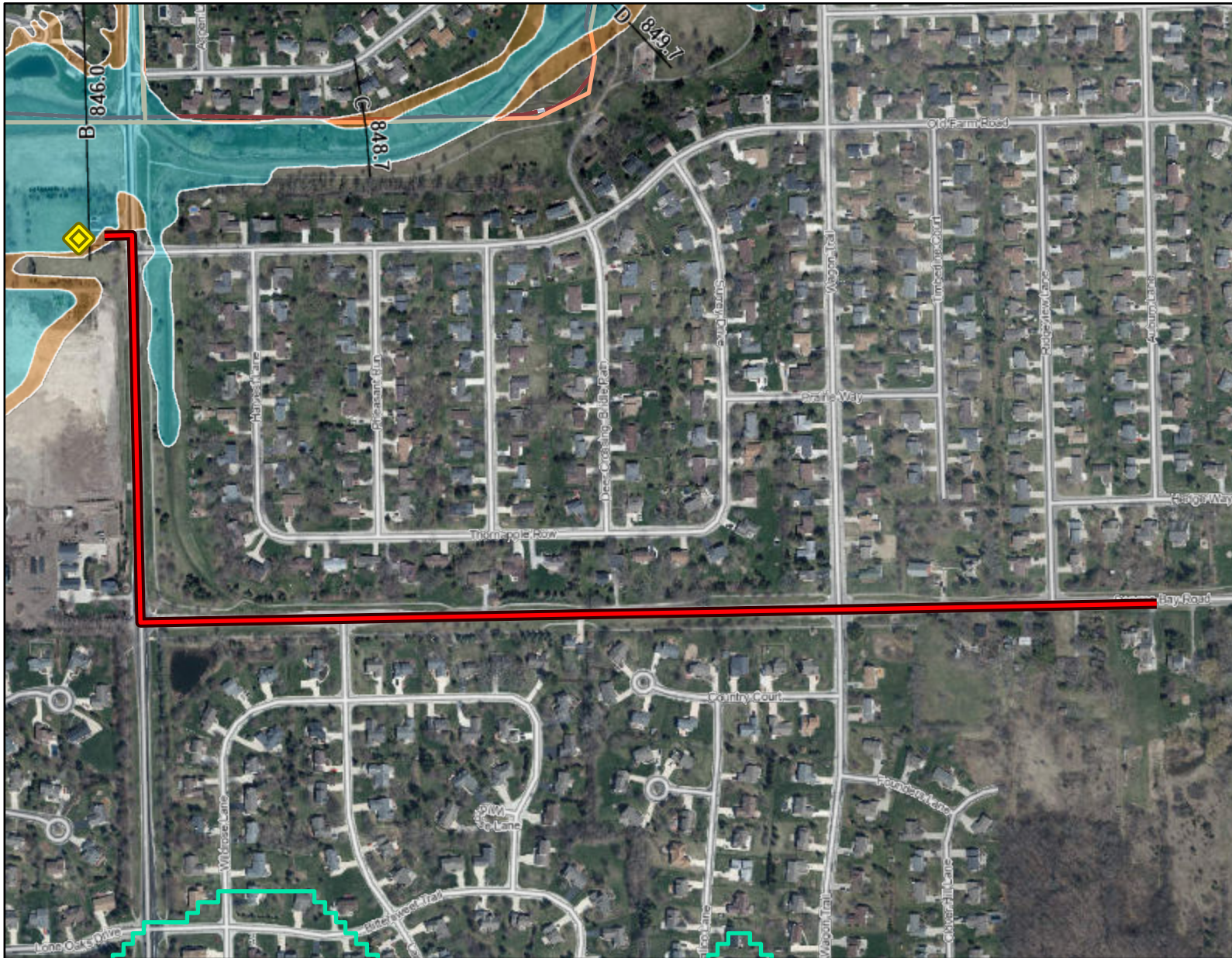
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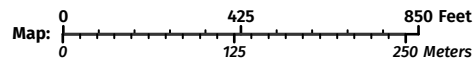
Village of Germantown Old Farm Rd Lift Station and Force Main Upgrade Floodplain Map



Legend: (some map layers may not be displayed)

- FIRM Panels
- Cross-Sections
- Flood Hazard Boundaries
- SFHA / Flood Zone Boundary
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - 0.2% Annual Chance Flood Hazard
- Floodplain Analysis Lines
 - Flood Insurance Study
 - Floodplain Study (Locally Funded)
- Floodplain Analysis Upstream Catchment
- Rivers and Streams
 - Rivers and Streams
 - Intermittent Streams
 - 24K Intermittent Streams
 - 24K Streams and Rivers
- City or Village
- County Boundaries
- County and Local Roads

Notes:



Service Layer Credits:
 Latest Leaf Off: , Paper FIRMS: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Cities, Roads & Boundaries: , Digital FEMA Floodplains (National Flood Hazard Layer): , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

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Date Printed: 5/19/2025 5:17 PM



Cultural Resource Review

May 20, 2025

**Sanitary Sewage Pump Stations Capacity and Upgrade Analysis
Village of Germantown
Cultural Resource Review**

Tiffany Wagner, Environmental Scientist with Ruekert and Mielke, Inc. conducted a cultural resources screening of two lift station sites and the associated force main routes (Project Areas) through the Wisconsin Historical Society’s (WHS) online database on May 20, 2025, to determine if the project has the potential to affect any previously documented historic properties or archaeological sites.

The Area of Investigation (AOI) is a 0.25-mile buffer of the Project Areas within the Village of Germantown, Washington County, Wisconsin. A summary of the Project Area locations is provided in Table 1.

Table 1. Project Area Locations

Lift Station	Lift Station Approximate Lat/Long	Approximate Force Main Route
Main Street	43.2280323, -88.1234574	From the Main Street Lift Station to Division Road, then south on Division Road to Mequon Road.
Old Farm Road	43.2097085,-1233806	From the Old Farm Road Lift Station to Division Road, then south on Division Road to Donges Bay Road, and east on Donges Bay Road to approximately 250 feet east of Ridgeview Lane.

Please refer to the attached Cultural Resource Map for the Project Area locations, AOI, and WHS mapped cultural resources.

