MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE & TIME:	**Monday, August 4, 2025 at 7:00 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

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

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

AGENDA

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

II. **ROLL CALL:**

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

IV. **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. **CONSENT AGENDA:**

A. Minutes: July 21, 2025, Village Board (ACTION)

B. Minutes: July 28, 2025, Joint Village Board and Plan Commission (ACTION)

C. Friestadt Field and Kinderberg Park Fencing Proposal (ACTION)

VIII. **UNFINISHED BUSINESS:**

IX. **PUBLIC HEARINGS:**

X. **NEW BUSINESS:**

A. Application for a One-Time/Special Event Outside Premise Extension at Big Sky Country Bar & Grill on 08/16/2025 for the Stars & Stripes Honor Flight Charity Golf Outing. (ACTION)

B. Application for a Temporary Outdoor Entertainment Permit for Big Sky Country Bar & Grill for 08/16/2025. (ACTION)

C. Accurate Surveying & Engineering LLP, Agent for Rao Farms LLC, Property Owner N136W21238 Bonniwell Road. An Application to Rezone 115 acres from the A-1 to the A-2: Agricultural Zoning District and a 4-Lot Certified Survey Map (CSM). (ACTION)

D. Resolution Disallowing the Claim of Cynthia Gilleski (ACTION)

E. Assessment Services Contract Renewal - Associated Appraisals (ACTION)

F. Next Steps for Community Engagement Related to Pilgrim and Mequon Intersection Redevelopment (ACTION)

G. Alternative Paths Forward with Parcels Acquired by the Village on Main Street and Fond du lac Avenue (DISCUSSION)

H. Effect of High Density Development and Tax Increment Districts on Police/Fire/EMS Costs and Services (DISCUSSION).

I. Claim for Damages of Angie Berndt. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

J. 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.

XI. 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 VILLAGE BOARD**
DATE AND TIME:	**Monday, July 21, 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 7:21 PM.

II. ROLL CALL:

Present: Trustee David Baum (via WebEx), Trustee Rick Miller, Trustee Robert Warren, Trustee Jan Miller, Trustee Meg Cutts, Village President Bob Soderberg
Excused: Trustee Terri Kaminski, Trustee Jolene Pieper, Trustee Kristen Borst
Also Present: Village Administrator Kreklow, Village Clerk Donna Ott, Village Attorney Brian Sajdak (via WebEx), Community Development Director Jeff Retzlaff

III. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:

IV. PRESIDENT'S REPORT:

President Soderberg read aloud the obituary for Thomas Jeffrey Allbiero, founder of Dental Professionals in Germantown. He also spoke regarding Music at the Pavilion, Taste of Germantown, and Family Fun Carnival; development and the Village budget; and the upcoming Joint Village Board and Plan Commission meeting on July 28th.

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

Trustees and staff provided dates and times of upcoming meetings.

VI. CITIZEN INPUT: *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*

Lynne Bednarz (W156N10121 Pawnee Ct) spoke regarding development and staff

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compensation.

Douglas Loman (W180N9881 Riversbend Cir W) spoke regarding public comments submitted online on July 7, 2025.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding New Business Item D (Ethics Code Form Requirements) and New Business Item F (Administrator Setting 2025 Performance Goals).

Village Administrator Kreklow reads the following comment into the record:

- Bill and Carol Schneider submitted comments regarding Village updates.

VII. APPOINTMENTS TO BOARDS, COMMITTEES, OR COMMISSIONS:

A. Senior Center Advisory Committee Appointment (ACTION)

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

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

Motion Carried by Voice Vote (Yes 5, No 1, Abstained 0)

VIII. CONSENT AGENDA:

A. Minutes: July 7, 2025 (ACTION)

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

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

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

IX. UNFINISHED BUSINESS:

X. PUBLIC HEARINGS:

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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).

Village President Soderberg read aloud the Public Hearing Notice, and Community Development Director Retzlaff and SEWRPC staff provided background on the proposed plan to update the Village of Germantown's Sanitary Sewer Service Area.

Melanie Smythe (N140W17938 Cedar Ln) spoke in opposition to the proposed plan to update the Village of Germantown's Sanitary Sewer Service Area.

Sarah Larson (W159N9737 Butternut Rd) spoke in opposition to the proposed plan to update the Village of Germantown's Sanitary Sewer Service Area.

The Public Hearing was closed at 8:09 PM.

XI. NEW BUSINESS:

Motion: Move New Business Item B in front of New Business Item A for consideration
Motioned By: Trustee Warren
Seconded By: Trustee Rick Miller

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

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

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)

Motion: Approve as presented
Motioned By: Trustee Baum
Seconded By: Trustee Warren

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

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Motion Carried by Voice Vote (Yes 4, No 2, Abstained 0)

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)

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

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

Motion Carried by Voice Vote (Yes 4, No 2, Abstained 0)

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

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

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

Motion Carried by Voice Vote (Yes 5, No 1, Abstained 0)

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

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

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

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

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

DRAFT

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

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

Motion Carried by Voice Vote (Yes 4, No 2, Abstained 0)

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.

Motion: Postpone until the next Village Board meeting
Motioned By: Trustee Rick Miller
Seconded By: Trustee Warren

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

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

XII. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 9:21 PM.

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MEETING:	**JOINT VILLAGE BOARD AND PLAN COMMISSION MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, July 28, 2025 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

MINUTES

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

Village President Bob Soderberg called the Joint Meeting of the Village Board and Plan Commission to order at 6:32 PM.

II. ROLL CALL:

A. Village Board

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

B. Plan Commission

Present: Village President Bob Soderberg, Trustee Robert Warren, Plan Commissioner William Shadid, Plan Commissioner Bridget Henk, Plan Commissioner Josh Tarantino, Committee Member Russell Ewert
Excused: Plan Commissioner Robert Williams

Also Present: Village Administrator Steve Kreklow, Village Clerk Donna Ott, Community Development Director Jeff Retzlaff

III. NEW BUSINESS:

A. Multi-Family Housing Development Policy (DISCUSSION - CONTINUED FROM MAY 5 & MAY 12)

Community Development Director Retzlaff provided insight on increasing Germantown population trends, current housing characteristics, arguments for and against adopting a multi-family housing development policy, considerations for adopting said policy, the Community Growth & Projections Report provided by the Germantown School District

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and how its results impact Village development, the 2050 Comprehensive Plan, and recommendations for future monitoring and reporting in lieu of an adopted housing policy.

Discussion ensued regarding the adoption of a formal multi-family housing development policy.

B. Status of Existing Village of Germantown Tax Increment Districts (TIDs) and Village Center Financing Options (PRESENTATION & DISCUSSION)

Phil Cosson of Ehlers Public Finance Advisors provided information and answered questions regarding existing TIDs, Village Center financing risks and options, and the benefits and impact of development.

C. Village Center Property Redevelopment - Future Direction, Process, Responsibilities & Timeline for Creating Zoning Regulations & Proposal Guidelines (PRESENTATION & DISCUSSION)

Bailey Copeland of CopeLand Companies provided a conceptual redevelopment process outline and proposed timeline for the Village Center property and answered questions.

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

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding rezoning timelines and the Village Center.

Sarah Larson (W159N9737 Butternut Rd) spoke regarding the Village Center location and development guidelines, TIDs, and consultant ethics.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding neighborhood meetings and community input, and Village development.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding Village development.

Judy Rogers (W165N10611 Wagon Tr) spoke regarding community input and the Village Center.

Scott Schroeder (N96W19602 County Line Rd) spoke regarding single and multi-

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family housing development.

Village Administrator Kreklow read the following comments into the record:

- Seone Silverman submitted comments regarding the Village Center and housing development.
- Pat Tasker submitted comments regarding the Village Center and development.

V. ANNOUNCEMENTS:

VI. ADJOURNMENT:

Village President Soderberg adjourned the meeting at 9:43 PM.

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GERMANTOWN
PARK & RECREATION

Germantown Park and Recreation Department
N112W17001 Mequon Rd
P.O. Box 337
Germantown, Wisconsin 53022-0337

(262)250-4710 Fax (262)255-2920
Information Line (262)250-4711

Meeting Date:	August 4, 2025
To:	Village Board
From:	Gil Standridge, Park and Recreation Director
RE:	Approval to contract Northway Fence Company

I am requesting the Board approve the awarding of the Friestadt and Kinderberg ball field fencing projects to Northway Fence Company for a total of $41,450. This will come out of account 4059100-592100. This capitol land/park improvement project was approved by the Board for the 2025 budget for $43,000. This request was also passed by the General Government and Finance Committee on their July 21st meeting.

I have attached the quotes provided by the three fencing companies, Munson Fence Division, Northway fencing company, and Century Fence.

The work at Friedstadt will involve replacing the backstop and adding an additional overhang to the backstop. Replacing the fencing along the first and third base line, 145' chain link fence that is 8 foot in height and replacing the current dugout fencing with new fencing. Also, sunshade sreens will be added to the dugouts.
The work at Kinderberg will include replacing some of the backstop fencing with wire mesh fabric with gauge heavy-duty mesh. Furnish and install new chain link fence enclosures around 1st and 3rd base dugout areas. Include sunshade materials to dugouts.
Not included in this work but mentioned in the proposal was furnish and install baseball netting over the existing home plate area and backstop. The cost of this work would have brought the total project more than what was approved in the budget.

These fences are the original fence put in the park and is in bad condition and need replacing.

Thanks in advance for your consideration on this matter.

Regards,

Gil Standridge
Parks and Recreation Director
Village of Germantown

Date 4/21/2025

To:	**Germantown Park & Recreation Dept.**
Attn:	**Gil Standridge**
	N112 W17001 Mequon Road
	Germantown WI 53022
Phone:	**262-250-4710**
Cell:	
Email:	**gstandridge@germantownwi.gov**

NORTHWAY FENCE

From:	**Don Witte**
Address	**N57 W13250 Shenandoah Dr. Menomonee Falls, WI 53051**
Phone:	**262-781-7382**
Email:	**dwitte@northwayfence.com**
Cell:	**414-303-3918**

PROPOSAL

REVISED Freistadt Field - Germantown, WI 53022

BACKSTOP-DUGOUT-SIDELINE CHAIN LINK FENCE

Remove and haul away existing chain link fence materials including posts and concrete footings and dispose off-site. Removal Only: ***$1,900.00*** *(can be done by the customer)*

Furnish and install 20' high galvanized chain link vertical backstop measuring 10' x 20' x 10'. Includes #6-gauge wire mesh on the center-bottom section of 10' high backstop and #9-gauge wire mesh on the balance and top 10' height. Top, middle and bottom 1-5/8" rails plus an additional middle rail at 5' high. Posts to be 4" o.d. set in concrete footings. All pipe to be SS-40 grade.

Furnish and install 214 lf. of 6' high and 66 lf. of 7' high municipal grade galvanized chain link fence. Includes top and bottom rails and #9-gauge wire mesh. Terminal posts 3" o.d. and Line posts 2-1/2" o.d. All pipe SS40 grade. All line posts driven 48" below grade, terminal posts set in concrete.
Materials & Labor for Above Fence: $25,900.00

SUN-SHADE OPTION

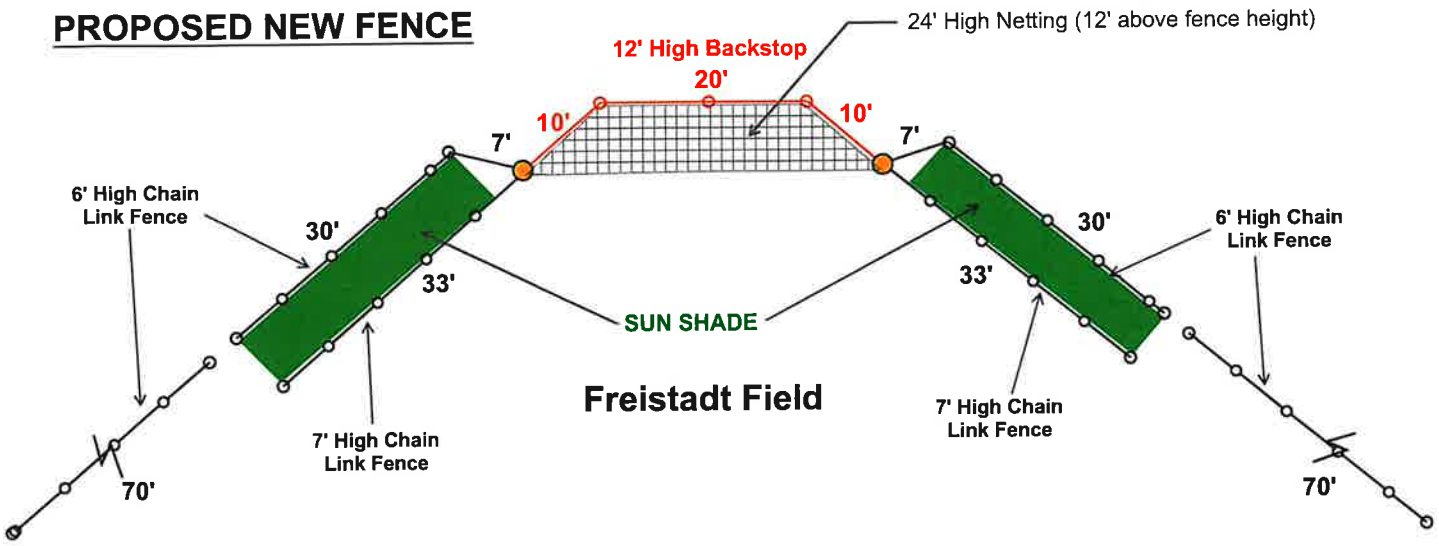
Install PolyPro™ Plus Premium sun shade screening over the top of the new 1st and 3rd base dugout fences includes adding additional support pipes across roof area for rigidity. Sun-shade to be custom ordered with hemmed and grommeted edges and attached with removable tarp ball stretch cord tie downs.
Note: Roof structure is not intended to be load bearing or hold the weight of equipment, snow or people.
Materials & Labor for the Above Sun-Shade: $3,000.00

See attached layout for dimension and location details.

Sales Tax Excluded.
Excludes turf restoration or repair of any ruts or other heavy-equipment damage to the field due to the site being typically wet.

Due to fluctuating material pricing issues beyond our control, the above quoted prices are subject to change within 30 days. Please check back before accepting this proposal to allow for current material prices to be updated based on cost and availability.

PROPOSED NEW FENCE



GERMANTOWN PARK & RECREATION

NORTHWAY FENCE

Date 4/7/2025

To:	Germantown Park & Recreation Dept.
Attn:	Gil Standridge
	N112 W17001 Mequon Road
	Germantown WI 53022
Phone:	262-250-4710
Cell:	
Email:	gstandridge@germantownwi.gov

NORTHWAY FENCE

From:	Don Witte
Address	N57 W13250 Shenandoah Dr. Menomonee Falls, WI 53051
Phone:	262-781-7382
Email:	dwitte@northwayfence.com
Cell:	414-303-3918

PROPOSAL

REVISED* KINDERBERG PARK – *Ballfield

Backstop

Replace the 2 – 20' long side wing panels of 10' high wire mesh fence fabric with new #6-gauge heavy-duty mesh. The center section to stay as-is but gets straightened and retied as best as possible. ***Materials & Labor: $2,850.00***

Dugouts

Furnish and install new chain link fence enclosures around 1st and 3rd base dugouts areas. Each enclosure to be 8' deep x 20' wide. Front and side fence to be 7' high and back fence to be 8' high. ***Chain Link Fence Materials & Labor: $5,900.00***
Additional Cost for Sunshade Materials & Labor: $3,800.00

Backstop Netting and Posts

Furnish and install baseball netting over the existing home plate area and backstop. Consists of installing aircraft cable between 2 – new 6-5/8" o.d. galv. steel poles set in concrete foundations. Includes cable winches on both sides to lower cable for net removal. Netting area to be approximately 90' wide x 20' high installed above the top of the existing backstop. Total height approx. 30'. Netting to be snap-clipped to cable and top of backstop fence for easy removal. ***Materials & Labor: $18,000.00***

Northway Fence will notify Digger's Hotline prior to any in-ground excavation.
Private lines are the responsibility of the customer and will NOT be marked by Digger's Hotline.

Customer Acceptance ***Date***

**Due to fluctuating material pricing issues beyond our control, the above quoted prices are subject to change within 15 days. Please check back before accepting this proposal to allow for current material prices to be updated based on cost and availability.*

Quote

Century Fence Company
1300 Hickory St
Pewaukee, WI 53072

Quote To:
Gil Standridge
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Project Location:
Fireman's Park
W162N11900 Park Ave
Germantown, WI

Quote #: 30822
Quote Date: 6/20/2025

Description

Remove existing backstop and side line fence and dispose of old materials off site.