[Architecture and History Sites](#)

The Wisconsin Architecture and History Inventory (AHI) is a digital source of information with historic buildings structures, and objects throughout Wisconsin.

A review of the Wisconsin AHI was conducted to identify previously surveyed historic properties within or adjacent to the Project Areas. The review found four previously identified surveyed AHI sites within the AOI. A summary of these sites is provided in Table 2 below.

Table 2. AHI Inventory Within a 0.25-Mile Buffer of AOI

AHI	Address	National Register Eligible
14528	N112 W17054 E MAIN ST	Determined Eligible
65520	N104 W16240 DONGES BAY RD	Not Determined
65522	N104 W16424 DONGES BAY RD	Not Determined
65521	N104 W16417 DONGES BAY RD	Not Determined

The sites are not located within the Project Area. There are no anticipated effects to the AHI sites or their viewshed.

[Archaeological Review](#)

The Archaeological Sites Inventory (ASI) is a digital source of information with information about archaeological and burial sites, unmarked cemeteries, marked cemeteries, and cultural sites.

A review of the ASI was conducted to identify any previously reported archaeological and/or burial sites within or adjacent to the Project Areas. The review identified there are no known sites within the AOI.

[Archaeological Report Inventory](#)

The Archaeological Report Inventory (ARI) contains summaries of archaeological investigations at archaeological and burial sites. A review of the ARI was conducted to identify any archaeological reports within or adjacent to the Project Areas. The review identified one report (WHS #92-5061) within the AOI.

The WHS Report #92-5061 intersects the Main Street Lift Station and Force Main Route AOI. The report abstract summarized that no archaeological materials or features were observed during the course of survey and no further fieldwork was recommended.

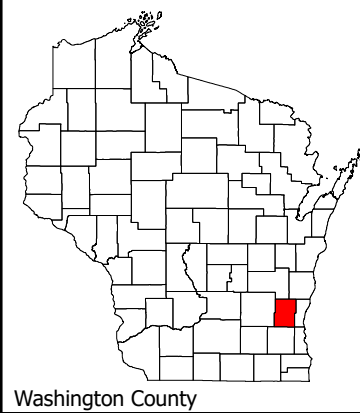
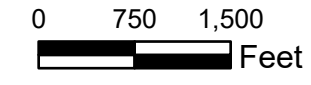
[Summary](#)

The cultural resources screening determined no known previously documented historic properties or archaeological sites within the Project Areas and no effects are anticipated.

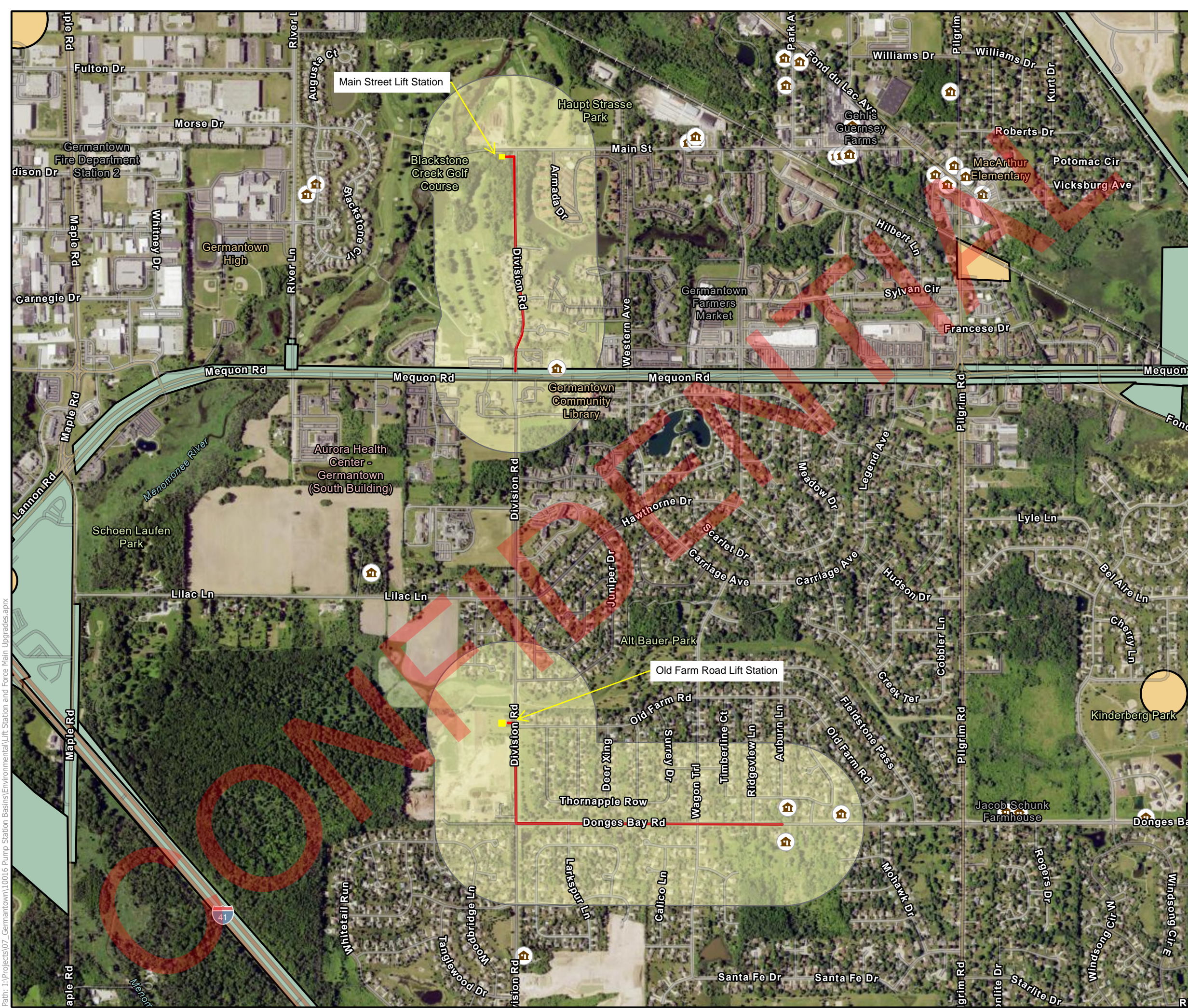
Sanitary Sewage Pump Stations Capacity and Upgrade Analysis Village of Germantown

Cultural Resource Map

Project #: 07-10016
 Drawn By: TMW
 Approved By: TMW
 Name: Arch
 Date Saved: 5/2/2025



- ### Legend
- Architecture and History Inventory
 - Archaeological Report Inventory
 - Archaeological Site Inventory
 - Project Areas
 - Area of Investigation (0.25-Mile Buffer)



Path: I:\Projects\07_Germantown\10016_Pump Station Basins\Environmental\Lift Station and Force Main Upgrades.aprx

BUSINESS OF THE UTILITY ADVISORY COMMITTEE

MEETING DATE: July 30, 2025

PLACEMENT: Presentation

ITEM TITLE: Presentation by Foth Infrastructure Services on the Water Supply and Storage Analysis (PRESENTATION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Foth Infrastructure completed a water supply and storage study in 2024 that looked at the current service area and existing water use. They performed supply and storage evaluations for four scenarios:

1. Existing demand.
2. Existing demand plus Gehl
3. Total existing service area including Gehl
4. Total existing Service Area including Gehl and other proposed developments.

Since this analysis was conducted, we have brought Tower 4 online and will soon have Well 12 online. The recently mandated and now Village Board-approved NR 854 water supply study will take another look at this data and project out about 10 years.

ATTACHMENT:

1. Germantown - Water Study Presentation rev 072525

STAFF RECOMMENDATION:

Presentation and discussion only.

ACTION BY COMMITTEE:

Water Supply and Storage Analysis - Review

Purpose

Verify that current design capacities of water supply facilities can meet current demands.

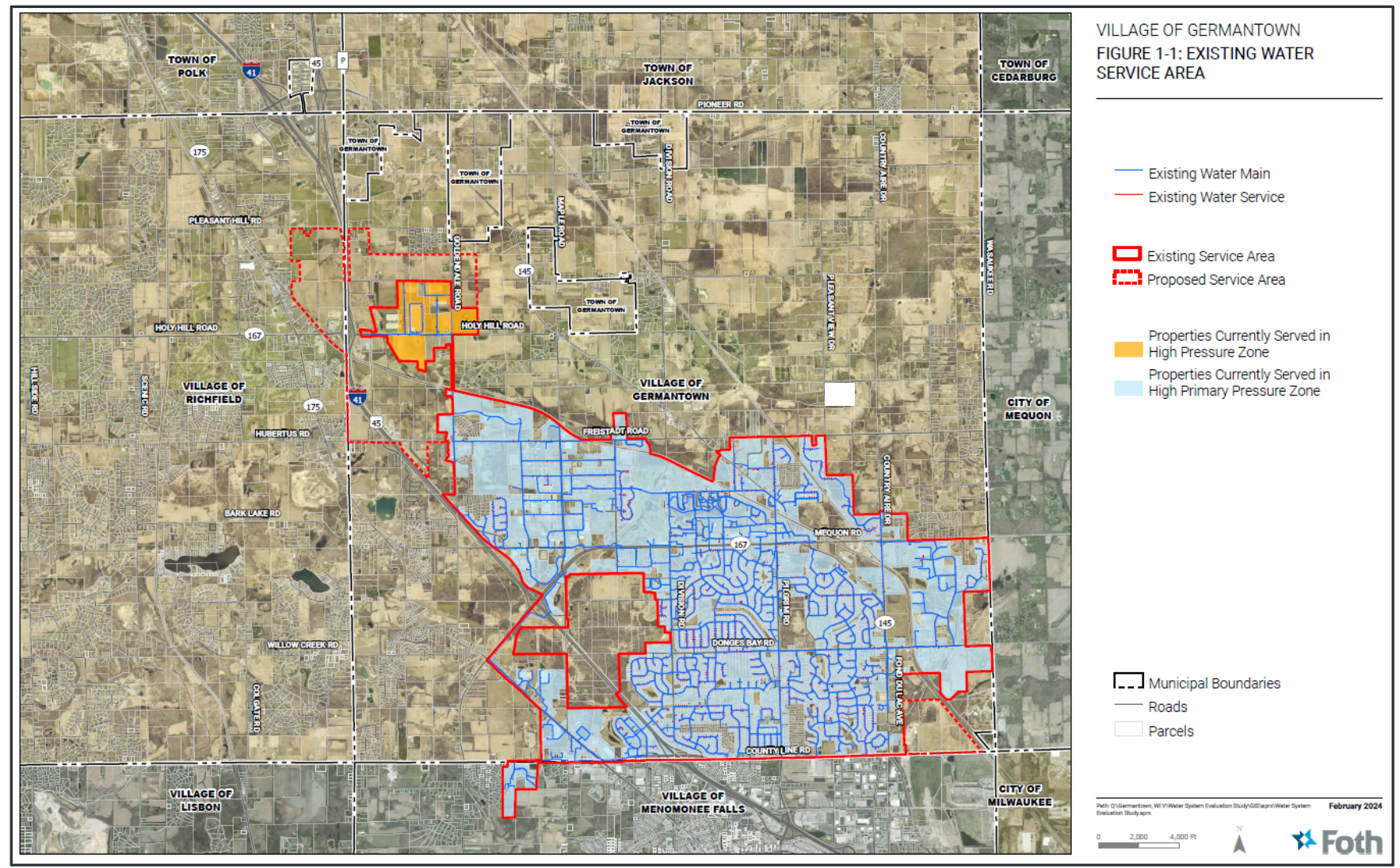
- The primary tasks included:
 - Identify the current service area.
 - Evaluate existing water use.
 - Establish design demand criteria.
 - Perform supply and storage evaluations for four (4) separate scenarios:
 - Scenario No. 1 – Existing Demands.*
 - Scenario No. 2 – Existing Demands and entire demand from Gehl.*
 - Scenario No. 3 – Total existing Service Area including Gehl.*
 - Scenario No. 4 – Total existing Service Area including Gehl and active Proposed Developments.*
 - Identify previously recommended improvement locations.

(Note: Draft of study submitted in 2024 and does not reflect current conditions).