BACKSTOP - Furnish and install 10' x 20' x 10' x 20' high straight up backstop. All shall be 4" O.D. galvanized steel pipe set in concrete foundations and spaced a maximum of 8' on centers. The top, (2) middle and bottom rails will be 1 5/8" O.D. galvanized steel pipe. The lower 10' tall center section shall be 6 gauge galvanized steel fence wire, balance of fence fabric shall be 9 gauge wire.

FIELD SIDE DUGOUTS - Furnish and install 66 LF of 7' high galvanized steel chain link fence. Line posts shall be 2 1/2" O.D. galvanized steel pipe and spaced a maximum of 10' on centers. The top, middle and bottom rails will be 1 5/8" O.D. galvanized steel pipe.
(2) - 3" O.D. Galvanized steel pipe end posts set in concrete foundations

SIDE LINE AND BACK OF DUGOUT - Furnish and install 214 LF of 6' high galvanized steel chain link fence. Line posts shall be 2-1/2" O.D. Galvanized steel pipe Driven 48" in depth and spaced a maximum of 10' on centers.
The top and bottom rails will be 1 5/8" O.D. galvanized steel pipe.
(6) - 3" O.D. Galvanized pipe end posts set in concrete foundations
(2) - 3" O.D. Galvanized pipe end posts set in concrete foundations

Material and labor: $32,995.00 (Base bid)

Option #1: Furnish and install (2) 7' wide x 30' long PolyPro Plus Premium Sun Shade Screening attached to fence structure. (Choice of standard colors)
Add: $2,430.00 (To base bid)

Option #2: Furnish and install 8' wide bottom supported chain link fence canopy on backstop. Add: $6,360.00 (To base bid)

Excludes: Locating of private underground utilities. Rock, fill or hydro-excavating. Landscape restoration. Permit if required

Quote Valid For 15 days

Buyer's Signature: **Date:** **Submitted by:** Greg Sonnenburg

Change Acceptance: This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on www.centuryfence.com which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay 100% of the material cost

Terms of Payment: Net Cash upon receipt of invoice.

Greg Sonnenburg
Office: 262-956-6431
Cell: 262-993-5502
Email: GSonnenburg@centuryfence.com

Quote

Century Fence Company
1300 Hickory St
Pewaukee, WI 53072

Quote To:
Gil Standridge
Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Project Location:
Kinderberg Park
N106W14937 Buckthorn Drive
Germantown, WI

Quote #: 30823
Quote Date: 6/20/2025

Description

BACKSTOP - Remove and replace (2) 20' wide by 120" tall lower chain link fence sections on wings with new 120" tall 6 gauge galvanized steel chain link fence fabric.

DUGOUTS - Remove (1) 20' section of 6' high chain link fence on 1st base dugout location and (1) 20' section of 6' high chain link fence on 3rd base dugout location. Furnish and install 56 LF of 7' high galvanized steel chain link fence on field side and one end of dugout and 40 LF of 8' high galvanized steel chain link fence on backside of dugouts. Line posts shall be 2 1/2" O.D. galvanized steel pipe set in concrete foundations and spaced a maximum of 10' on centers. The top, middle and bottom rails will be 1 5/8" O.D. galvanized steel pipe.

- 4 - 3" O.D. Galvanized steel pipe end posts set in concrete foundations
- 4 - 3" O.D. Galvanized steel pipe corner posts set in concrete foundations

Material and labor: $12,650.00 (Base bid)

Option #1: Furnish and install (2) 8' wide x 20' long PolyPro Plus Premium Sun Shade Screening attached to fence structure. (Choice of standard colors)

Add: $1,855.00 (To base bid)

Opiotn #2: Remove and replace (1) 20' wide by 120" tall lower chain link center fence section with new 120" tall 6 gauge galvanized steel chain link fence fabric. Furnish and install (1) extra brace rail approximately 18" above grade.

Add: $2,475.00 (To base bid)

Excludes:

- Locating of private underground utilities
- Rock, fill or hydro-excavating
- Landscape restoration
- Permit if required

Quote Valid For 15 days

Buyer's Signature: **Date:** **Submitted by:** Greg Sonnenburg

Change Acceptance: This quote when accepted in writing by purchaser and by Century Fence Company includes the terms and conditions set forth on www.centuryfence.com which are incorporated by reference and becomes a contract between two parties. If the project is cancelled upon agreement and special materials were purchased, the customer agrees to pay 100% of the material cost

Terms of Payment: Net Cash upon receipt of invoice.

Greg Sonnenburg
Office: 262-956-6431
Cell: 262-993-5502
Email: GSonnenburg@centuryfence.com

MUNSON, INC.
Established 1955

MUNSON FENCE DIV.
MUNSON-ARMSTRONG PAVING DIV.
MUNSON TENNIS COURT DIV.

6747 N. Sidney Place Glendale, WI 53209
Phone: (414) 351-0800 FAX: (414) 351-0879
www.munsoninc.com

PROPOSAL SUBMITTED TO:

GIL STANDRIDGE
GERMANTOWN PARK & REC.
N112W17001 MEQUON RD.
GERMANTOWN, 53022

Phone (262) 250-4715

DATE:

March 26, 2025

JOB NAME & LOCATION

KINDERBERG PARK
N106W14937 Buckthorn Dr,
Germantown, WI 53022

gstandridge@germantownwi.gov

QUOTE 2: DUGOUTS

1. Furnish and install 152' of Chain Link Fence. The front and sides of the dugouts will be 7' high and the back of the dugouts will be 8' high. .
2. All posts will be driven 48" deep for frost protection.

SPECIFICATIONS OF NEW FENCE TO BE AS FOLLOWS:

A. **FABRIC:** 2" mesh #9-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot.
B. **TOP - MID RAIL:** 1-5/8" O.D. SS20 pipe.
C. **LINE POSTS:** 2" O.D. SS20 gauge pipe. Posts will be spaced a maximum of 10ft. on center.
D. **END & CORNER POSTS:** 2.5" O.D. SS20 gauge pipe.

LABOR AND MATERIAL $8,150.00

Option: *Install Poly-Pro Plus Sunscreen to the top of the dugouts . . . add . . . $2,346.00*

AUTHORIZED days.
SIGNATURE: _____
Rich Guess – *Project Manager*

NOTE: This proposal may be withdrawn by us if not accepted within **10**

ACCEPTANCE OF PROPOSAL: The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

Date of Acceptance: _____ SIGNATURE: _____

-SEE LAST PAGE FOR TERMS AND CONDITIONS-

MUNSON, INC.
Established 1955

MUNSON FENCE DIV.
MUNSON-ARMSTRONG PAVING DIV.
MUNSON TENNIS COURT DIV.

6747 N. Sidney Place Glendale, WI 53209
Phone: (414) 351-0800 FAX: (414) 351-0879
www.munsoninc.com

PROPOSAL SUBMITTED TO:

GIL STANDRIDGE
GERMANTOWN PARK & REC.
N112W17001 MEQUON RD.
GERMANTOWN, 53022

Phone (262) 250-4715 gstandridge@germantownwi.gov

DATE:

March 26, 2025

JOB NAME & LOCATION

KINDERBERG PARK
N106W14937 Buckthorn Dr,
Germantown, WI 53022

Per your request, we are pleased to quote the following:

QUOTE 1: BACKSTOP

1. Remove and replace 60 LF of chain link fence fabric. Fence to be 10' high overall.

SPECIFICATIONS OF NEW FENCE TO BE AS FOLLOWS:

A. **FABRIC:** 2" mesh #6-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot.

LABOR AND MATERIAL $4,951.00

AUTHORIZED days.
SIGNATURE: _____
Rich Guess – *Project Manager*

NOTE: This proposal may be withdrawn by us if not accepted within **10**

ACCEPTANCE OF PROPOSAL: The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

Date of Acceptance: _____ SIGNATURE: _____

-SEE LAST PAGE FOR TERMS AND CONDITIONS-

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PROPOSAL SUBMITTED TO:

GIL STANDRIDGE
GERMANTOWN PARK & REC.
N112W17001 MEQUON RD.
GERMANTOWN, 53022

Phone (262) 250-4715 gstandridge@germantownwi.gov

DATE:

May 5, 2025

JOB NAME & LOCATION

Freistadt Field – Backstop and Dugouts

Per your request, we are pleased to quote the following:

1. The existing backstop, dugout, and base line fence will be removed and hauled away by Munson.
2. Furnish and install 145' of Chain Link Fence. Fence to be 8' high overall.
3. Furnish and install 214' of Chain Link Fence. Fence to be 6' high overall.
4. Furnish and install (1) backstop with an overhang. Backstop to be 20' high overall.
5. All dugout and baseline posts will be driven 48" deep for frost protection. All backstop posts will be imbedded in 60" deep concrete for frost protection.
6. Excavated spoils will be hauled away.

SPECIFICATIONS OF NEW FENCE TO BE AS FOLLOWS:

A. **FABRIC:** 2" mesh #9-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot.
B. **TOP - BOTTOM RAIL:** 1-5/8" O.D. SS40 pipe.
C. **LINE POSTS:** 2.5" O.D. SS40 gauge pipe. Posts will be spaced a maximum of 10ft. on center.
D. **END POSTS:** 3" O.D. SS40 gauge pipe.

SPECIFICATIONS OF NEW BACKSTOP TO BE AS FOLLOWS:

A. **FABRIC:** Bottom Fabric: 2" mesh #6-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot. Top Fabric: 2" mesh #9-gauge aluminized steel. Hot dipped galvanized before weaving with a minimum of (1.2 oz.) of zinc per square foot.
B. **TOP - MID - BOTTOM RAIL:** 1-5/8" O.D. SS40 pipe.

AUTHORIZED
days.
SIGNATURE: _____
Rich Guess – *Project Manager*

NOTE: This proposal may be withdrawn by us if not accepted within **10**

ACCEPTANCE OF PROPOSAL: The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

Date of Acceptance: _____ SIGNATURE: _____

-SEE LAST PAGE FOR TERMS AND CONDITIONS-

MUNSON, INC.
Established 1955

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MUNSON-ARMSTRONG PAVING DIV.
MUNSON TENNIS COURT DIV.

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PROPOSAL SUBMITTED TO:

GIL STANDRIDGE
GERMANTOWN PARK & REC.
N112W17001 MEQUON RD.
GERMANTOWN, 53022

Phone (262) 250-4715 gstandridge@germantownwi.gov

DATE:

May 5, 2025

JOB NAME & LOCATION

Freistadt Field – Backstop and Dugouts

C. **LINE POSTS:** 2.5" O.D. SS40 gauge pipe. Posts will be spaced a maximum of 10ft. on center.
D. **END & CORNER POSTS:** 3" O.D. SS40 gauge pipe.
E. **OVERHANG:** Constructed of 1-5/8" SS40 pipe. Overhang is to be sleeved in terminal posts and welded to posts.

LABOR AND MATERIAL $29,559.00

Option: *Install Poly-Pro Plus Sunscreen to the top of the dugouts . . . add . . . $2,545.00*

AUTHORIZED SIGNATURE: _____
Rich Guess – *Project Manager*

NOTE: This proposal may be withdrawn by us if not accepted within **10** days.

ACCEPTANCE OF PROPOSAL: The above prices, specifications and attached Terms and Conditions are satisfactory and hereby accepted. You are authorized to do the work as specified.

SIGNATURE: _____

Date of Acceptance: _____ SIGNATURE: _____

-SEE LAST PAGE FOR TERMS AND CONDITIONS-

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Action Item

ITEM TITLE: Application for a One-Time/Special Event Outside Premise Extension at Big Sky Country Bar & Grill on 08/16/2025 for the Stars & Stripes Honor Flight Charity Golf Outing. (ACTION)

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

Big Sky Country Bar & Grill, located at W204N11498 Goldendale Rd, has submitted an application for a One-Time/Special Event Outside Premise Extension of their Combination Class "B" / "Class B" Retail License into the East side parking area adjacent to the building for August 16, 2025, from 10:00am - 10:00pm.
A map and detailed plan were provided by the applicant. The premise extension area will include a 45'x30' tent which will house a 16'x8' stage to play music, tables and chairs for patrons, and a beverage service station. The outdoor entertainment mentioned in this application will be addressed in the following application for an Outdoor Entertainment Permit.

Police, Fire, Community Development and SAFEbuilt have reviewed and provided approval of this application for a One-Time/Special Event Outside Premise Extension.

ATTACHMENT:

1. Big Sky Country 8.16.25 One Time Premise Extension_Redacted

STAFF RECOMMENDATION:

Approval of Big Sky Country's application for a One-Time/Special Event Outside Premise Extension of their Combination Class "B" / "Class B" Retail License into the East side parking area adjacent to the building for August 16, 2025, from 10:00am - 10:00pm.

ACTION BY COMMITTEE:

Village of Germantown

N112 W17001 Mequon Road
Germantown, WI 53022

Clear Form

OUTSIDE PREMISE EXTENSION APPLICATION

Application for Class "B" Beer & "Class B" Liquor License

Outside Premise Extension

- Additional permits or approvals may be required by other Departments (sign permits, temporary use permits, building permits, electrical permits, etc.). You are responsible for obtaining those permits prior to approval of this application. Contact Community Development at 250-4735 for further information.
- Approved licenses are valid upon issuance and expire June 30 the following year, unless otherwise noted for One Time/Special Events. If there are any changes to the previously approved application, site plan approval and Plan Commission review will be needed.

☐	Annual Extension Request	$25
☑	One Time/Special Event Extension Request	$25
	Total:	$25

IF YOUR APPLICATION SHOULD BE DENIED BY THE VILLAGE BOARD, THE FEES ARE NON-REFUNDABLE.

Applicant Name	Phone Number	Email
Eric Schroeder	[redacted]	[redacted]

Name of Licensed Premise
BSC Wisconsin LLC dba Big Sky Country Bar & Grill

Street Address of Licensed Premise	City	State	Zip
W204N11498 Goldendale Rd	Germantown	WI	53022

Describe the area of outside extension. You MUST include a detailed drawing of the area with dimensions and access points

Please refer to attachments

One Time/Special Events - List Dates and Times of Event (Municipal Code limits time to 10:00pm unless otherwise authorized by Village Board)
Annual Extensions - List Times In Use

August 16, 2025. 10am to 10pm

Stars + Stripes Honor Flight Charity Golf Outing.

I hereby certify that the answers on this application are complete, true and correct to the best of my knowledge and belief and make application for an Extension of Premise in the Village of Germantown, Wisconsin, subject to the provisions and limitations of Wisconsin Statutes and Germantown Municipal Code, and hereby agree to comply with all laws, resolutions, ordinances, and regulations, affecting said activity, if a license be granted to me.

Applicant Signature

July 22,2025
Date

For Office Use Only: Date: 7-22 Initials: KM Amount Paid: 25 Receipt # 948-044

Community Development Reviewed:_____ Plan Commission Date(New/Changes Only):_____ Date 300'Noticed Mailed:_____

Police Chief Date Notified_____ Police Dept:_____ Approve or_____ Deny (Attach basis for denial). Police Chief or Designee:_____ Date:_____

Fire Chief Date Notified_____ Fire Dept:___ Approve or Deny (Attach basis for denial). Fire Chief or Designee Approval:_____ Date:_____

Public Safety Meeting Date_____ Approved/Denied (Circle One) Village Board Meeting Date_____ Approved/Denied (Circle One)

OUTSIDE PREMISE EXTENSION

POLICY & PROCEDURE

1. Requests for outside premise extension shall be made in writing to the Village Clerk and shall identify the date(s), time(s) and description of area to be used.

    a. If application is made with the renewal of a Class "B" Beer or "Class B" Liquor License, the outside premise description shall also be accurately described and included in the legal description of the licensed premises.

2. A drawing accurately describing the location of the outside premise shall be attached to the application. Such description shall include the dimensions and access points of the outside premise.

    a. If this is a new or a change to a permanent outside extension, site plan approval is required from the Plan Commission. Contact the Village Community Development Department for an application form and required information.

3. NO ALCOHOL BEVERAGES shall be served or consumed and NO amplified sound or outdoor lighting, other than customary safety and security lighting, shall be permitted within an outdoor licensed premise between the hours of 10:00 p.m. and 8:00 a.m. unless as otherwise authorized by the Village Board at the time of license issuance subject to such conditions found to be necessary to minimize the impact of such use upon surrounding properties including limiting the dates and times of operation and requiring technological reasonable steps to minimize noise and other impacts.

4. All applications shall be referred to the Police Chief and Fire Chief for review and recommendation.

5. All property owners within 300 feet of the proposed outside premise shall be notified of the pendency of application and the date(s), time(s) and location, when the request will be considered by the Public Safety Committee. This shall be done by first class mail, approximately 10 days prior to the scheduled meeting for original applications only

    a. This is not required for renewal applications.

6. The Public Safety Committee shall review the request, consider the recommendations of the Police and Fire Chiefs, and make a recommendation to the Village Board regarding issuance.

7. It is preferred, but not required that access to the outside premise shall be from the interior of the licensed premises. There may be a fire exit in the outside premise but may not allow for access from the outside.

8. Fencing of the outside premise shall be considered on a case by case basis.

BSC Wisconsin LLC dba Big Sky Country Bar & Grill

W204 N11498 Goldendale Road, Germantown, WI 53022

Contact: Eric Schroeder – 414-331-9191 cell

re: One Time Outside Premise Extension request for Saturday, August 16th, 2025. The time requested to use this area is between 10am to 10pm.

Big Sky Country requests an outside extension of premises on the East side of the property. The area is immediately adjacent to the physical structure. This area is referred to as "C" on attached diagrams/documents.

Two main reasons this area was selected. Firstly, it provides a safe area for the attendees. It is out of the path of any car traffic. Strategically placed objects (i.e., Type 1 barricades) could be used to delineate the area as well as act as safety barriers. Secondly, this location is far from nearby residents. The combination of the distance, the enclosures of the tent, and the white noise from the adjacent highway makes this area the least likely to cause any noise disturbances that would be offensive.

Please refer to the attached diagrams/documents.

"A" – The Entrance to the premises located on the West end of the building.

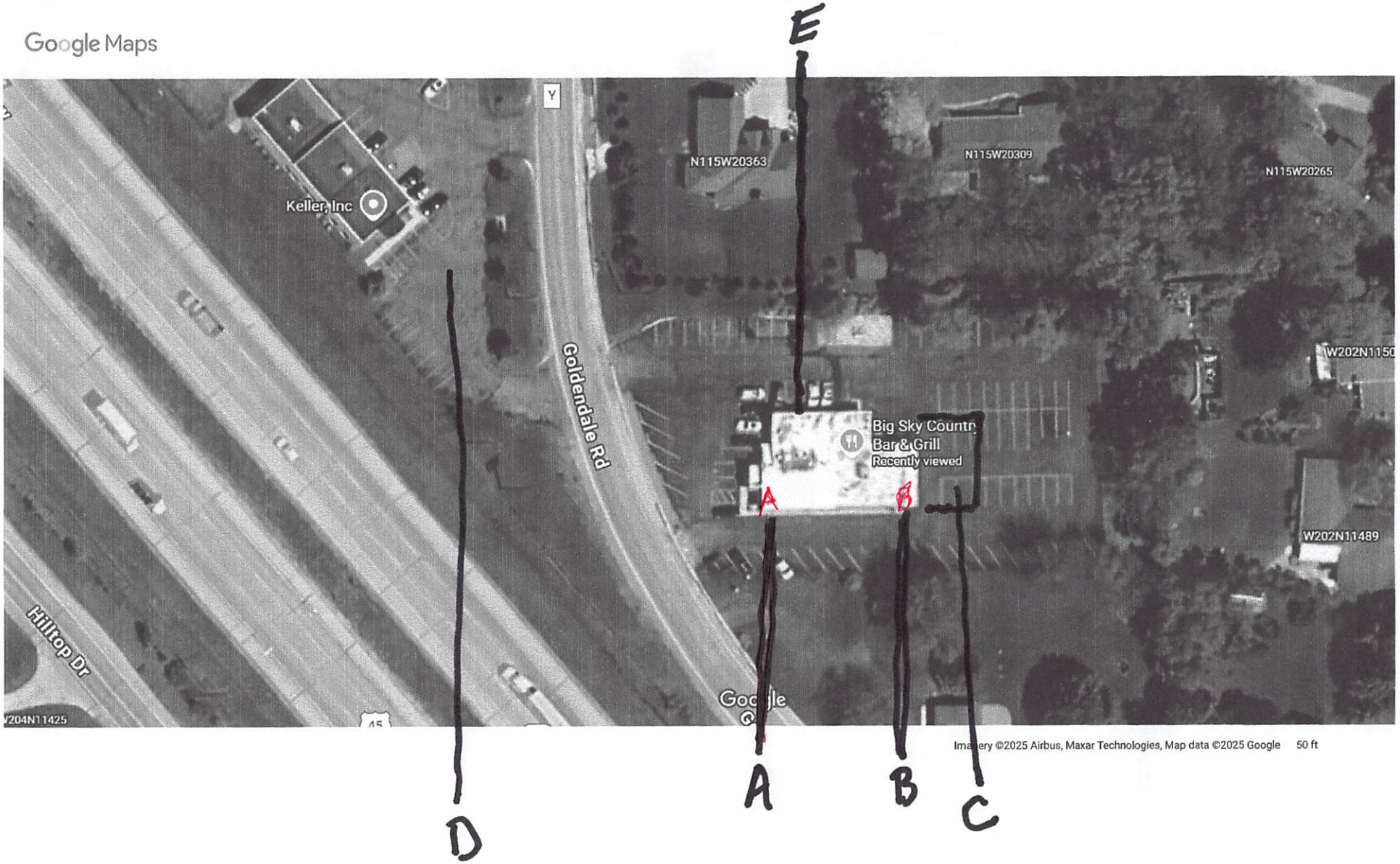
"B" – The Entrance to the premises located on the East end of the building.

"C" – The proposed event area. It will include a 45-foot by 30-foot Tent. The Tent will house a stage for a Band, tables & chairs for seating, and beverage stations where soft & hard drinks will be sold. We propose limiting the Band to 4pm to 930pm – allowing us 30minutes to shut down and have attendee go inside or depart.

"D" – Keller Construction's Parking Lot. The management of Keller Construction has offered use of their parking lot for overflow parking.

"E" – The Entrance to the premises located on the North end. Not for public use. Employee Only - Enters the kitchen.

Please refer to the satellite image and note that the event area also eliminates the fewest parking spaces. There are 70+ spaces still available if the West area is allowed to be used for the event


Google Maps
E
Keller Inc
Goldendale Rd
N115W20363
N115W20309
N115W20265
W202N1150
Big Sky Country
Bar & Grill
Recently viewed
A
B
W202N11489
Hilltop Dr
W204N11425
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 ft
D
A
B
C

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Action Item

ITEM TITLE: Application for a Temporary Outdoor Entertainment Permit for Big Sky Country Bar & Grill for 08/16/2025. (ACTION)

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

Big Sky Country Bar & Grill, located at W204N11498 Goldendale Rd, has submitted an application for a Temporary Outdoor Entertainment Permit for August 16, 2025 for the Stars & Stripes Honor Flight Charity Golf Outing. A 45'x30' tent will house a 16'x8' stage to play music. The stage will be in the Northeast corner of the tent, with the tent facing West. The North and East sides of the tent will have tent walls to protect from weather and control sound.

Police, Fire, Community Development and SAFEbuilt have reviewed and provided approval of this application with recommended contingencies of obtaining a temporary occupancy/health and safety inspection permit and any other permits where applicable(such as electric permit for the tent/music) from SAFEbuilt.

ATTACHMENT:

1. Big Sky Temporary Outdoor Entertainment Permit Applicaiton 08.16_Redacted

STAFF RECOMMENDATION:

Approval of the annual Outdoor Entertainment Permit Application contingent upon obtaining a temporary occupancy/health and safety inspection and any other permits where applicable from SAFEbuilt.

ACTION BY COMMITTEE:

Village of Germantown

N112 W17001 Mequon Road
Germantown, WI 53022

Permit Year Runs: July 1st until June 30th

OUTDOOR ENTERTAINMENT PERMIT APPLICATION

- Additional permits or approvals may be required by other Departments (sign permits, temporary use permits, building permits, electrical permits, liquor license, etc.). You are responsible for obtaining those permits prior to approval of this application. Contact Community Development at 250-4735 for further information.
- Approved annual permits are valid July 1 – June 30, or upon issuance. Temporary permits are valid during the dates identified on the Permit. If there are any changes to a previously approved permit application, an amended approval will be needed.
- **IF YOUR APPLICATION SHOULD BE DENIED BY THE VILLAGE BOARD, THE FEES ARE NON-REFUNDABLE.**

☐	Annual Permit	$200
■	Temporary Permit: 1st and 2nd Permits within *Permit Year*	$0
☐	Temporary Permit – 3rd Permit and subsequent	$75
	Total:	$0

Applicant Name	Phone Number	Email
Eric Schroeder	[redacted]	[redacted]

Applicant Business Name (if applicable)
BSC Wisconsin LLC dba Big Sky Country

Applicant Business Street Address	City	State	Zip
W204N11498 Goldendale Rd	Germantown	WI	53022

Describe the area where the outdoor entertainment permit will be utilized, including the property address and a description of the area on the Property to be utilized. You MUST include a detailed, scale drawing of the area with dimensions, locations of speakers, televisions, performance location, and the like.
Country Music by Jim Gaff. Musician Trio consists of Guitar(Electric and/or amplified acoustic), Drums, Rhythm guitar/mandolin/bass

A 45' x 30' tent will house a 16' x 8' stage where a trio. Thee stage will be in the Northeast corner of the tent facing West. The North ans East sides of the tent will have tent wall to protect from weather and control sound

Describe the hours of outdoor entertainment. For Temporary Permits, List Dates and Hours of Event. For Annual Permits, List Proposed Days and Hours of outdoor entertainment (*e.g.*, Between June 1 and September 30, Fridays 4pm to 8pm, Saturdays Noon to 9 pm). You MUST include a detailed plan of operation setting forth the dates, hours, location, type and scope of the operation for all outdoor entertainment.

August 16th, 2025. 4pm to 930pm

I hereby certify that the answers on this application are complete, true and correct to the best of my knowledge and belief and
make application for an Outdoor Entertainment Permit in the Village of Germantown, Wisconsin, subject to the provisions and limitations of Wisconsin Statutes and Germantown Municipal Code, and hereby agree to comply with

048d8e97-86fb-43ef-8a0e-4e36bf140b70 Digitally signed by 048d8e97-86fb-43ef-8a0e-4e36bf140b70 Date: 2025.07.22 15:47:42 -05'00' — 7/22/2025

Applicant — Date

For Office Use Only: Date:_____ Initials:_____ Amount Paid:_____ Receipt #_____

Community Development Review:_____ Plan Commission Date (if applicable):_____

Police Chief Date Notified_____ Approve____ or Deny____ (Attach basis for denial). Police Chief or Designee:_____Date:____

Fire Chief Date Notified_____ Approve____ or Deny____ (Attach basis for denial). Fire Chief or Designee: _____Date:_____

500 foot Notice Mailing date_____ Public Safety Meeting Date_____ Approved/Denied (Circle One)

Village Board Meeting Date_____ Approved/Denied (Circle One) Permit Number:_____Village Clerk Approval:___

OUTDOOR ENTERTAINMENT PERMIT

POLICY & PROCEDURE

1. An Outdoor Entertainment Permit is required when the following types of entertainment are provided, wholly or in any part, including fixtures, attendees, and sound systems, outside of a fully enclosed permanent structure:

    a. Amplified or non-amplified music, including live singers, musicians, bands, or orchestras, recorded music, karaoke, juke boxes, live DJ's, background music, radios, and the like.

    b. Audio-visual broadcasts, including the presentation of live televised events such as a sporting event, television shows, movies and the like.

2. There are two types of outdoor entertainment permits:

    a. Annual Permit: Allows the permittee to provide outdoor entertainment outside an enclosed structure during specified hours. The permit period is July 1 through June 30, with each year requiring a new permit.

    b. Temporary Permit: Allows the permittee to provide activities outside an enclosed structure during a specified period or periods for special, limited occurrences.

3. Permit applications must be accompanied by a site plan and a scaled drawing or map showing the location of all speakers, televisions, performance locations, and the like.

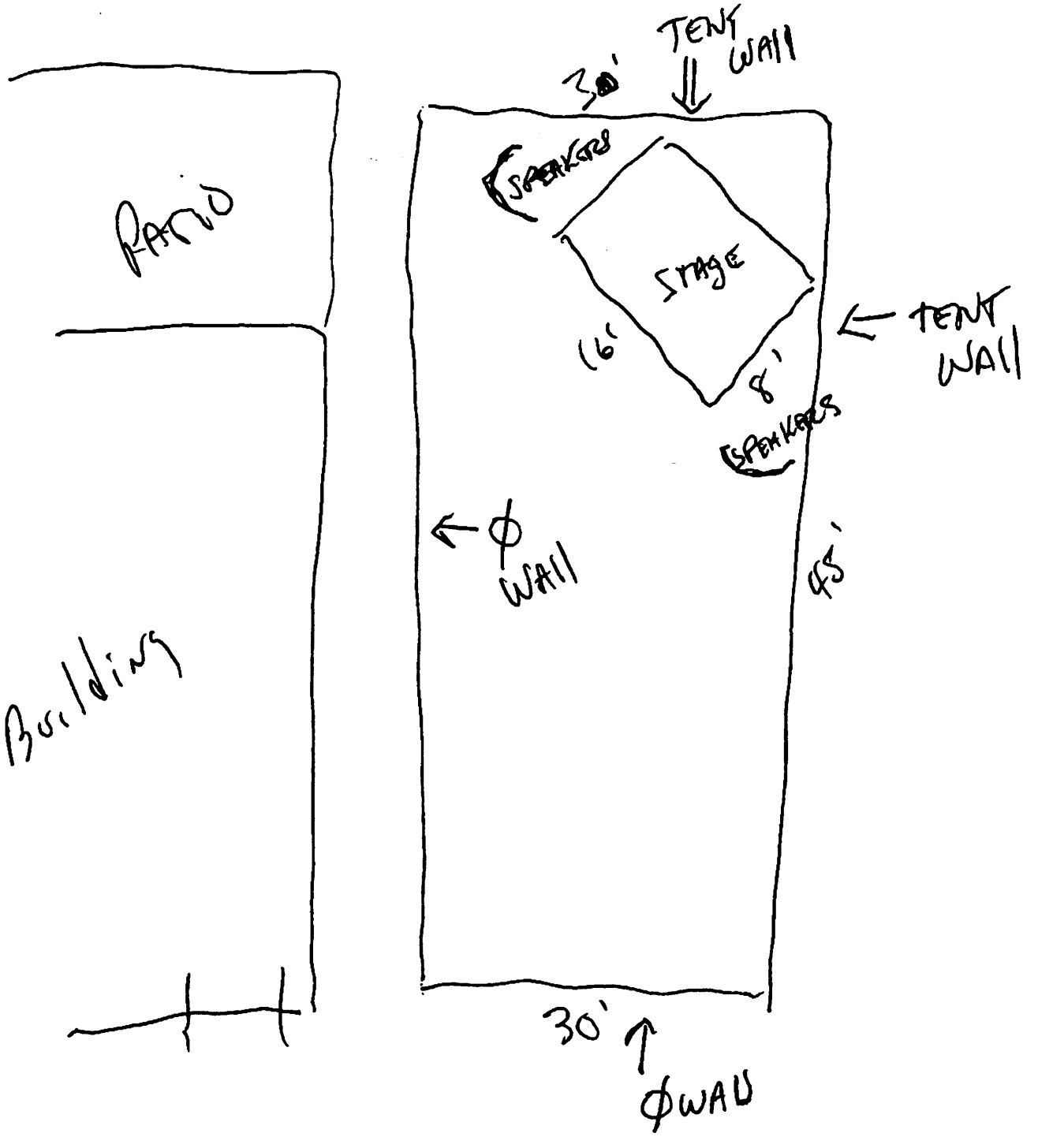
4. Permit applications must be accompanied by a detailed plan of operation setting forth the dates, hours, location, type and scope of the operation for all outdoor entertainment activities. A complete plan of operation should include, as applicable: a description of the type of entertainment to be offered, a security plan (including the number of security personnel, how they will be utilized, how they are identified, etc.), a plan to handle control and clearance of the parking lot during hours of operation and at closing time, a plan for unruly patrons, intoxicated patrons, and physical disturbances, a plan of how alcohol sales and consumption will be addressed, a plan for litter and noise complaints, and contact information for an individual to address complaints at times entertainment is ongoing.