Existing Water Service Area

- **Existing Service Area** identified as area in close proximity to existing water main.
- **Proposed Service Area** identified as area actively in some stage of development (either planning or construction)

(Based on 2023 GIS Mapping)



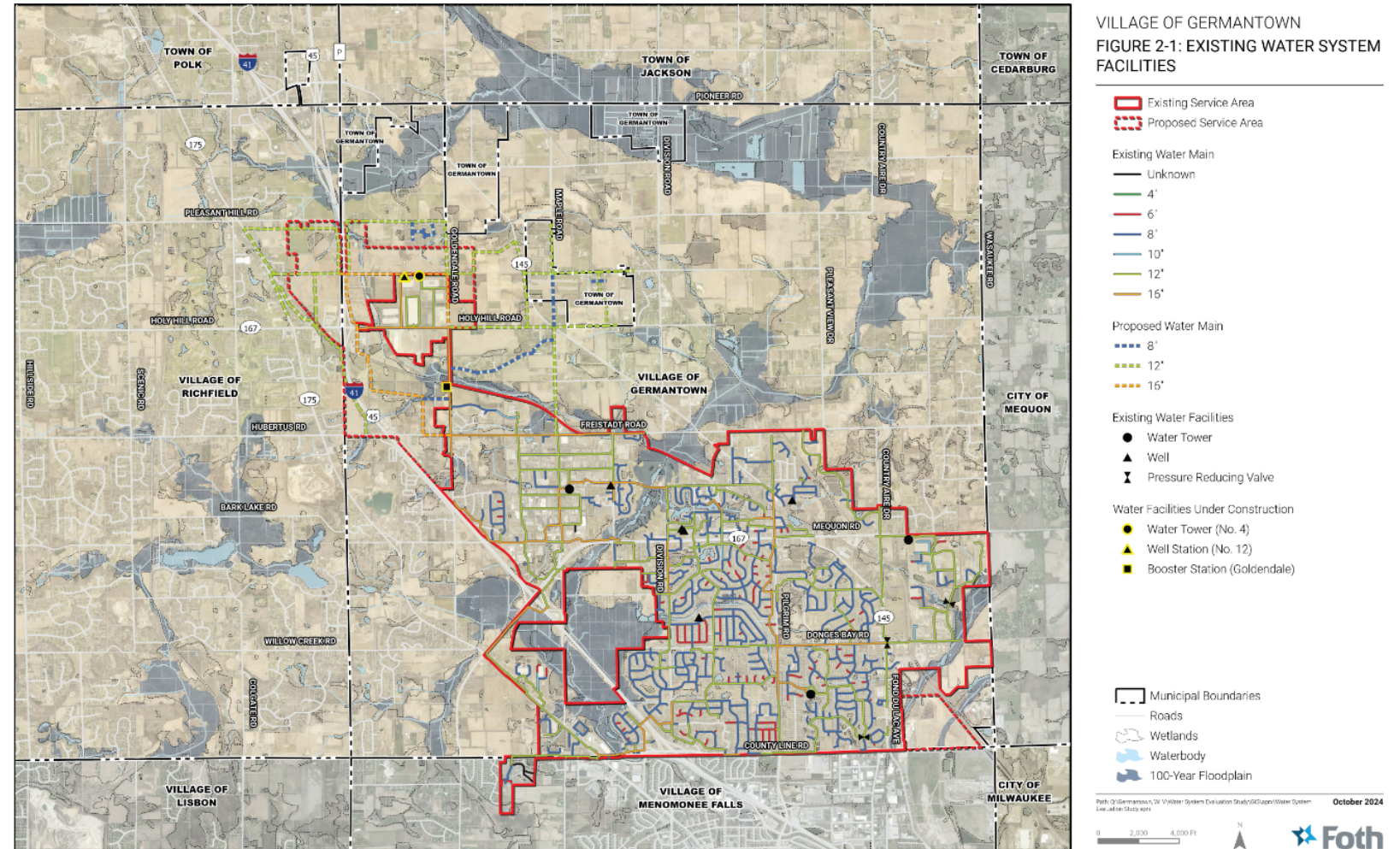
Existing Water System

◆ Water System Facilities:

- *Three Pressure Zones.*
- *(4) Elevated Storage Tanks.*
- *(7) Groundwater Wells.*
4 shallow limestone.
3 deep sandstone.
- *(3) Pressure Reducing Valve Vaults.*