5. NO ALCOHOL BEVERAGES shall be served or consumed without appropriate licenses or permits.

6. All applications shall be referred to the Police Chief and Fire Chief for review and recommendation.

7. All property owners within 500 feet of the property to be subject to an Outdoor Entertainment Permit shall be notified of the pendency of application and the date(s), time(s) and location, when the request will be considered by the Public Safety Committee. This shall be done by first class mail, at least 15 days prior to the scheduled meeting.

8. The Public Safety Committee shall review the request, consider the recommendations of the Police and Fire Chiefs, and make a recommendation to the Village Board regarding issuance. The Village Board may impose conditions and restrictions on the permit found to be necessary to minimize the impact of the outdoor entertainment upon surrounding properties including limiting the dates and times of activities and requiring technologically reasonable steps to minimize noise and other impacts.


TENT WALL
30'
SPEAKERS
PATIO
STAGE
16'
8'
TENT WALL
SPEAKERS
WALL
45'
Building
30'
WALL

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

7/14/25 Plan Commission Meeting

Accurate Surveying / Rao Farms LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Don Thoma, Accurate Surveying & Engineering LLP, agent for Rao Farms LLC, property owner, is requesting approval to rezone 115 acres from A-1 to A-2: Agricultural and a 4-lot Certified Survey Map (CSM) of the property located at N136 W21238 Bonniwell Road.

Location: N136 W21238 Bonniwell Road (1/2 mile west of Goldendale Road)

Agent/
Property Owners:

Don Thoma Accurate Surveying 2911 Wildlife Dr Richfield, WI	Kailas & Becky Rao Rao Farms LLC w204 n13781 Goldendale Rd Germantown, WI

Current Zoning: A-1: Agricultural
Proposed Zoning: A-2: Agricultural

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

Proposal

Don Thoma, Accurate Surveying & Engineering LLP, agent for Rao Farms LLC, property owner, is requesting approval to rezone 115 acres from A-1 to A-2: Agricultural and a 4-lot Certified Survey Map (CSM) of the property located at N136 W21238 Bonniwell Road.

As indicated in the application, the purpose for the rezoning and land division applications is to divide the farm land for estate planning, to separate an existing house and equestrian facility, and to relocate an existing pond into an outlot.

Certified Survey Maps

As shown on the CSM, the following parcels are proposed (net acres less additional right-of-way dedication for Bonniwell Road):

- Lot 1 24.6 acres undeveloped farm land
- Lot 2 20.0 acres existing house & equestrian facility
- Lot 3 29.6 acres undeveloped farm land
- Outlot 1 39.4 acres undevelopable wetland & floodway

Rezoning

Due to the reduced size of the proposed parcels less than 35 acres (the minimum parcel size required for A-1 District), rezoning into the A-2 District is proposed.

Staff Comment

The property is located within the “Rural Preservation District” under the 2050 Comprehensive Plan. The proposed rezoning and land division is consistent with the Preferred Land Use table that requires parcels not less than 20 acres and allows agricultural & hobby farming use as the most “desirable” (single-family residential uses at a density of 1 DU/20 acres).

Village Engineer/Surveyor

The Village’s surveying consultant has identified a couple of minor technical corrections that need to be made to the CSM prior to recording in a memo dated June 9, 2025 (copy enclosed).

VILLAGE STAFF RECOMMENDATIONS

APPROVE the proposed Certified Survey Map (CSM) for Rao Farms LLC subject to the following conditions:

1. All technical issues and plan correction identified by the Village Surveyor’s review memo dated June 9, 2025 shall be addressed and reflected in a revised CSM submitted and approved by the Village Surveyor prior to recording the CSM.

APPROVE rezoning the 115 +/- acres Rao Farms LLC property from A-1: Agricultural to A-2: Agricultural as proposed.

Authentisign ID: D89DC377-F62C-F011-8B3D-00224822F75A

Village of Germantown ...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid QR Date 5/12/25
Chk # 20747

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Accurate Surveying & Engineering LLP
Donald J. Thoma
2911 Wildlife Lane
Richfield, WI 53076
Phone (262) 677-2120
Fax ( )
E-Mail don@accuratesurveying.net

PROPERTY OWNER

Rao Farms LLC
Kailas Rao, Becky Rao
W204N13781 Goldendale Rd
Richfield, WI 53076
Phone (414) 881-4582

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N136W21238 BONNIWELL RD	GTNV 063989, 064996, 064994881

3 PURPOSE OF LAND SPLIT

Estate planning. Split off farmland from the horse barn facility. Lot line adjustment to place pond on northern parcel	Will the land split require rezoning? Yes	
	From A-1	To A-2

4 READ AND INITIAL THE FOLLOWING:

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

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

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

KR BR DT understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

Donald Thoma 05/09/25
Applicant Date

Becky Rao Kailas Rao 05/09/25
Owner Date

Authentisign ID: D89DC377-F62C-F011-8B3D-00224822F75A

Village of Germantown ...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

$200 Plan Commission Consultation
$1,085 Rezoning
$1,240 PDD < 5 acres
$2,095 PDD 5-20 acre site
$3,460 PDD > 20 acre site

Date Paid: 5/12/25 Received by: SR

CHK # 20747

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Accurate Surveying & Engineering LLP
Donald J. Thoma
2911 Wildlife Lane
Richfield, WI 53076
Phone (262)677-2120
E-Mail don@accuratesurveying.net

PROPERTY OWNER

Rao Farms LLC
Kailas Rao, Becky Rao
W204N13781 Goldendale Rd
Richfield, WI 53076
Phone (414) 881-4582
E-Mail brao@iodogs.com

Accurate Surveying & Engineering LLP

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N136W21238 BONNIWELL RD	GTNV 063989, 064996, 064994881

3

REZONING REQUEST

FROM	TO
A-1	A-2

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Placed on the attached CSM

5 PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

The purpose of the rezoning is rezone the newly created parcels from A-1 to A-2 to align with the requirements under the Germantown zoning ordinance. Parcels are being divided for estate planning, to divide farmland off of the house with the horse barn and do a lot line adjustment to put the pond on one parcel (northern parcel). All current land uses will remain the same.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Authentisign Donald Thoma 05/09/25

Applicant Date

Authentisign Becky Rao 05/09/25

Owner Date

Authentisign Kailas Rao 05/09/25

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.

0 100 300 600

Scale in feet
1" = 300'

(r.a.) - means "recorded as"

P.O.B. - means "Point of Beginning".

○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

● - indicates 1.3"od iron pipe found unless noted.

Center Sec. 6-9-20 conc.mon./brass cap found

unplatted lands

unplatted lands

north line of the SE 1/4
S 89°13'46" E 2631.88'

unplatted lands

N 89°13'46" W 1315.94'

1315.94'

East Quarter corner Sec. 6-9-20 conc.mon./bras cap found

creek/ditch

creek/ditch

creek/ditch

creek/ditch

Owner/Subdivider

RAO Farms LLC
Kailas & Becky Rao
W204N13781 Goldendale Rd.
Richfield, WI 53076

Surveyor

Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076
(262)677-2120

937.28'

west line of the NW 1/4 of the SE 1/4
S 00°37'36" E 1353.58'

unplatted lands

east line of the NW 1/4 of the SE 1/4
1338.90'

unplatted lands owned by subdivider

Outlot 1

39.422 Acres
1,717,212 Sq. Ft.
(exclusive of road)
A-2 zoning

281.34'
S 89°22'24" W

416.30'

420.00'

N 89°07'06" W 1331.02'

north line of the SE 1/4 of the SW Frac'l 1/4

N 00°30'34" W 1099.01'

existing pond

south line, NW 1/4 of the SE 1/4
460.00'
N 89°52'18" W

2677.81'

N 00°50'10" W

L1 L2 L3 L4 L5

210.00'
S 41°03'23" W

185.62'
S 75°59'00" W

see Sheet 2 of 5 for Line Table

S 23°48'02" E
327.93'

Lot 3

see Sheet 2 of 5 for Line Table
415.00'
S 88°59'58" W

L6

S 00°38'12" E
97.00'

S 65°00'45" W
238.00'

679.01'

shelter
shelter
septic
shed
septic
shed
barn
garage
well
house
barn
shelter
shed

S 01°08'17" E
321.50'

381.00'
N 89°29'26" E
(r.a. N 89°29'37" E)

Lot 1

24.350 Acres
1,060,689 Sq. Ft.
(exclusive of road)
A-2 zoning

1298.90'

east line of the SW 1/4 of the SE 1/4

unplatted lands owned by subdivider

140.00'
S 85°52'00" E

existing pond

shelter
shelter

631.45'
N 00°30'34" W 671.45'
(r.a. N 00°30'23" W)

CSM No. 4429

631.45'
(r.a. S 00°30'23" E)
S 00°30'34" E 671.45'

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

40' dedicated to the Village of Germantown for road purposes 0.612 acre (26,661sq.ft.)

Lot 2

20.019 Acres
872,013 Sq. Ft.
(exclusive of road)
A-2 zoning

Lot 3

431.00'
S 01°56'45" E

shelter
shelter

Bonniwell Road

S 88°27'47" E
783.66'

353.81'
S 88°27'47" E

N 89°29'26" E
277.00'

40.00'

N 89°29'26" E 666.40'

40.00'

south line, SE 1/4

24.75'

S 88°27'47" E 1138.19'

277.71'

40' dedicated ROW

N 89°29'26" E 666.63'

1325.34'

24.75'

40'

N 89°29'26" E 381.00'

40'

N 89°29'26" E 2650.68'

24.75'

24.75'

Lot 2, CSM 5620

P.O.B.

Lot 1, CSM 5620

Parcel 1
CSM No. 54

Rodinhood Dr.

60'

unplatted lands

Lot 1A
CSM No. 40

Donald J. Thoma, S-2470

Dated this 7th day of May, 2025.
Revised this 22nd day of July, 2025.

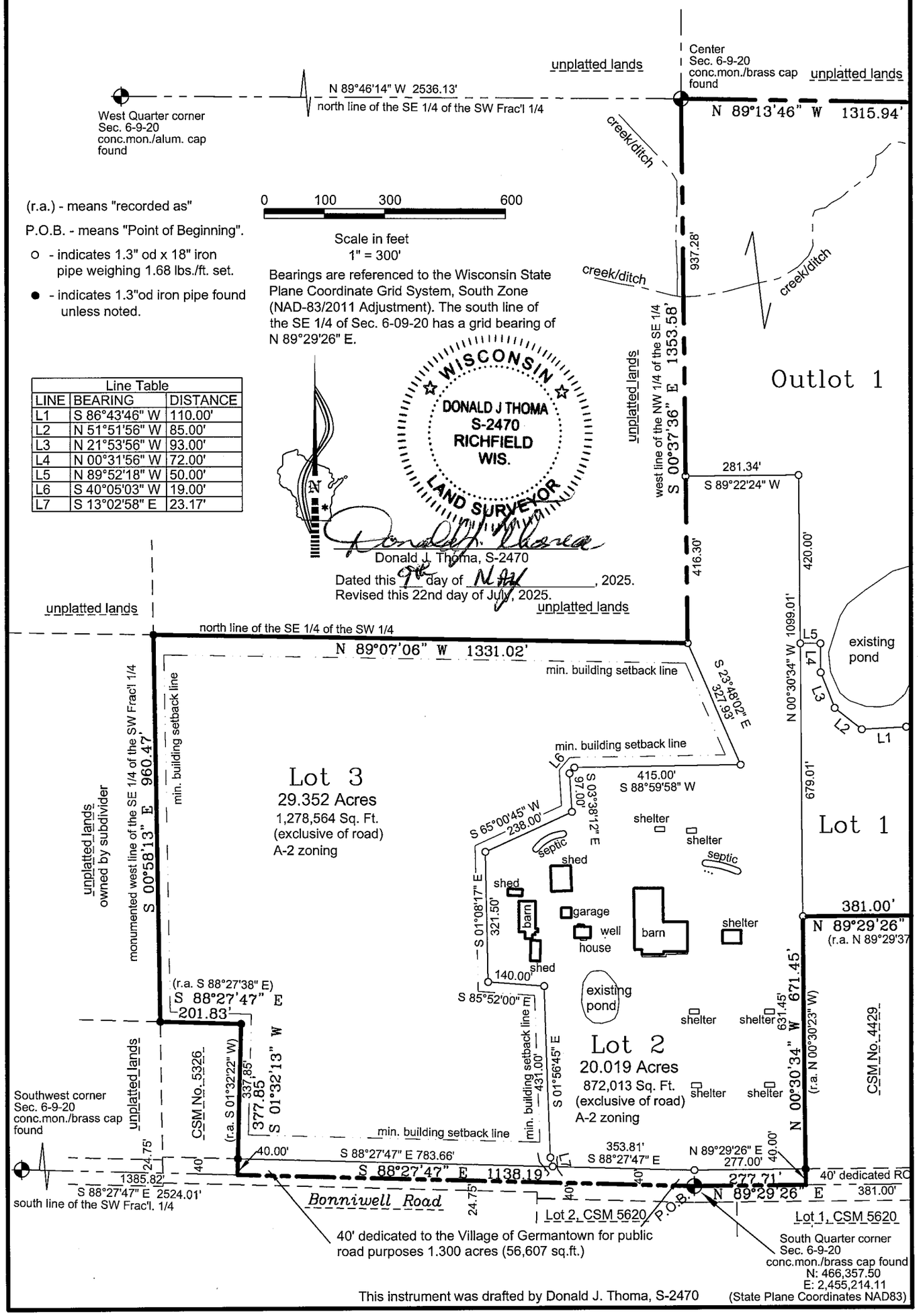
South Quarter corner
Sec. 6-9-20
conc.mon./brass cap found
N: 466,357.50
E: 2,455,214.11
(State Plane Coordinates NAD83)

Southeast corner
Sec. 6-9-20
conc.mon./brass cap found

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



Line Table		
LINE	BEARING	DISTANCE
L1	S 86°43'46" W	110.00'
L2	N 51°51'56" W	85.00'
L3	N 21°53'56" W	93.00'
L4	N 00°31'56" W	72.00'
L5	N 89°52'18" W	50.00'
L6	S 40°05'03" W	19.00'
L7	S 13°02'58" E	23.17'

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD-83/2011 Adjustment). The south line of the SE 1/4 of Sec. 6-09-20 has a grid bearing of N 89°29'26" E.

Scale in feet
1" = 300'
0 100 300 600

- indicates wetlands.
- indicates 100 year flood line.
- indicates 100 year flood line.

unplatted lands

A-2 zoning (subject to change)
Front - 60'
Side - 25'
Rear - 50'
Westlands - 25'

Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.

The wetland line, 100 year flood line, floodway and the creek/ditch lines have been traced from the Washington County Website.

Center Sec. 6-9-20 conc.mon./brass cap found

north line of the SE 1/4 S 89°13'46" E 2631.88'

N 89°13'46" W 1315.94'

1315.94'

East Quarter corner Sec. 6-9-20 conc.mon./bras cap found

unplatted lands

unplatted lands owned by subdivider

east line of the NW 1/4 of the SE 1/4

S 00°37'36" E 1353.58'

937.28'

Flood
Floodway
creek/ditch
no wetlands
wetland line
100 year flood line

Outlot 1
39.422 Acres
1,717,212 Sq. Ft.
(exclusive of road)
A-2 zoning

existing pond

N 89°07'06" W 1331.02'
north line of the SE 1/4 of the SW Frac'l 1/4

N 00°50'10" W 2677.81'
east line of the SW 1/4 of the SE 1/4

min. building setback line

Lot 3

Lot 1
24.350 Acres
1,060,689 Sq. Ft.
(exclusive of road)
A-2 zoning

Lot 2
20.019 Acres
872,013 Sq. Ft.
(exclusive of road)
A-2 zoning

shelter
septic
shed
garage
well house
barn

N 89°29'26" E
(r.a. N 89°29'37" E)
381.00'

N 00°30'34" W 671.45'
(r.a. N 00°30'23" W)

S 00°30'34" E 671.45'
(r.a. S 00°30'23" E)

CSM No. 4429

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Bonniwell Road

S 88°27'47" E 1138.19'
277.71'
40' dedicated ROW
N 89°29'26" E 666.63'
381.00'
N 89°29'26" E 2650.68'
1325.34'
south line SE 1/4

Lot 1, CSM 5620

South Quarter corner Sec. 6-9-20 conc.mon./brass cap found
N: 466,357.50
E: 2,455,214.11
(State Plane Coordinates NAD83)

Parcel 1
CSM No. 54

Rodinhood Dr.
60'

unplatted lands

Lot 1A
CSM No. 40

Southeast corner Sec. 6-9-20 conc.mon./brass cap found

Donald J. Thoma, S-2470

Dated this 7th day of May, 2025.
Revised this 22nd day of July, 2025.

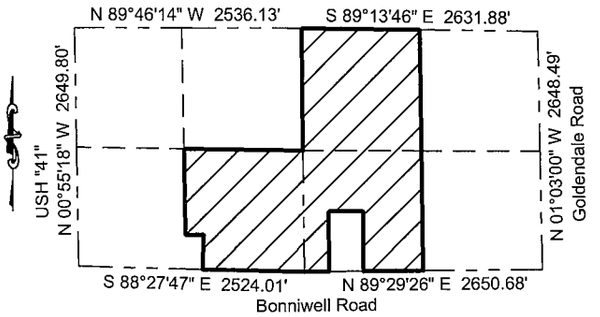
This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Location Sketch

SE 1/4 & SW 1/4 Section 6-9-20
Scale: 1' = 2000'



Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Kailas & Becky Rao, I have surveyed, divided, mapped and dedicated the land shown and described hereon, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the South Quarter corner of said Section 6, marked by a concrete monument with a brass cap found; thence N 89°29'26" E, along the south line of said SE 1/4, 277.71 feet, to the southwest corner of Certified Survey Map No. 4429 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 235-237 as Document No. 683821; thence N 00°30'34" W, along the west line of said Certified Survey Map No. 4429, 671.45 feet; thence N 89°29'26" E, along the north line of said Certified Survey Map No. 4429, 381.00 feet; thence S 00°30'34" E, along the east line of said Certified Survey Map No. 4429, 671.45 feet, to the intersection of said south line of the SE 1/4; thence N 89°29'26" E, along said south line of the SE 1/4, 666.63 feet, to the east line of said SW 1/4 of the SE 1/4; thence N 00°50'10" W, along said east line of the SW 1/4 of the SE 1/4 and along the east line of said NW 1/4 of the SE 1/4, 2677.81 feet; thence N 89°13'46" W, along the north line of said SE 1/4, 1315.94 feet, to the Center of said Section 6, marked by a concrete monument with a brass cap found; thence S 00°37'36" E, along the west line of said SE 1/4, 1353.58 feet; thence N 89°07'06" W, along the north line of said SE 1/4 of the SW Fractional1/4, 1331.02 feet, to the intersection of the monumented west line of said SE 1/4 of the SW Fractional 1/4, marked by a 1.3 inch od iron pipe found; thence S 00°58'13"E, along said monumented west line of the SE 1/4 of the SW Fractional 1/4, 960.47 feet, to the northwest corner of Certified Survey Map No. 5326 as recorded in the Washington County Registry in Volume 37 of Certified Survey Maps on pages 305-306 as Document No. 874346, marked by a 1.3 inch od iron pipe found; thence S 88°27'47" E, along the north line of said Certified Survey Map No. 5326, 201.83 feet. to a 1.3 inch od iron pipe found; thence S 01°32'13" W, along the east line of said Certified Survey Map No. 5326, 377.85 feet, to the intersection of the south line of said SW Fractional 1/4; thence S 88°27'47" E, along said south line of the SW Fractional 1/4, 1138.19 feet, to the point of beginning.

Containing 115.054 acres (5,011,746 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 9th day of May, 2025.
Revised this 15th day of July, 2025.

Donald J. Thoma, S-2470

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Corporate Owner's Certificate:

RAO Farms LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided, mapped and dedicated that part of Bonniwell Road to the Village of Germantown for public road purposes as represented on Sheet 1 and 2 of 5 of this Certified Survey Map.

RAO Farms LLC, does further certify that there is a mortgage on this property and this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission Village of Germantown Village Board

IN WITNESS WHEREOF, RAO Farms LLC, has caused these presents to be signed by Kailas J. Rao & Becky L. Rao, its Officers, at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

RAO Farms LLC
Corporate Name

_____ Officer/Member _____ Officer/Member

Kailas J. Rao (Print) Becky L. Rao (Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 202__, Kailas J. Rao & Becky L. Rao Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_____, Notary Public, _____,Wisconsin.

My commission expires _____

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 202__.

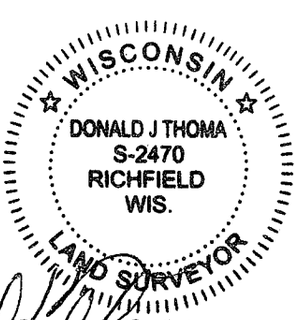
_____ Robert A. Soderberg - Chairperson _____ Deborah J. Remich - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Bonniwell Road for public road purposes as shown on Sheet 1 of 5 and Sheet 2 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ___ day of _____, 202__.

_____
Robert A. Soderberg - Village President

_____
Donna Ott - Village Clerk



_____
Donald J. Thoma, S-2470
Dated this 9th day of May, 2025.
Revised this 15th day of July, 2025.

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the SE 1/4 of the SW Fractional 1/4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of RAO Farms LLC, owners - Kailas J. Rao & Becky L. Rao Officers.

IN WITNESS WHEREOF, the said _____has caused these presents to be signed

by _____, its President, and countersigned by _____,

its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto

affixed this ____ day of _____, 202__.
In the presence of:

_____ _____(Corporate Seal)
Corporate Name

_____ _____ _____
President Secretary or Cashier Date

STATE OF WISCONSIN)
_____ COUNTY)s.s.
Personally came before me this ____ day of _____, 202__. _____, President,

and _____, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

WISCONSIN
DONALD J THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 1st day of May, 2025.
Revised this 15th day of July, 2025.

This instrument was drafted by Donald J. Thoma, S-2470

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: June 9, 2025

Re: Robert Overmier CSM

Kevin,

Here is my review comments for the CSM received 6/9/2025.

Certified Survey Map

Applicant or Owner: Becky and Kailas Rao

Address: W204 N13781 Goldendale Road, Richfield Wl. 53076
Tax Key No. GNTV 063989, 064996 and 064994881

Land Surveyor/Firm: Don Thoma, PLS – Accurate Surveying and Engineering LLP

1. The wetland line, 100 year flood line, floodway and existing creek have been traced from the Washington County website. A stream setback line needs to be added to the map along with a wetland setback line unless the Planning Commission waives this requirement

2. No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

The digital mapping should be prepared using the NAD83 Datum (2011 Adjustment)

Prior to Recording the Certified Survey Map or Subdivision Plat

The professional land surveyor is responsible for submitting a copy of the AutoCAD drawing file (.dwg) of the document in version 2024 via email to the Village Surveyor for mapping purposes.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

Sincerely,
Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

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

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against the following application: REZONING the subject property from the A-1: Agricultural District to the A-2: Agricultural District pursuant to Code Sec. 17.14 for estate planning, splitting farmland from horse barn facility and lot line adjustment to place pond on northern parcel.

Applicant:
Accurate Surveying & Engineering LLP, Agent for Rao Farms LLC, Property Owner

Property Address: N136W21238 Bonniwell Road (GTNV_063989)

Property Description:
All of the NW 1/4 of the SE 1/4, part of the SW 1/4 of the SE 1/4 and part of the.SE 1/4 of the SW Fractional 1 /4 of Section 6, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:
Beginning at the South Quarter corner of said Section 6, marked by a concrete monument with a brass cap found; thence N 89°29'26" E, along the south line of said SE 1/4, 277.71 feet, to the southwest corner of Certified Survey Map No. 4429 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 235-237 as Document No. 683821; thence N 00°30'34" W, along the west line of said Certified Survey Map No. 4429, 671.45 feet; thence N 89°29'26" E, along the north line of said Certified Survey Map No. 4429, 381.00 feet; thence S 00°30'34" E, along the east line of said Certified Survey Map No. 4429, 671.45 feet, to the intersection of said south line of the SE 1/4; thence N 89°29'26" E, along said south line of the SE 1/4, 666.63 feet, to the east line of said SW 1/4 of the SE 1/4; thence N 00°50'1 0" W, along said east line of the SW 1/4 of the SE 1/4 and along the east line of said NW 1/4 of the SE 1/4, 2677.81 feet; thence N 89°13'46" W, along the north line of said SE 1/4, 1315.94 feet, to the Center of said Section 6, marked by a concrete monument with a brass cap found; thence S 00°37'36" E, along the west line of said SE 1/4, 1353.58 feet; thence N 89°07'06" W, along the north line of said SE 1/4 of the SW Fractional 1/4, 1331.02 feet, to the intersection of the monumented west line of said SE 1/4 of the SW Fractional 1/4, marked by a 1.3 inch od iron pipe found; thence S 00°58'13"E, along said monumented west line of the SE 1/4 of the SW Fractional 1/4, 960.47 feet, to the northwest corner of Certified Survey Map No. 5326 as recorded in the Washington County Registry in Volume 37 of Certified Survey Maps on pages 305-306 as Document No. 874346, marked by a 1.3 inch od iron pipe found; thence S 88°27'47" E, along the north line of said Certified Survey Map No. 5326, 201.83 feet. to a 1.3 inch od iron pipe found; thence S 01°32'13" W, along the east line of said Certified Survey Map No. 5326, 377.85 feet, to the intersection of the south line of said SW Fractional 1/4; thence S 88°27'47" E, along said south line of the SW Fractional 1/4, 1138.19 feet, to the point of beginning. Containing 115.054 acres (5,011,746 square feet) more or less.

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

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

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

Donna Ott, Village Clerk
Dated this 18th day of June 2025

To Be Published On: June 25th and July 2nd, 2025

RECEIVED

JUN 30 2025

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

Village Clerk
N112 W17001 Mequon Road
P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4700
www.germantownwi.gov

Village of Germantown ...Willkommen

NOTICE OF CLAIM

Name: Cynthia Gilleski
Address: [redacted]
Phone: [redacted]

Incident/Accident Information
Date: 6/19/2025
Time: 10:20 am
Place: Germantown

CIRCUMSTANCES OF CLAIM

In the space below briefly describe the circumstances of your claim. (Attach additional sheets. if necessary.) For auto damages. attach a copy of police report. if any. and attach a diagram of the accident scene indicating north. south. east or west corners if the accident occurred at an intersection. For bodily injury. indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

See Attached Sheet

Signed: Cynthia Gilleski Date: 6/19/2025

****

CLAIM

NOTE: You are not required to make a claim at this time. As long as you have filed the above Notice of Claim you may file a claim with the Village at any time consistent with the applicable statute of limitations. However. in order for the Village to formally accept or deny your claim at this time. the following claim must be completed and signed.

The undersigned hereby makes a claim against the Village of arising out of the circumstances described above in the amount of $2792.54

To process this claim it is necessary to detail all damages being sought.

Signed: Cynthia Gilleski Date: 6/19/2025

Email Address: [redacted]

Village Clerk
N112 W17001 Mequon Road
P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4700
www.germantownwi.gov

Village of Germantown
...Willkommen

NOTICE OF CLAIM

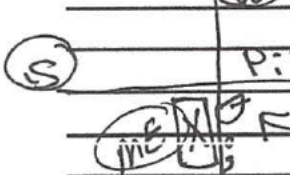
Name: Cynthia Gilleski
Address: [redacted]
Phone:

Incident/Accident Information
Date: 6/19/2025
Time: 10:20am
Place: Germantown

CIRCUMSTANCES OF CLAIM-ADDTIONAL SHEET

In the space below briefly describe the circumstances of your claim. (Attach additional sheets, if necessary.) For auto damages, attach a copy of police report, if any, and attach a diagram of the accident scene indicating north, south, east or west corners if the accident occurred at an intersection. For bodily injury, indicate nature of injury and whether or not medical attention was given and give the name of the physician. Also identify any witnesses to the incident/accident.

Thursday, June 19, 2025 at approximately 10:20 am, I was stopped at the traffic light in my vehicle on Donges Bay (East) waiting for the light to turn green.



There was a man cutting grass on the corner with a riding lawn mower. He had a yellow security vest on.

I heard a clunk on my car. At first I thought it was a stone that had been tossed from the lawn mower. I didn't stay because I was on my way to a doctor appt. So thought I would look at my car after my appt. My appt. ran from 10:30 am to 1:45pm. When I was done with my appt. I looked at my car. It was far worse than I had anticipated. I went home to tell my husband Steve about what had happened. We both went to Germantown City hall to report the incident on 6/19/2025

Signed: Cynthia Gilleski Date: 6/19/2025

COLLISION

ICollision County Line

Workfile ID:7412a652

Federal ID: 39-1999562

N96 W14555 County Line Rd., Menomonee Falls,
WI 53051
Phone: (262) 251-1700
FAX: (262) 251-1635

COVNrrZWS

Preliminary Estimate

Customer: Gilleski, Steve

Written By: Brittnii Engevold

Insured: Gilleski, Steve
Type of Loss:
Point of Impact:

Policy #-
Date of Loss:

Claim #:
Days to Repair: 0

Owner:

Gilleski, Steve
[redacted]

Inspection Location:
ICollision County Line
N96 W14555 County Line Rd.
Menomonee Falls, WI 53051
Repair Facility
(262) 251-1700 Day

Insurance Company:
CUSTOMER PAY

VEHICLE

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI

VIN: [redacted]
License: [redacted]
State:

Interior Color:
Exterior Color:
Production Date: 2/2022

Mileage In:
Mileage Out:
Condition :

Vehicle Out:
Job #:

TRANSMISSION
Automatic Transmission
4 Wheel Drive
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
DECOR
Dual Mirrors
Tinted Glass
Console/Storage
Overhead Console
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Message Center
Steering Wheel Touch Controls
Rear Window Wiper
Telescopic Wheel
Climate Control
Backup Camera
Parking Sensors
Intelligent Cruise
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection
Satellite Radio
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Front Side Impact Air Bags
Head/Curtain Air Bags
Communications System
Hands Free Device
Rear Side Impact Air Bags
Blind Spot Detection
Lane Departure Warning
SEATS
Cloth Seats
Bucket Seats
WHEELS
Wheel Covers
PAINT
Clear Coat Paint
OTHER
Fog Lamps
Traction Control
Stability Control
Xenon or L.E.D. Headlamps

Get live updates at www.carwise.com/e/57zP3W

Preliminary Estimate

Customer: Gilleski, Steve

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI

Line	Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	REAR DOOR						3.9
2	Bind	RT Door shell					
3	Repl	RT Belt molding	7573047040	1	84.15	0.2	
4	R&I	RT Handle, outside frosty green				0.3	
5		RT trim panel				0.5	
6	QUARTER PANEL						2.4
7	Rpr	RT Quarter panel w/o PRIME w/blind spot				3.0	1.0
8		Add for Clear Coat					
9	R&I	RT Wheelhouse liner				0.4	
10	Repl	RT Applique	6250547012	1	164.41	0.2	
11	REAR LAMPS						
12	R&I	RT Combo lamp				0.4	
13	REAR BUMPER						
14	R&I	R&I bumper cover				1.4	
15		MISCELLANEOUS OPERATIONS					
16		Pre Repair Vehicle Health Scan 1	156.00	0.5 M			
17		Post Repair Vehicle Scan 1	0.5 M				

	Repl Corrosion Protection			1		0.3
19	Cover Car Exterior 1 5.00 0.2 20 Subl Hazardous Waste Disposal 1 7.00					
21	Refn Finish Sand & Buff - .5 per panel	1.0				
22	# Decontamination 1 5.00	0.2				
23	Color Tint for Paint Match			1	10.00	0.5
24	ADAS Diagnosis Report			1		
25	BSM Calibration- to be invoiced			1	275.00	
26	Rental car			5		
27	**Additional charges may apply			1		
	due to additional damage			1		
28	found, part price changes,					
	calibrations, breakage or			1		
29	additional removal procedure needed to repair your vehicle**					
			SUBTOTALS	706.56	7.8	9.1

Preliminary Estimate

Customer: Gilleski, Steve

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				706.56
Body Labor		@	6.8 hrs$ 80.00 /hr	544.00
Paint Labor		@	9.1 hrs$ 80.00 /hr	728.00
Mechanical Labor		@	1.0 hrs$ 135.00 [hr	135.00
Paint Supplies		@	9.1 hrs$ 60.00 [hr	546.00
Subtotal				2,659.56
Sales Tax	$ 2,659.56		5.0000 %	132.98
Grand Total				2,792.54

MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

CALIBER COLLISION

CALIBER - GERMANTOWN

RESTORING THE RHYTHM OF YOUR LIFE
W189 N11027 Kleinmann Drive, Germantown, WI 53022
Phone: (262) 255-1900
FAX: (262) 255-1927