Table 2-2 WDNR Approved Well Capacities

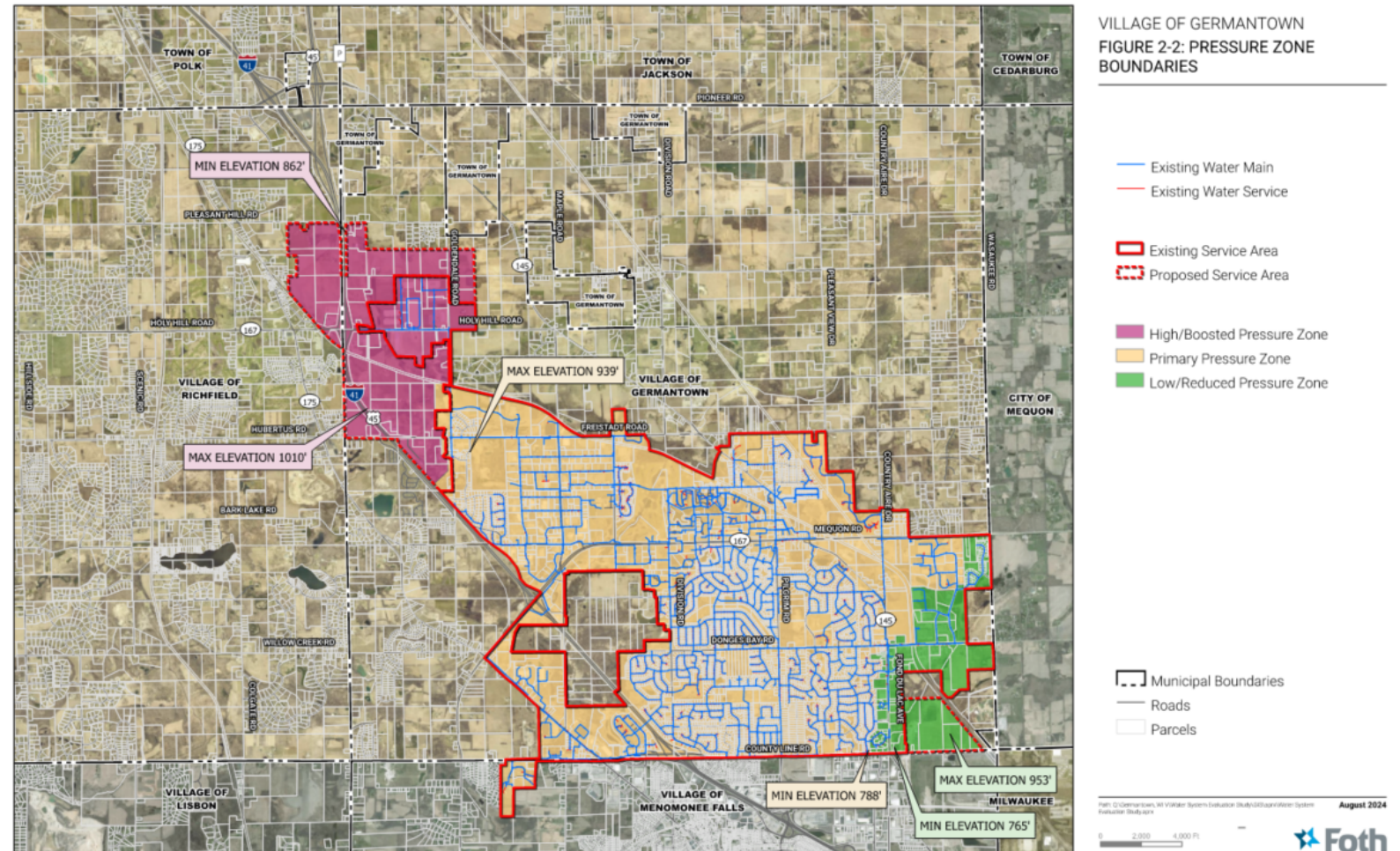
Well	WDNR HiCap Well I.D.	Approved Pump Capacity (gpm)	Approval Date	Maximum Monthly Approved Withdrawal (gpd)
Well 2	BH245	500	10/12/1962	720,000
Well 3	BH246	680	3/30/1967	979,000
Well 4	BH247	500	6/18/1975	604,000
Well 5	BH277	1,100	9/3/1987	1,224,000
Well 7	HN169	1,200	8/25/1993	1,728,000
Well 11	WJ910	750	5/12/2008	1,080,000
Well 12	AAJ181	800	9/7/2021	691,000
Maximum Average Monthly Withdrawal				6,418,600
Maximum Reliable Monthly Withdrawal				4,690,600



Existing Water System

◆ Water System Consists of Three Pressure Zones:

- High Pressure Zone.
(HWL = 1,110 ft)
- Primary Pressure Zone.
(HWL = 1,040 ft)
- Low Pressure Zone.
(HGL 966 ft - 976 ft)



Existing Water Use

Table 3-1 Average Annual Water Use

Year	Total Raw Water Plumage (000's gal)	Total Finished Water Pumpage		Total Sales		Non-Revenue (000's gal)	Non-Revenue (%)	Water Loss (000's gal)	Water Loss (%)
		(000's gal)	(mgd)	(000's gal)	(mgd)				
2012	766,107	761,107	2.080	553,454	1.512	207,653	27%	185,651	24%
2013	800,376	795,376	2.179	638,417	1.749	156,959	20%	135,954	17%
2014	787,390	784,990	2.151	656,303	1.798	128,687	16%	114,673	15%
2015	820,000	820,000	2.247	698,737	1.914	121,263	15%	104,459	13%
2016	755,701	755,701	2.065	582,434	1.591	173,267	23%	83,209	11%
2017	665,190	665,190	1.822	539,912	1.479	125,278	19%	39,280	6%
2018	702,879	702,879	1.926	582,561	1.596	120,318	17%	40,318	6%
2019	648,856	648,856	1.778	512,608	1.404	136,248	21%	98,407	15%
2020	791,124	791,124	2.162	655,106	1.790	136,018	17%	24,018	3%
2021	752,382	752,382	2.061	740,013	2.027	12,369	2%	122,631	16%
2022	668,326	668,326	1.831	613,236	1.680	55,085	8%	55,085	8%
Avg	741,666	740,539	2.027	615,707	1.686	124,831	17%	91,244	12%

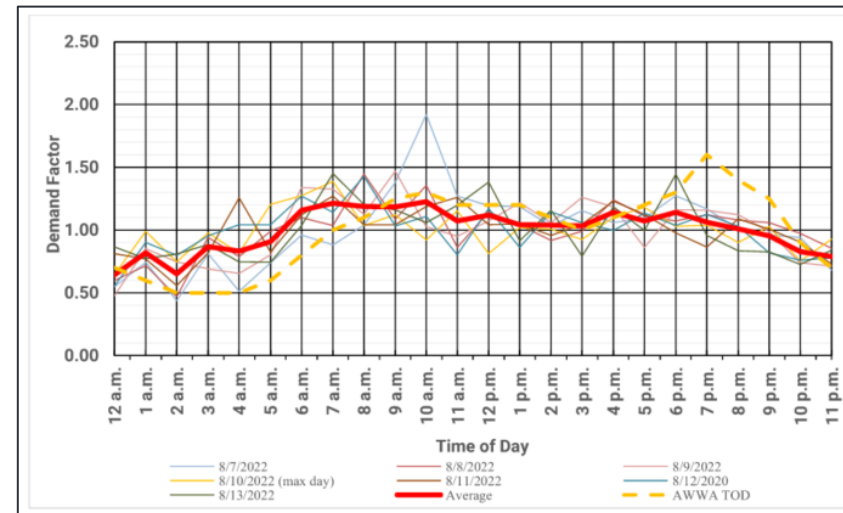
Table 3-4 Maximum Day Demand Evaluation

Item	2012 - 2022	2015 - 2022
Number of Years of Data	11	8
Maximum Ratio - Max. to Avg. Day Pumpage	215%	196%
Minimum Ratio - Max. to Avg. Day Pumpage	155%	155%
Average Ratio Max. to Avg. Day Pumpage	184%	176%
Standard Deviation	17%	12%