Workfile ID:	c238f1fb
Federal ID:	33-0730794
State ID:	N/A
Federal EPA:	N/A
State EPA:	N/A

Preliminary Estimate

Customer: Gilleski, Steve

Written By: Mark Dumproff

Insured:	Gilleski, Steve	Policy #:		Claim #:	
Type of Loss:		Date of Loss:		Days to Repair:	0
Point of Impact:	05 Right Rear				

Owner:
Gilleski, Steve
[redacted]

Inspection Location:
Other

Insurance Company:
CUSTOMER PAY

VEHICLE

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI Sea Glass Pearl

VIN:	[redacted]	Interior Color:	Moonstone	Mileage In:	41,881	Vehicle Out:	
License:		Exterior Color:	Sea Glass Pearl	Mileage Out:			
State:	WI	Production Date:	3/2022	Condition:	Good	Job #:	

TRANSMISSION
Automatic Transmission
4 Wheel Drive
POWER
Power Steering
Power Brakes
Power Windows
Power Locks
Power Mirrors
Heated Mirrors
DECOR
Dual Mirrors
Tinted Glass
Console/Storage
Overhead Console
CONVENIENCE
Air Conditioning
Intermittent Wipers
Tilt Wheel
Cruise Control
Rear Defogger
Keyless Entry
Message Center
Steering Wheel Touch Controls
Rear Window Wiper
Telescopic Wheel
Climate Control
Backup Camera
Parking Sensors
Intelligent Cruise
RADIO
AM Radio
FM Radio
Stereo
Search/Seek
Auxiliary Audio Connection
Satellite Radio
SAFETY
Drivers Side Air Bag
Passenger Air Bag
Anti-Lock Brakes (4)
4 Wheel Disc Brakes
Front Side Impact Air Bags
Head/Curtain Air Bags
Communications System
Hands Free Device
Rear Side Impact Air Bags
Blind Spot Detection
Lane Departure Warning
SEATS
Cloth Seats
Bucket Seats
WHEELS
Wheel Covers
PAINT
Clear Coat Paint
OTHER
Fog Lamps
Traction Control
Stability Control
Xenon or L.E.D. Headlamps

Customer: Gilleski, Steve

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI Sea Glass Pearl

Line		Oper	Description	Part Number	Qty	Extended Price $	Labor	Paint
1	**PILLARS, ROCKER & FLOOR**							
2	*	R&I	RT Rocker molding w/paint				1.0	
3	**REAR DOOR**							
4	*	Blnd	RT Door shell					3.0
5	#	R&I	Trim Molding				0.1	
6		Repl	RT Belt molding	7573047040	1	84.15	0.2	
7	*	R&I	RT Handle, outside				0.3	
8		R&I	RT R&I trim panel				0.5	
9	**QUARTER PANEL**							
10	*	Rpr	RT Quarter panel w/o PRIME w/blind spot				5.0	2.4
11			Add for Clear Coat					1.0
12	*	R&I	RT Applique				0.2	
13		Repl	RT Stone guard	5874547030	1	18.27	0.2	
14		R&I	RT Wheelhouse liner				0.4	
15	**REAR LAMPS**							
16		R&I	RT Combo lamp				0.4	
17	**REAR BUMPER**							
18		R&I	R&I bumper cover				1.4	
			Note: PARTS: Part cannot be reused/reinstalled.					
19	**VEHICLE DIAGNOSTICS**							
20	#		Post-repair scan		1	80.00 T	0.5	
21	#		Pre-repair scan		1	40.00 T	0.5	
22	#		Cover Car for Overspray		1	12.00 T	0.3	
23	#	Repl	Corrosion Protection / Primer		1	15.00 T	0.3	
24	#	Subl	Hazardous Waste Disposal		1	10.00 T		
25	#	Rpr	D&R Battery				0.5	
				SUBTOTALS		**259.42**	**11.8**	**6.4**

Customer: Gilleski, Steve

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI Sea Glass Pearl

ESTIMATE TOTALS

Category	Basis		Rate	Cost $
Parts				102.42
Body Labor	11.8 hrs	@	$ 83.00 /hr	979.40
Paint Labor	6.4 hrs	@	$ 83.00 /hr	531.20
Paint Supplies	6.4 hrs	@	$ 60.00 /hr	384.00
Miscellaneous				157.00
Subtotal				2,154.02
Sales Tax	$ 2,154.02	@	5.5000 %	118.47
Grand Total				**2,272.49**
Deductible				0.00
CUSTOMER PAY				**0.00**
INSURANCE PAY				**2,272.49**

==========

Caliber Collision is the industry leader in quality collision repair. Since day one, our highest purpose has been to get people just like you back on the road as quickly as possible and fully restored to the rhythm of your life. You can be sure we do everything possible to ensure your complete satisfaction including:

Personalized, high quality service from the largest collision repair company in the U.S.
Consistently ranked among the highest customer satisfaction scores in the industry.
Approved by every major insurance company in the U.S.
Expedited car rental and towing services to get you back on the road again in no time.
Repair work backed by a written, lifetime warranty honored at every location.
24/7/365 customer service to answer questions and put your mind at ease.

This is a preliminary estimate based on visible damage. There may be additional repairs needed once the vehicle is taken apart by our I-CAR Gold Class technicians to identify any additional damage.

If an insurance company has written an estimate for you, please provide us with a copy. Properly endorsed insurance company checks are welcome as payment for the repair of your vehicle. Caliber Collision gladly accepts all major credit cards, debit cards, cashier's and traveler's checks. See your Caliber Collision center for details on acceptance of personal checks.

Before leaving your vehicle with us, please remove all important personal and valuable items from your vehicle. Caliber Collision is not responsible for belongings left in your vehicle.

Please let us know how we can be of further assistance, and when we can schedule an appointment for your vehicle to be repaired.

Caliber Collision - Restoring The Rhythm Of Your Life

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MOTOR VEHICLE REPAIR PRACTICES ARE REGULATED BY CHAPTER ATCP 132, WIS. ADM. CODE, ADMINISTERED BY THE BUREAU OF CONSUMER PROTECTION, WISCONSIN DEPT. OF AGRICULTURE, TRADE AND CONSUMER PROTECTION, P.O. BOX 8911, MADISON, WISCONSIN 53708-8911.

Customer: Gilleski, Steve

2022 TOYO Prius LE AWD-e 4D H/B 4-1.8L Hybrid Sequential MPI Sea Glass Pearl

Estimate based on MOTOR CRASH ESTIMATING GUIDE and potentially other third party sources of data. Unless otherwise noted, (a) all items are derived from the Guide ARM8549, CCC Data Date 06/16/2025, and potentially other third party sources of data; and (b) the parts presented are OEM-parts. OEM parts are manufactured by or for the vehicle's Original Equipment Manufacturer (OEM) according to OEM's specifications for U.S. distribution. OEM parts are available at OE/Vehicle dealerships or the specified supplier. OPT OEM (Optional OEM) or ALT OEM (Alternative OEM) parts are OEM parts that may be provided by or through alternate sources other than the OEM vehicle dealerships with discounted pricing. Asterisk (*) or Double Asterisk (**) indicates that the parts and/or labor data provided by third party sources of data may have been modified or may have come from an alternate data source. Tilde sign (~) items indicate MOTOR Not-Included Labor operations. The symbol (<>) indicates the refinish operation WILL NOT be performed as a separate procedure from the other panels in the estimate. Non-Original Equipment Manufacturer aftermarket parts are described as Non OEM, A/M or NAGS. Used parts are described as LKQ, RCY, or USED. Reconditioned parts are described as Recond. Recored parts are described as Recore. NAGS Part Numbers and Benchmark Prices are provided by National Auto Glass Specifications. Labor operation times listed on the line with the NAGS information are MOTOR suggested labor operation times. NAGS labor operation times are not included. Pound sign (#) items indicate manual entries.

Some 2024 vehicles contain minor changes from the previous year. For those vehicles, prior to receiving updated data from the vehicle manufacturer, labor and parts data from the previous year may be used. The CCC ONE estimator has a list of applicable vehicles. Parts numbers and prices should be confirmed with the local dealership.

The following is a list of additional abbreviations or symbols that may be used to describe work to be done or parts to be repaired or replaced:

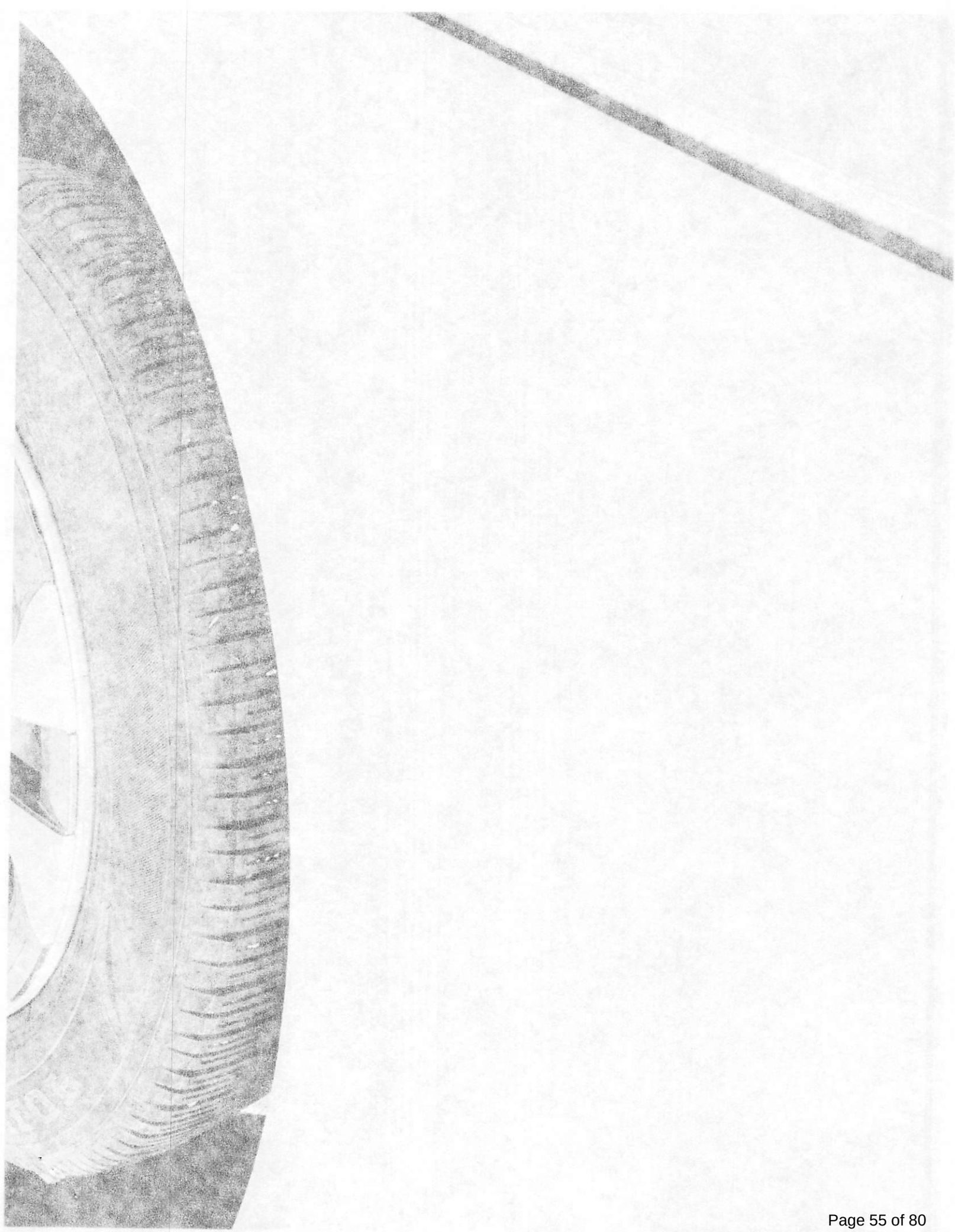
SYMBOLS FOLLOWING PART PRICE:
m=MOTOR Mechanical component. s=MOTOR Structural component. T=Miscellaneous Taxed charge category. X=Miscellaneous Non-Taxed charge category.

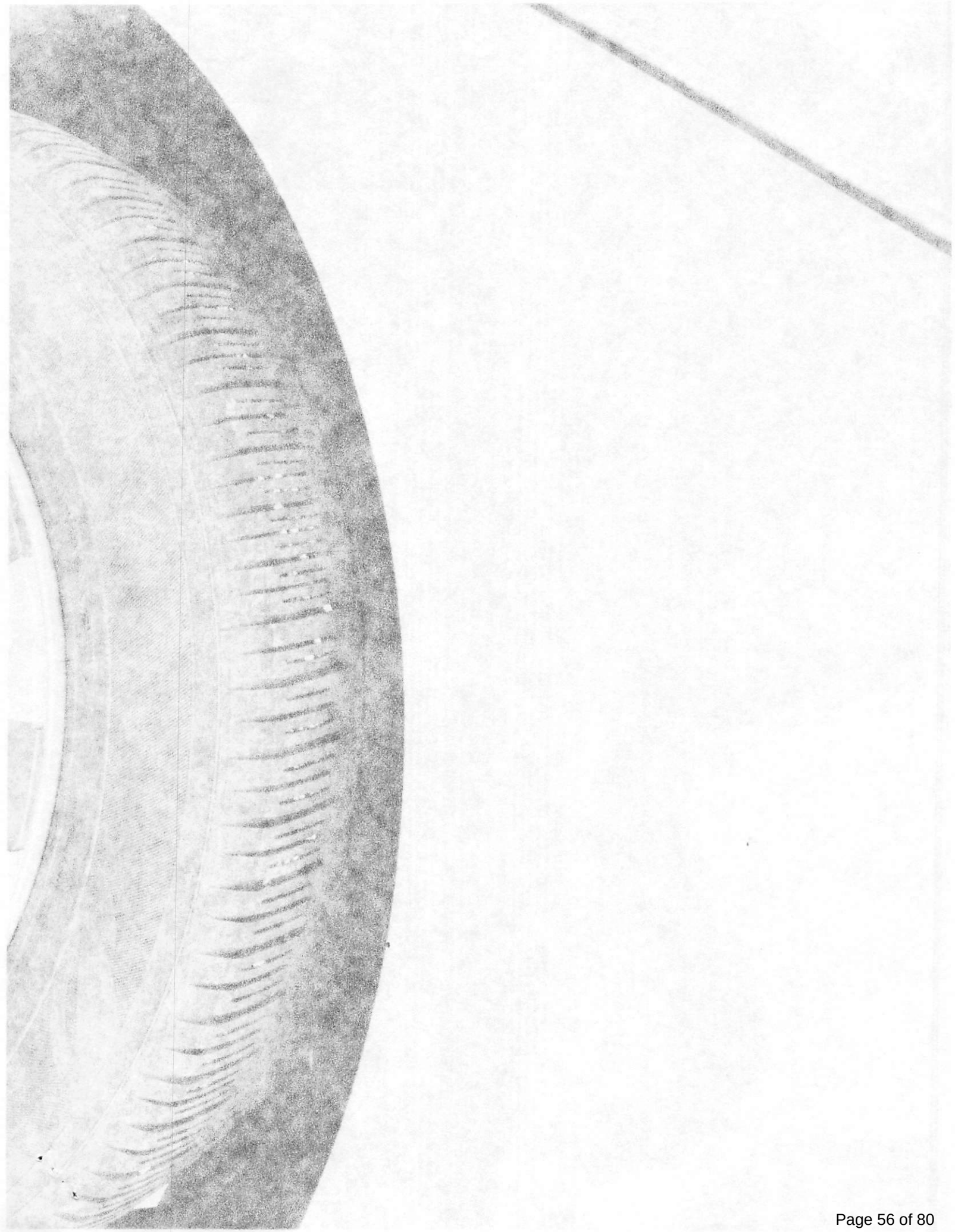
SYMBOLS FOLLOWING LABOR:
D=Diagnostic labor category. E=Electrical labor category. F=Frame labor category. G=Glass labor category. M=Mechanical labor category. S=Structural labor category. (numbers) 1 through 4=User Defined Labor Categories.