Confidence Level (%)	Ratio of Max. to Avg. Day Pumpage	
	2012 - 2022	2015 - 2022
80%	199%	186%
85%	202%	188%
90%	206%	191%
95%	213%	196%
98%	220%	201%
99%	225%	204%

Table 3-3 Historical Maximum Day Water Use Summary

Year	Avg. Day Pumpage (MGD)	Max. Day Pumpage (MGD)	Date of Max. Day	Ratio of Max. to Avg. Day	Reason for Max. Day.
2012	2.08	4.078	7/8/2012	1.96	Dry Weather.
2013	2.18	4.505	8/29/2013	2.07	High Demand.
2014	2.15	4.627	5/21/2014	2.15	Large User On-Line.
2015	2.25	3.695	7/23/2015	1.64	High Demand.
2016	2.06	3.643	7/13/2016	1.76	High Demand.
2017	1.82	3.418	8/23/2017	1.88	High Demand.
2018	1.93	3.433	7/13/2018	1.78	High Demand.
2019	1.78	3.039	9/6/2019	1.71	High Demand.
2020	2.16	3.342	7/31/2020	1.55	High Demand.
2021	2.06	4.038	6/9/2021	1.96	High User.
2022	1.83	3.285	8/10/2022	1.79	Summer User.



Design Water Demands

Table 3-14 Design Demand Factors per acre

User Classification	Average Day Value, gpad
Residential	400
Multi-Family Residential	500
Commercial/Business Park	500
Industrial	500
Public	70

Table 3-13 Design Demand Rates

Demand Parameter	Demand Rate, % of Average Annual Rate
Maximum Day	210%
Peak Hourly	270%

Table 3-17 Design Water Demands, MGD

Design Criteria	Scenario No. 1	Scenario No. 2	Scenario No. 3	Scenario No. 4
	Existing Design Demand	Existing Design with Gehl's Foods Demand	Including Area Not Currently Served within Existing Service Area	Currently Proposed for Development Outside of Service Area
Average	2.10	2.50	3.07	3.31
Max. Day	4.41	5.25	6.45	6.95
Peak Hour	5.46	6.50	13.54	14.60

Supply and Storage Analysis

Table 5-2 Recommended Reliable Supply Capacity Scenarios

Criteria	No. 1	No. 2	No. 3	No. 4
	Existing Demand	Existing Demand Including Gehl	Total Existing Service Area	Total Existing Service Area Including Proposed Developments
Total Average Annual Pumpage (MGY)	766.5	912.5	1,120.6	1,208.2
Average Day Pumpage (MGD)	2.10	2.50	3.07	3.31
(Gallons per Minute)	1,460	1,740	2,130	2,300
Design Maximum Day Pumpage (MGD)	4.41	5.25	6.45	6.95
(Gallons per Minute)	3,060	3,650	4,480	4,830
Existing Supply Capacity (MGD)	5.00	5.00	6.16	6.16
(Gallons per Minute)	3,475	3,475	4,275	4,275
Additional Required Supply Capacity (MGD)	None	0.25	0.29	0.79
(Gallons per Minute)	None	170	200	550

Table 5-4 Supply and Storage Requirements

Criteria	Existing Demand	Existing Demand Including Gehl	Total Existing Service Area	Total Existing Service Area Including Proposed Developments
SUPPLY				
Supply Requirements				
Design Average Day Demand (gpm)	1,458	1,736	2,132	2,299
Design Maximum Day Demand (gpm)	3,063	3,646	4,477	4,827
Design Peak Hour Demand (gpm)	3,755	4,470	5,489	5,918
Present Reliable Supply Capacity (gpm) ⁽¹⁾	3,475	3,475	4,275	4,275
Reliable Supply Capacity Excess or (Deficiency) (gpm)	412	(171)	(202)	(552)
STORAGE				
Storage Requirements				
Peak Hour Equalizing Requirements (gallons) ⁽²⁾	313,000	373,000	460,000	820,000
Optimum Fire Protection Needs (gallons) ⁽³⁾	630,000	630,000	630,000	630,000
Emergency Fire Protection Needs (gallons) ⁽⁴⁾	300,000	300,000	300,000	300,000
Operating/Reserve Storage (gallons) ⁽⁵⁾	600,000	600,000	750,000	750,000
Total Normal Storage Requirements (gallons)	1,543,000	1,603,000	1,840,000	2,200,000
Emergency Storage Requirements (gallons) ⁽⁴⁾	1,213,000	1,273,000	1,510,000	1,870,000
Available Effective Storage Capacity (gallons):				
Tank No. 1 (327,800 gallons peak hour; 42,800 gallons fire flow)	500,000	500,000	500,000	500,000
Tower No. 2 (327,800 gallons peak hour; 42,800 gallons fire flow)	500,000	500,000	500,000	500,000
Tower No. 3 (613,100 gallons peak hour; 386,900 gallons fire flow)	1,000,000	1,000,000	1,000,000	1,000,000
Tower No. 4 (491,700 gallons peak hour; 8,300 gallons fire flow)			500,000	500,000
Total Normal Effective Storage (gallons) ⁽⁶⁾	2,000,000	2,000,000	2,500,000	2,500,000
Total Emergency Effective Storage (gallons) ⁽⁴⁾	1,000,000	1,000,000	1,500,000	1,500,000
Additional Normal Storage Capacity Required (gallons)	None	None	None	None
Additional Emergency Storage Capacity Required (gals)	213,000	273,000	10,000	370,000
Less Excess Available Reliable System Supply Capacity for Peak Hour ⁽⁷⁾	258,000	None	None	None
Less Excess Available Reliable System Supply Capacity for Fire Protection ⁽⁸⁾	None	None	None	None
Less Available Goldendale BPS Transfer Capacity for Normal Fire Protection (1,700 gpm for 3 hrs)	None	None	306,000	306,000
Less Available Goldendale BPS Transfer Capacity for Emergency Fire Protection (1,700 gpm for 2 hrs)	None	None	204,000	204,000
Total Normal Storage Capacity Excess or (Deficiency) (gallons)	258,000	0	306,000	306,000
Total Emergency Storage Capacity Excess or (Deficiency) (gallons)	45,000	(273,000)	194,000	(166,000)

Recommendations

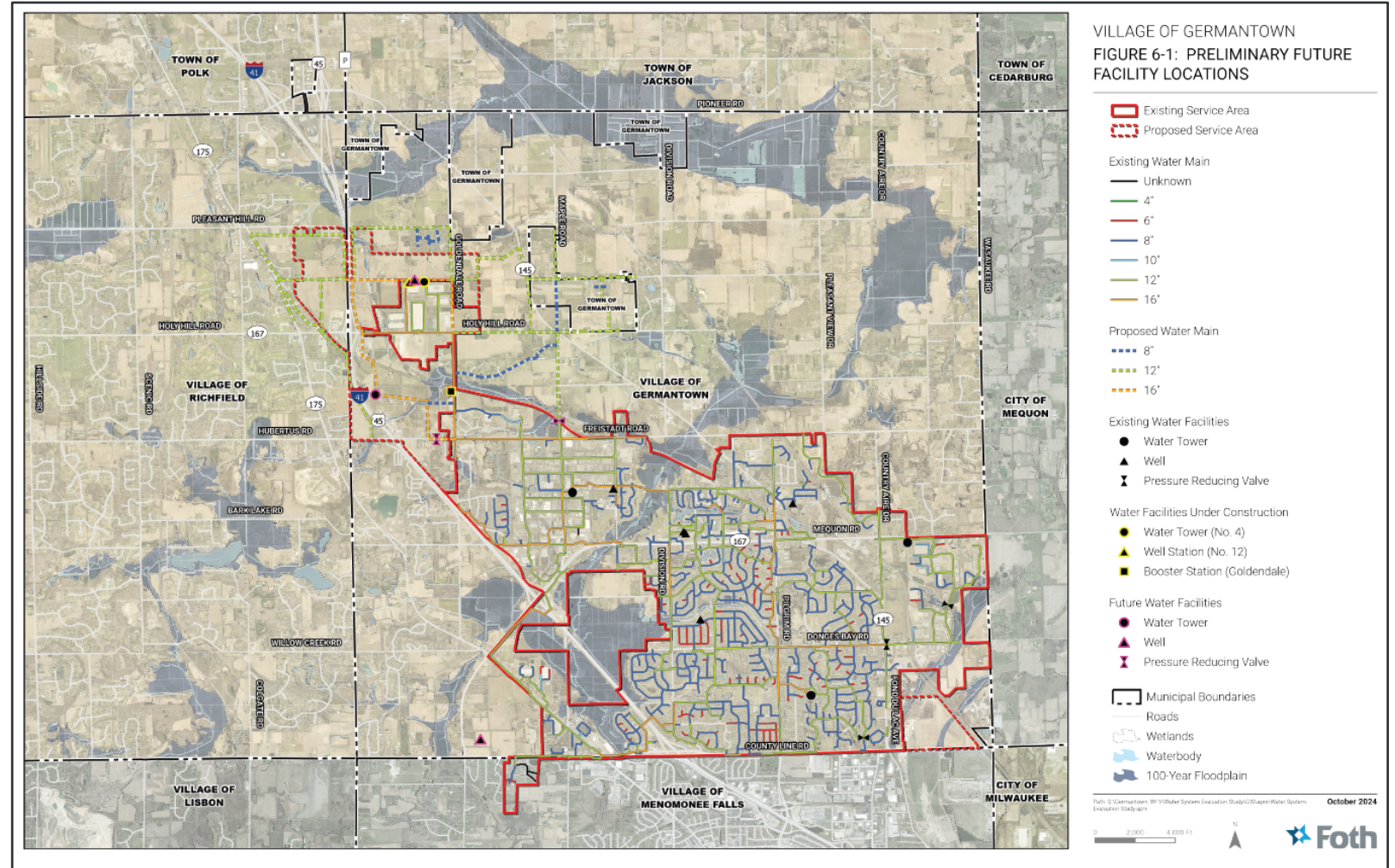
Total System Evaluation:

(Did not evaluate the individual pressure Zones)

Recommendations:

- **Increase supply capacity.**
 - Previously Selected Well Locations:
 1. *Well No. 12 (Deep Well)*
 2. *East of 41 At County Line (Deep Well)*
- **Increase storage capacity.**
 - Additional Elevated Storage in the High-Pressure Zone.

(Note: NR 854 Study will include future projections and short-term recommendations)



Q & A

BUSINESS OF THE UTILITY ADVISORY COMMITTEE

MEETING DATE: July 30, 2025

PLACEMENT: Presentation

ITEM TITLE: Potential Kuhn's Pleasant View Utility and Road Project
(DISCUSSION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The Kuhn's Pleasant View subdivision was constructed over a 4-year period in the mid to late 1950's. The sanitary sewer main is 8" in diameter and consisting primarily of clay pipe and RCP. Recent inspections show the clay pipe has poor alignment, signs of cracking, and infiltration. Despite that, the pipe is in generally good condition for its age with an overall condition in the 2-3 range (out of 5). It is some of the oldest sanitary sewer in Germantown. Modern sanitary sewer mains would be constructed with PVC.

The sanitary sewer laterals are in poor condition. There have been several backups reported, all of which were caused by lateral conditions. There are signs of infiltration based on analysis by staff and consultants.

The subdivision is not served by Germantown water.

The Department of Public Works is considering a project, partially funded by MMSD, to relay the sanitary sewer, replace private laterals, extend water service, and repave the road in approximately 2028.

Areas where staff are looking for feedback from the Utility Advisory Committee:

1. The use of MMSD dollars allocated to Germantown through the PPI&I program from 2025-2028 to fund the private lateral replacement.
2. Consideration of extending water to the subdivision.
3. Consideration of relaying sanitary sewer mains given age, condition, and the new taps needed to replace laterals.
4. Advice on conducting the project in phases or all at once.