OTHER SYMBOLS AND ABBREVIATIONS:
Adj.=Adjacent. Algn.=Align. ALU=Aluminum. A/M=Aftermarket part. Blnd=Blend. BOR=Boron steel. CAPA=Certified Automotive Parts Association. CFC=Carbon Fiber. D&R=Disconnect and Reconnect. HSS=High Strength Steel. HYD=Hydroformed Steel. Incl.=Included. LKQ=Like Kind and Quality. LT=Left. MAG=Magnesium. Non-Adj.=Non Adjacent. NSF=NSF International Certified Part. O/H=Overhaul. Qty=Quantity. Refn=Refinish. Repl=Replace. R&I=Remove and Install. R&R=Remove and Replace. Rpr=Repair. RT=Right. SAS=Sandwiched Steel. Sect=Section. STS=Stainless Steel. Subl=Sublet. UHS=Ultra High Strength Steel. N=Note(s) associated with the estimate line.

CCC ONE Estimating - A product of CCC Intelligent Solutions Inc.

The following is a list of abbreviations that may be used in CCC ONE Estimating that are not part of the MOTOR CRASH ESTIMATING GUIDE:
BAR=Bureau of Automotive Repair. EPA=Environmental Protection Agency. NHTSA= National Highway Transportation and Safety Administration. PDR=Paintless Dent Repair. VIN=Vehicle Identification Number.





STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 14-2025

A RESOLUTION DISALLOWING THE CLAIM OF CYNTHIA GILLESKI FOR VEHICLE DAMAGE

WHEREAS, Cynthia Gilleski filed a claim with the Village on June 30, 2025, for damage to vehicle allegedly caused by a rock thrown from a lawnmower; and

WHEREAS, the claim was forwarded to the Village's Attorney, who has reviewed the claim and recommended that the Village disallow the claim;

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Wisconsin, that the claim of Cynthia Gilleski described above is hereby disallowed as that term is used in Wis. Stat. §893.80; and

BE IT FURTHER RESOLVED, that the Village Clerk's Office is directed pursuant Wis. Stat. §893.80(1g) to provide Cynthia Gilleski with written notice of the disallowance.

Adopted: August 4, 2025

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Action Item

ITEM TITLE: Assessment Services Contract Renewal - Associated Appraisals (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

The Village's current three-year agreement for assessment services with Associated Appraisal Consultants, Inc. is set to expire on December 31, 2025. To ensure continuity of service, staff requested a new proposal from Associated Appraisal.

The proposed agreement extends the Village's contract for another three years, covering the 2026, 2027, and 2028 assessment years. The annual cost for services under the new agreement will be $90,000 per year, representing a modest increase of $5,000—or approximately 5.5%—over the previous agreement, which has remained unchanged since 2020.

Given the favorable terms, the Village's longstanding and positive working relationship with the firm, and the current staff workload related to other active RFPs and priority projects, staff has determined that issuing a new Request for Proposals is not necessary at this time.

Attached is the updated agreement for your review. No significant changes have been made other than the removal of references to personal property assessment. Please feel free to reach out with any questions or concerns regarding the proposed contract.

ATTACHMENT:

1. Village of Germantown - AAC 2026-2028 Maintenance Contract

STAFF RECOMMENDATION:

Positive Recommendation To Village Board for a 3-year Service Agreement with Associated Appraisals Consultants, Inc.

ACTION BY COMMITTEE:

CONTRACT FOR MAINTENANCE ASSESSMENT SERVICES

Prepared for the

Village of Germantown

Washington County

By

ASSOCIATED APPRAISAL CONSULTANTS

Corporate Office
W6237 Neubert Rd. | P.O. Box 291
Greenville, WI 54942-0291
Phone (920) 749-1995/Fax (920) 731-4158

CONTRACT FOR MAINTENANCE ASSESSMENT SERVICES

This Contract is by and between the **Village of Germantown, Washington County, State of Wisconsin**, a municipal corporation (hereafter referred to as "Municipality") and **Associated Appraisal Consultants, Inc.,** with its principal office at W6237 Neubert Road, Appleton, WI 54913 (hereafter referred to as "Assessor").

IN CONSIDERATION of the mutual promises contained herein, the parties hereto do agree as follows:

I. SCOPE OF SERVICES. All services rendered shall be completed in full accordance and compliance with Wisconsin Statutes, the *Wisconsin Property Assessment Manual* and all rules and regulations officially adopted and promulgated by the Wisconsin Department of Revenue as of the date of this Contract. Any new laws or administrative rule changes during the term of this Contract which alter the scope of services may need to be negotiated between both parties. This Contract does not include services for any revaluations that the Municipality may decide or be required to be performed during the term of this Contract. Such revaluation assessment services shall be covered under a separate contract.

A. **INSPECTIONS**. The following inspection cycle is to be completed by the Assessor annually:

1) New construction, annexed properties, and properties with a change in exemption status shall be physically inspected as necessary, and the property record card prepared or updated as needed.

2) Properties affected by building removal, fire, significant remodeling (those requiring a building permit), or other major condition changes shall be physically inspected as needed.

3) Improved properties under construction during the term of this Contract shall be re-inspected as needed.

4) All properties sold in the previous year, or affected by legal description changes, or zoning changes shall be reviewed and inspected if deemed necessary to ensure an accurate and fair assessment.

5) Requests for review by property owners, made after the close of the Board of Review, and prior to signing the Assessor's affidavit for the next assessment roll within the term of this Contract, and if deemed necessary shall be physically inspected during the current assessment cycle.

6) A classification review shall be conducted annually to determine eligibility for agricultural use value assessment and the assessment of agricultural forest land and undeveloped land.

7) Mobile home statement of monthly parking permit fee calculations shall be completed. Assessor shall maintain an electronic copy of the mobile home data for each account on the Manufactured & Mobile Home Valuation Worksheet as prescribed in Chapter 5 of the Wisconsin Property Assessment Manual, as amended each year.

B. **PARCEL IDENTIFICATION**. An accurate and full legal description and the measurements and size of each land parcel shall be contained in the existing property records. The drawings and measurements of each primary improvement shall be contained in the existing

property records. For all new records, the Assessor at a minimum shall provide a digital drawing and digital photograph of each primary improvement. In the event of a discrepancy found in a small number of existing records, the Assessor shall investigate and correct the property record. Should large amounts of existing records be deficient, there shall be additional costs charged to the Municipality for onsite collection of missing data, and or correction of property records, as agreed upon by both parties.

C. **PREPARATION OF RECORDS**. Appropriate records shall be used in the evaluation and collection of data for residential improvements, commercial improvements, and agricultural improvements. All information relating to the improvements shall be obtained and provided on the respective forms and or electronic records. The Assessor shall supply to the Municipality a complete set of property records in a computer readable format compatible with the Municipality's computer system and update property records within fourteen (14) days of final adjournment of the Board of Review. Records shall be updated prior to Open Book and again to reflect any changes made at Board of Review. Assessor shall maintain and provide the real estate property records in the format prescribed in Chapter 5 of the Wisconsin Property Assessment Manual, as amended each year, and adhere to any County or Municipality business requirements as prescribed under Wis. Stat. § 70.09(3)(c).

D. **APPROACH TO VALUE.** Assessor shall assess all taxable real estate according to market value, as established by professionally acceptable appraisal practices, except where otherwise provided by law. Assessor shall consider the sales comparison approach, the cost approach, and the income approach in the valuation of all applicable property.

E. **ASSESSMENT NOTICES**. A notice of changed assessment as prescribed under §70.365, Wis. Stats., shall be mailed for each applicable taxable parcel or property whose assessed value has changed from the previous year. The notice form used shall be that prescribed and or approved for use by the Wisconsin Department of Revenue and include the time and place of when the open book conference(s) and board of review meeting(s) will be held. Assessor shall be responsible for the preparation and timely mailing of all assessment notices by First Class Mail.

F. **OPEN BOOK**. Upon completion of the Assessor's review of assessments and prior to completion of the assessment roll, the Assessor shall hold open book conferences for the purpose of enabling property owners or their agents to review and compare the assessed values. The Assessor shall take the phone calls to schedule appointments for the open book conference as needed. The Assessor shall be present at the open book conference for a time sufficient to meet with the property owners or their agents and shall be present at least two (2) hours. Assessor shall provide necessary staff to accommodate projected attendance.

G. **COMPLETION OF ASSESSMENT ROLL AND REPORTS.** The Assessor shall be responsible for the proper completion of the assessment roll in accordance with current statutes and the *Wisconsin Property Assessment Manual*. The Assessor shall provide final assessment figures for each property to the Municipality, and the roll shall be totaled to exact balance. Assessor shall arrange and provide the Real Estate Assessment Roll for viewing by the public as prescribed in the *Wisconsin Property Assessment Manual*, as amended each year, and adhere to any county or Municipality requirements of the Assessor for property listing as prescribed under §70.09, Wis. Stats. Assessor shall prepare and submit all reports required of the Assessor by the Wisconsin Department of Revenue. Assessor shall prepare and submit the Agricultural Land Conversion Charge form to the County as required.

H. **BOARD OF REVIEW**. Assessor shall attend all required hearings of the Municipal Board of Review to explain and defend the assessed value and be prepared to testify under oath regarding the values determined. In the event of appeal to the Wisconsin Department of Revenue or

Circuit Court, Assessor shall be available upon request of Municipality to furnish testimony in defense of the assessed values for up to eight (8) employee hours per parcel. Testimony in excess of eight (8) employee hours will require an addendum to this Contract. If deemed necessary and mutually agreed upon by both parties, any outside counsel services requested by the Assessor shall be provided and paid for by the Municipality as agreed upon by both parties.

I. **MONTHLY MUNICIPAL PERMIT FEE.** Manufactured and Mobile home statement of monthly municipal permit fee calculations shall be completed. Assessor shall maintain an electronic copy of the property record data for each account as contained on the PA-117 form, Manufactured & Mobile Home Valuation Worksheet or similarly approved form as prescribed in the *Wisconsin Property Assessment Manual*, as amended each year.

J. **OPEN RECORDS REQUESTS**. The Assessor shall timely respond to all open records requests received by the Assessor. In so doing, the Assessor shall comply with the confidentiality provisions of the Wisconsin Statutes, including §70.35(3), Wis. Stats., regarding the personal property return, §70.47(7)(af), Wis. Stats., regarding income and expense information provided to the assessor and board of review; and §77.265, Wis. Stats., regarding the real estate transfer return. Assessor shall also otherwise cooperate with Municipality in responding to open records requests.

K. **AVAILABLITY.** The Assessor shall maintain telephone service to receive calls from the Municipality or property owners five days a week, Monday through Friday, from 8:00 a.m. to 4:30 p.m. excluding holidays and Assessor's holiday and business closures. Internet and voicemail communication are available twenty-four hours per day. The Assessor shall timely respond to all telephone inquiries within four (4) business days or sooner. The Assessor shall respond to the municipal clerk on those issues that have been raised to the clerk or board and subsequently passed on to the Assessor. Assessor shall be available to attend meetings at the request of the Municipality for up to two (2) hours annually not including annual assessment required meetings. Any additional meetings the Assessor shall be asked to attend beyond two (2) hours shall be compensated at the customary rates charged by the Assessor. The Municipality and the Assessor shall discuss the cost prior to attendance.

L. **MUNICIPALITY RECORDS**. The Municipality shall allow access and make available to the Assessor municipal records in digital and or paper form such as, but not limited to, previous assessment rolls and property assessment records, sewer, and water layouts, permits, building plans, site plans, tax records, records of special assessments, plats, condominium documents, maps, and any other pertinent documents currently in the possession of the Municipality at no cost. If such records necessary for our work are not in the possession of the Municipality, Assessor shall obtain them from the County Surveyor, Register of Deeds, or other sources at the Municipality's expense. Upon request by Municipality and at any time during this Contract, Assessor shall allow access and make available to Municipality the following items at no cost: (a) any property records, maps, and other schedules and forms created for the performance of assessment work for Municipality; (b) all records and material obtained from Municipality and not previously returned to include maps, plans, and Assessor's records; (c) material specifically obtained and/or used for performance of assessment work for Municipality, to include correspondence with property owners, sales data, and operating statements of income property, and (d) any exportable text files of the data created for the performance of assessment work for Municipality.

M. **MAPS**. Municipality shall provide at no cost to Assessor any plat maps, zoning maps, cadastral maps, GIS related maps, or any other maps currently in the possession of the Municipality. If such maps necessary for Assessor's work are not in the possession of the Municipality, Assessor shall obtain them from the County surveyor, Register of Deeds, or other sources at the Municipality's expense.

N. **MAILING SERVICES.** Assessor shall be responsible for the cost of all postage and mailing services. This cost includes, but is not limited to, notices of changed assessment, written requests to view property, questionnaires, and mailing of documents such as maps and assessment rolls. If Municipality requires Assessor to send any letters by certified mail, Municipality shall be responsible for the postage and mailing services costs of all certified mail.

O. **OTHER DUTIES**. Assessor shall also perform all other duties incidental to the normal duties of an assessor.

II. GENERAL REQUIREMENTS

A. **OATH OF OFFICE**. As Assessor is a corporation, the person designated as responsible for the assessment shall take and subscribe to an oath or affirmation supporting the Constitution of the United States and to the State of Wisconsin and to faithfully perform the duties of Assessor. The oath shall conform to §19.01, Wis. Stats., and be filed with the Municipal Clerk. Assessor shall assume the appointed office of Village Assessor as per §61.19, §61.197, and §70.05(1), Wis. Stats., for the duration of this Contract and shall perform all statutory duties appertaining to such office. Under Wisconsin law, the statutory Assessor for the Municipality, whether elected, appointed, contracted or on-staff, is considered to be a public officer of the Municipality.

B. **QUALIFICATIONS AND CONDUCT OF PERSONNEL**. The Assessor shall provide at its own expense any personnel necessary and shall comply with the following:

1) All personnel providing services shall be currently certified in compliance with §70.05, §70.055, and §73.09, Wis. Stats., and the administrative rules prescribed by the Wisconsin Department of Revenue.

2) Assessor's field representatives shall carry photo identification cards.

3) All employees, agents, or representatives of the Assessor shall conduct themselves in a safe, sober, and courteous manner while performing services within the Municipality.

4) The Assessor shall review any complaint relative to the conduct of the Assessor's employees and take appropriate corrective action. If the Municipality deems the performance of any of Assessor's employees unsatisfactory, the Assessor shall, for good cause, remove such employees from work upon written request by Municipality, such request stating reasons for removal.

5) Upon request, Assessor shall submit to Municipality a resume containing the name, address, education and prior experience of each employee anticipated to provide assessing services to Municipality. Employees of Assessor who are later hired or were not anticipated to provide such services at the time of this Contract, shall submit appropriate information for approval of Municipality before field inspection work is started by the employee.

6) In connection with the performance of work under this Contract, Assessor shall not discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in sec. 51.01(5)(a), Wis. Stats. or national origin. This provision shall include, but is not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruiting advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for

training, including apprenticeship. Assessor agrees to post in a conspicuous place available for employees and applications for employment notices to be provided by the contracting officer setting forth provisions of the nondiscrimination clause.

C. **INSURANCE**. The Assessor agrees as follows:

1) The Assessor shall obtain and maintain during the term of this Contract full coverage insurance to protect and hold harmless the Municipality against claims, demands, actions and causes of actions which arise from any act of omission of Assessor, its agents, officers and employees in the execution of the work required under this Contract, with the Municipality as a named insured, which insurance is to include:

(a) Workers Compensation — State of Wisconsin requirements

(b) General Liability

General Aggregate	$ 2,000,000
Products/Completed Operations	$ 1,000,000
Each Occurrence	$ 1,000,000
Personal & Advertising	$ 1,000,000
Fire Damage	$ 100,000
Medical Expense	$ 10,000

(c) Comprehensive Auto Liability

Combined Single Limit	$ 1,000,000

2) Liability for bodily injury, disability, and/or death of employees or any person or for damage to property caused in any way, directly or indirectly, by the operations of the Assessor within the Municipality shall be assumed by that Assessor.

3) Assessor agrees to carry proper and sufficient insurance to cover the loss of Municipality's records withdrawn from the Municipality by the Assessor for its use or by any subcontractors of Assessor, as well as Assessor's records in process under this Contract that are in the possession of the Assessor.

4) Assessor shall provide the Municipality with certificates for all required insurance, with the Municipality as a named insured. All insurance coverage shall contain a 10-day advance notice of cancellation to the Municipality. The Assessor shall pay all insurance premiums in a timely manner.