ATTACHMENT:

1. Kuhns Pleasant View Subdivision Utilities - 073025 UAC
2. Kuhn's Subdivision

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Pleasant View Subdivision Potential Utility Project

Water Extension

Item	Description	Daniels	Kurt	Roberts	Sunny View
1	Water Main	\$189,350	\$197,225	\$231,875	\$164,150
2	Hydrants	\$30,000	\$30,000	\$30,000	\$22,500
3	Valves	\$30,000	\$30,000	\$60,000	\$40,000
4	Water Services	\$31,500	\$31,500	\$27,000	\$22,500
	SubTotal	\$280,850	\$288,725	\$348,875	\$249,150
	Contingency (10% +/-)	\$28,150	\$29,275	\$35,125	\$24,850
	Total Estimate	\$309,000	\$318,000	\$384,000	\$274,000

Sewer Relay, Private Lateral Replacement, Pavement

Item	Description	Daniels	Kurt	Roberts	Sunny View
1	Sanitary Sewer	\$189,350	\$197,225	\$299,950	\$164,150
2	Sainitary Manholes	\$22,500	\$22,500	\$30,000	\$15,000
3	Sanitary Building Sewer Laterals	\$315,000	\$315,000	\$195,000	\$225,000
4	Pavement	\$59,520	\$59,600	\$74,200	\$47,880
	SubTotal	\$586,370	\$594,325	\$599,150	\$452,030
	Contingency (10% +/-)	\$58,630	\$59,675	\$59,850	\$44,970
	Total Estimate	\$645,000	\$654,000	\$659,000	\$497,000

Sanitary Building Sewer Lateral Breakout

MMSD Fun

\$15,000 per lateral	124,732
68 parcels/laterals	78,144
<u>\$1,020,000</u> Subtotal	78,144
	78,144
	78144
	??

Williams SubTotals

\$33,775	\$816,375
\$7,500	\$120,000
\$20,000	\$180,000
\$160,500	\$273,000
\$221,775	\$1,389,375
\$22,225	\$139,624
\$244,000	<u>\$1,529,000</u>

Williams SubTotals

\$33,775	\$884,450
\$15,000	\$105,000
\$195,000	\$1,245,000
\$58,180	\$299,380
\$301,955	\$2,533,830
\$30,045	\$253,169
\$332,000	<u>\$2,787,000</u>

ding

Rolled Over

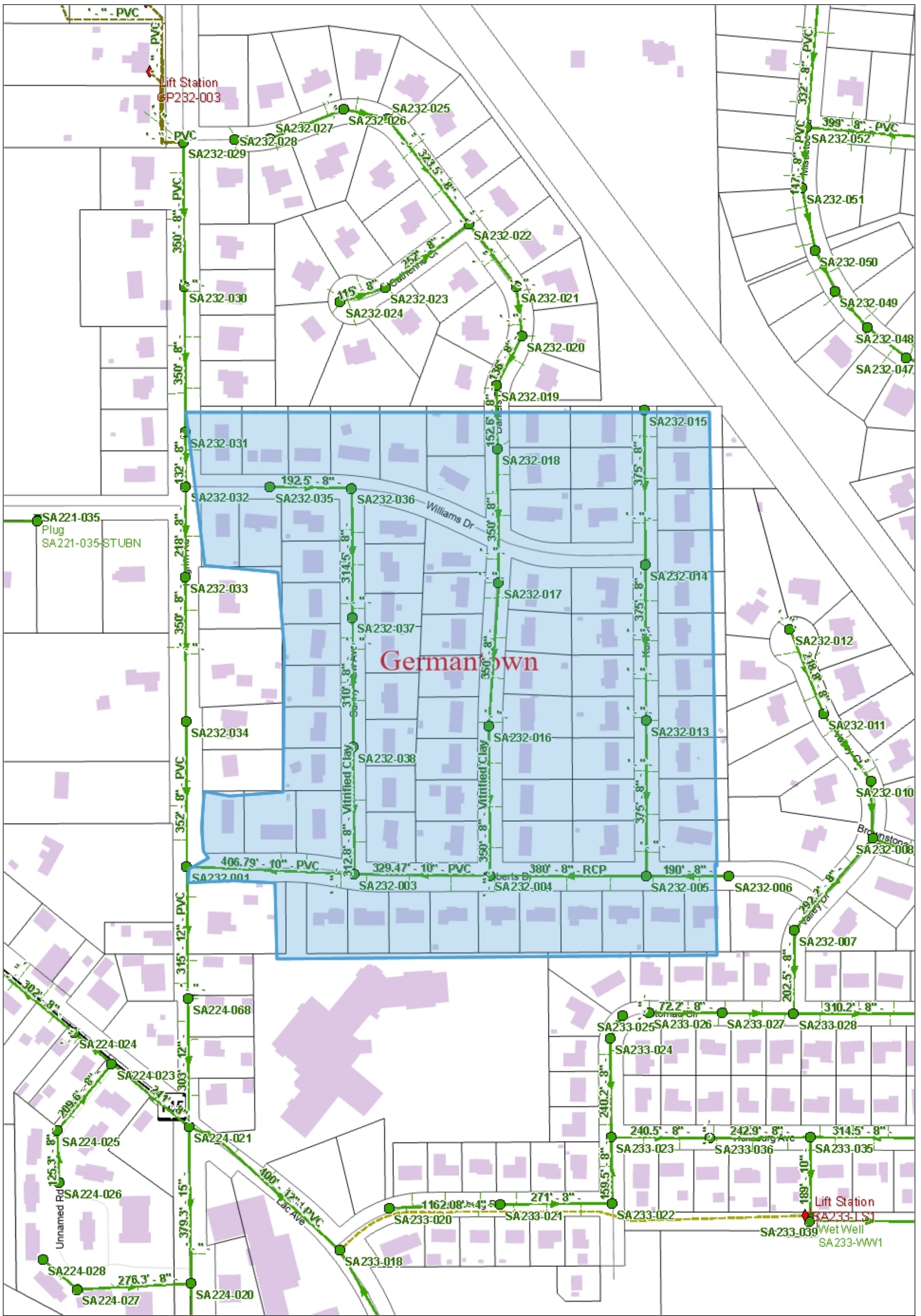
2025 Allocation

2026 Allocation

2027 Allocation

2028 Allocations

Competitive Applications



Village of Germantown GIS

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



Village Of Germantown
 N112 W17001 Mequon Road
 Germantown, WI 53022
 262-250-4700



SCALE: 1 = 303'

Print Date: 5/21/2024