D. **INDEMNIFICATION.** The Assessor shall be considered a public officer and afforded the protection from civil liability under §895.46, Wis. Stats., for performing duties while acting within the scope of the Assessor's employment as an officer of the Municipality. Municipality shall indemnify, hold harmless, and defend Assessor from all claims and liabilities relating to the assessment or taxation of property, including but not limited to claims made under §74.35, and §74.37, Wis. Stats., and any circuit court claims, except claims and liabilities based on intentional or negligent acts or omissions of Assessor, or its employees, agents, or representatives, unless otherwise specified in this Contract. Assessor shall indemnify, hold harmless, and defend the Municipality against claims and liabilities based on intentional or negligent acts or omissions of

Assessor, or its employees, agents, or representatives, including, but not limited to, liability under Wis. Stat. § 70.503 and any penalties imposed by law.

E. **OWNERSHIP OF RECORD.** All records prepared or maintained in connection with assessments in the Municipality shall at all times be and remain the sole property of the Municipality. If the record system is computerized, the software used by the Assessor shall be made available to the Municipality in the format native to the customized or uncommon software and shall be able to create an exportable text file of all required data. If the Municipality requires a conversion or transfer of the electronic assessment records to a non-proprietary neutral file format, such as but not limited to a text file format, XML or a tab delimited format, the Municipality shall be responsible for all costs associated with the conversion and or transfer of the electronically stored data.

1) Each contract year if requested by the Municipality, within fourteen (14) days of the final adjournment of the Board of Review, Assessor shall transfer to the Municipality any and all records prepared or maintained in accordance with the standards of Chapter 5 of the *Wisconsin Property Assessment Manual*, as amended each year, and any and all records prepared or maintained in connection with the assessments made for the Municipality.

2) Assessor must provide all of the assessment data to the Municipal Clerk within thirty (30) days of vacating the office of assessor or at the final adjournment of the Board of Review, whichever is later.

III. TERM AND TERMINATION

A. **TERM.** The term of this Contract shall begin immediately upon the execution date of this Contract, starting with the 2026 assessment Year (Assessments as of January 1, 2026). Unless terminated earlier in accordance with the terms of this Contract, this Contract shall terminate upon the completion of all statutory duties for the 2028 assessment year, or December 31, 2028, whichever is later (the "Completion Date"). Assessor shall have completed all work under this Contract, except for appearing at the Municipal Board of Review and any subsequent appearances as per this Contract, on or before the Completion Date. The Completion Date may be extended, if necessary, under the terms of this Contract and by mutual consent.

B. **TERMINATION.** Either party may terminate this Contract only with cause, cause being defined as default of the other party of terms of this Contract upon sixty (60) days written notice to the other party. Upon termination by either party, Assessor shall deliver to the Municipality all records and materials in Assessor's possession used or created during this Contract. During the 60-day wind down period, both Assessor and the Municipality shall act in good faith with each other and cooperate in the orderly transfer of records. If termination occurs during the course of ongoing assessment work, the Assessor shall be paid for undisputed services completed as of the date of written notice taking into consideration all scope of work to be performed during the assessment year of termination.

C. **MODIFICATION, RENEWAL OR EXTENSION**. This Contract may be modified, renewed or extended only by mutual written consent by Assessor and the Municipality.

D. **DISPUTE RESOLUTION.** The parties agree to use good faith, reasonable efforts to meet, discuss, and try to resolve any disputes arising out of, or relating to, this Contract for a period of sixty (60) days. Municipality agrees to provide Assessor with written notice within thirty (30) days of becoming aware of a contract dispute. Assessor will convene within thirty (30) days of a written dispute notice, unless otherwise agreed. All dispute related meetings, correspondence and

discussions between Assessor and Municipality will be deemed confidential settlement discussions not subject to disclosure. If Assessor fails to resolve the dispute, then the parties shall participate in non-binding mediation in an effort to resolve the dispute. If the dispute remains unresolved after mediation, then either party may assert their respective rights and remedies in a court of competent jurisdiction. Nothing in this section shall prevent Municipality or Assessor from seeking necessary injunctive relief during the dispute resolution.

E. **NOTICES.** Except as otherwise expressly specified herein, all notices that are required to be given under this Contract will be in writing and will be sent to the address of the appropriate party as set out in this Contract or such alternative address the recipient may designate by notice given in accordance with the provisions of this clause. Any such written notice may be deemed to have been given if delivered personally or mailed, by certified or registered mail, postage prepaid, return receipt requested.

F. **CHOICE OF LAW**. Municipality and Assessor agree that it is their intention that this Contract and its performance, and all suits and special proceedings pursuant to this Contract be construed in accordance with the laws of the State of Wisconsin and that in any action, special proceeding, or other proceeding that may be brought arising out of, in conjunction with, or by reason of this Contract, shall be governed by the laws of the State of Wisconsin and venue shall be the Wisconsin Circuit Court in and for Washington County.

G. **ENTIRE CONTRACT.** This Contract contains the complete and entire Contract between the parties and supersedes any prior agreements, understandings, and representations, whether written, oral, expressed, implied, or statutory, and may not be altered or amended except in writing, executed, making specific references to this Contract, by a duly authorized officer of the Assessor and by a duly authorized official of the Municipality.

IV. COMPENSATION

A. **ANNUAL AMOUNTS.** The Municipality shall pay Assessor the following annual Contract amounts for maintenance assessment services:

Assessment Year	Annual Amounts
2026	$90,000
2027	$90,000
2028	$90,000

B. **METHOD AND TERMS OF PAYMENT.** The compensation due to Assessor shall be paid in monthly or quarterly installments, or a one-time annual payment for each of the assessment year(s) as outlined under the term of this Contract. Municipality can request their preferred frequency of invoicing upon Contract acceptance; otherwise, a monthly installment schedule will be used. Invoices will be provided by Assessor on or before the first day of each month and shall be paid by Municipality no later than thirty (30) days from the date of invoice. In the event payment is not made within thirty (30) days from the date of invoice, Municipality shall pay a late fee of seventy-five dollars ($75.00) and a processing fee of seventy-five dollars ($75.00) for each month the invoice is not paid.

C. **OPTIONAL WEBSITE POSTING**. The Municipality shall have the option to post assessment data on Assessor's public website for no additional cost.
***** Please initial yes or no to post data. *****
Yes ___ No ___

D. Additional compensation that may be due to the Assessor as a result of services provided that are beyond the scope of this Contract will be invoiced in the month subsequent to the month in which the services were provided.

V. SIGNATURES

06/12/2025

Mark Brown
President
Associated Appraisal Consultants, Inc.

Date

Bob Soderberg, Village President
Village of Germantown – Washington County

Date

Donna Ott, Village Clerk
Village of Germantown – Washington County

Date

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Action Item

ITEM TITLE: Next Steps for Community Engagement Related to Pilgrim and Mequon Intersection Redevelopment (ACTION)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

At the July 21st meeting, the Village Board directed staff to develop a timeline to move forward with the process to rezone the Pilgim/Mequon Redevelopment area, including additional community input. The Board indicated a desire for input gathered through in-person community meetings as well as online methods available to those who may not be able to attend in-person meetings. Outside professional resources and expertise will be necessary to complete these tasks. The Board has two straightforward alternatives for procuring these services.

1. The Board could continue to utilize Rinka. Since Rinka is familiar with the project and has developed a number of related work products, Rinka could likely complete this work at a lower cost and more quickly than other firms.
2. The Board could enter into an agreement with Vandewalle. The Board submitted a grant request to Washington County to have Rinka provide public engagement and site planning services for this project. While that grant application was denied, the Village Board could move forward with some or all of the Vandewalle proposal. Vandewalle may provide a fresh perspective on the project that could be helpful.

ATTACHMENT:

STAFF RECOMMENDATION:

Direct staff to utilize the existing agreement with Rinka or establish a new agreement with Vandewalle for services needed for community engagement related to the Pilgrim/Mequon Redevelopment Project.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Presentation

ITEM TITLE: Alternative Paths Forward with Parcels Acquired by the Village on Main Street and Fond du lac Avenue (DISCUSSION)

SUBMITTED BY: Steve Kreklow, Administrator

SUMMARY EXPLANATION:

In 2024 the Village purchased two properties, one an office building on Fond du Lac Avenue, and the other a vacant 5-acre lot on Main Street for a total of approximately $1 million. These properties have been commonly referred to as the Grosenik properties. The Village purchased these parcels to have better control over the type of development that will take place on them and to allow for construction of a future access point to the vacant 5-acre lot from Fond du Lac Avenue.

While much of the focus of future Village Center District development planning has been on the intersection of Pilgrim and Mequon Roads, and Blackstone golf course, the Village Board could also consider a plan to move forward with Grosenik properties. The Board has several options, including the following:

1. Hold the properties, as-is, until approached by a developer;
2. Complete relatively low-cost improvements to the properties, such as a parking lot or pocket park and hold them until approached by a developer;
3. List the properties for sale as-is, without specification of desired future uses;
4. Sell the properties as-is, through direct negotiation with an interested buyer(s);
5. Define desired future development on the parcels and release a Request for Proposals to the development community (see attached Port Washington example)
6. Develop the parcels for permanent public purposes, like parking, a music venue, green space or other uses.

Staff are seeking feedback from the Board on preference for one of these or other options for moving forward. If the Board would like additional information or analysis, we would be happy to provide it.

ATTACHMENT:

1. VB-Grosenick Property Map-8-4-25
2. PT Wash-City Owned Parcel RFP_7-11-25_Final

STAFF RECOMMENDATION:

For discussion only.

ACTION BY COMMITTEE:

GROSENICK PROPERTIES

Request for Proposals: City Owned Land for Residential Development
City of Port Washington Police and Fire Block | City of Port Washington, WI

Introduction and Property Description

The City of Port Washington invites qualified firms to submit a development proposal for the redevelopment of a 1.56-acre, City-owned parcel of land located at 104 W Washington Street and 365 N Wisconsin Street in downtown Port Washington. The land is currently home to the Port Washington Fire and Police departments and will be available for redevelopment following the relocation of both departments to a new facility by September of 2026. The developer(s) selected through this RFP process will have first rights to negotiate a purchase and developer's agreement for redevelopment of the property.

Details

- Address: 104 W Washington Street (Fire Department)
  365 N Wisconsin Street (Police Department)
- Ozaukee Co. Tax Key #: 16-098-10-01.001
- Dimensions: Generally, 226' x 260'
- Zoning: Current is PUL – Public & Utility Lands
  Anticipated zoning is B-4 Central Business District
- Site Utilities: All sewer and water available via abutting rights-of-way
- Complete razing of existing buildings will be necessary by developer
- No current survey or environmental conditions reports
- Previous site use(s): School

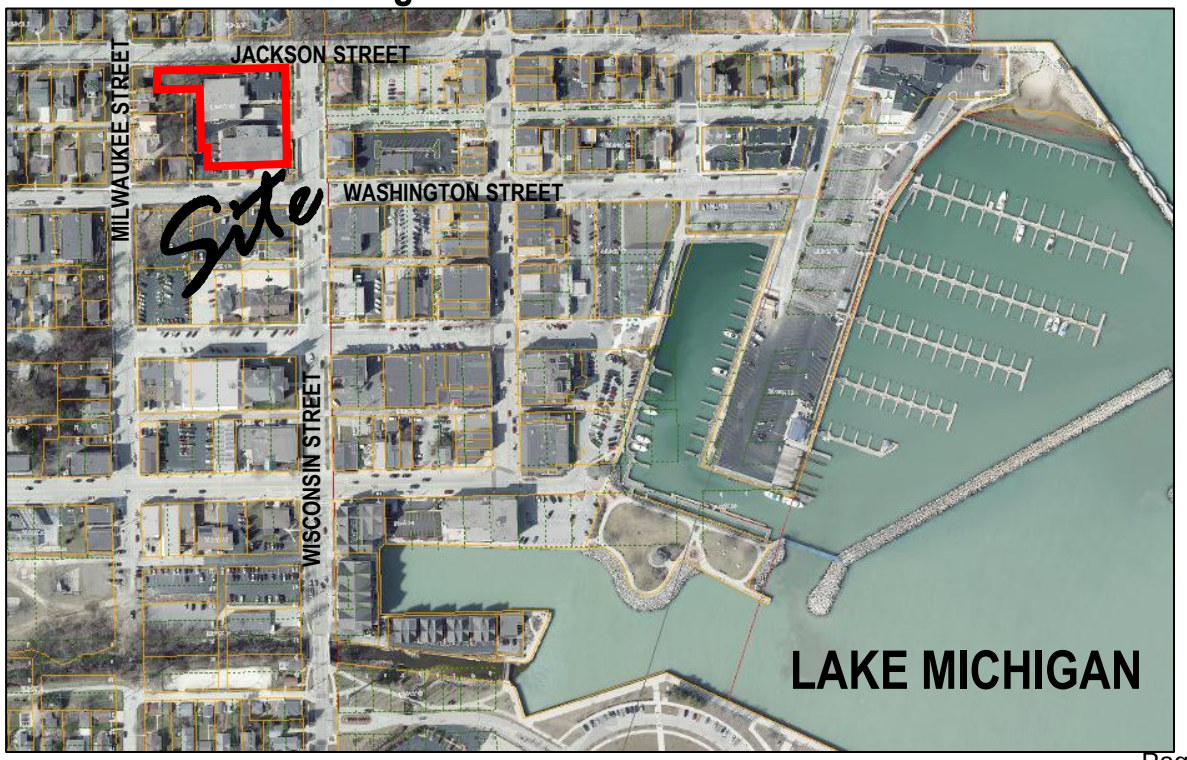
Possible Development Incentives

- Negotiable property purchase price
- Adjacent to Downtown Port Washington Tax Increment District

Envisioned Development: Downtown Residential Development

- Single-family townhomes between two and three stories in height
- Front porch or stoop design with modest front building setbacks or small front courtyards
- Mix of rear lot, pull under garage entrances and off-street surface parking
- Suggested use of green spaces, decorative hardscapes, or other urban design features incorporated into the site.
- Use of traditional architecture context sensitive to downtown Port Washington.
- Refer to the Port Washington Downtown and Lakefront Plan and Design Guidelines

Downtown Port Washington



RFP Submittal Content:

1. Letter of interest and include the project description, design details, and projected dollar value at completion .
2. Provide developer or development firm(s) profile and the anticipated project team members (e.g. developer, architect, builder, engineer, etc.) and role on the project.
3. Provide at least two examples of relevant experience performed by the firm and other team members during the previous five (5) years and status of the projects.
4. If not included in any of the items above, provide a one-page statement describing the preferred design and/ or architectural style and/or philosophy of the developer or firm(s) and provide photographic or other graphics as supporting examples.
5. If not included in any of the items above, describe reasons that the developer or firm(s) have the required financial capacity to undertake the project. (A written explanation is satisfactory– financial information is not needed with this submittal)
6. Preliminary site plan and elevations, and project rendering(s)

RFP Submittal Instructions:

Submit via Mail or Delivery/ Drop-off: 1) One sealed, hard copy proposal, along with a flash drive digital copy, to be received no later than August 29, 2025 @ 3:00 p.m. CST and addressed to the following:

City of Port Washington
Department of Planning and Development
100 W Grand Avenue
Port Washington, WI 53074
Attn: Robert Harris, Director of Planning and Development / Police and Fire Block RFP Reply

Selection Schedule

- RFP Posted: July 11, 2025
- Site Visit: July 24, 2025
- RFP Questions Submitted Due: August 1, 2025
- Questions Answered Via Website: August 7, 2025
- Submittal Deadline: August 29, 2025 @ 3:00 p.m. CST
- Estimated Selection Date: October 21, 2025

Proposals Holistically Reviewed Upon the Following Criteria:

- Compatibility with City vision and intent
- Development feasibility
- Architectural design / compatibility with downtown
- Development team experience & qualifications

Tentative RFP Selection Process

- Staff review and recommendation to Common Council
- Preferred RFP selected by Common Council
- Concept Plan Review by Plan Commission
- Building and Site Plan Approval
- Developers Agreement Negotiations

Notes:
1) The City of Port Washington reserves the right to reject any or all submittals
2) The City reserves the right to request interviews from any or all submitting firms / teams
3) The City reserves the right to request clarifications or information from any respondent to this RFP at any time after the submission deadline.
4) Requests and responses shall be in writing via email and shall be a part of the respondent submittal.

Recommended Use and Conceptual Site Plan from the Port Washington Downtown & Lakefront Plan

Civic District: Police + Fire Department Site

Property Details

1. Walk up townhomes - 2 stories along street edge
2. 21 residential units
3. Shared green space behind homes

Circulation

4. Pull under two-car garages for 30 cars
5. 12 surface parking spaces for six corner units
6. Parking access on Washington Street

Public Places

7. Public courtyard space facing Pier Street
8. Two-way cycle track along Wisconsin Street
9. Front yards and balconies activating the street

In 2023, the City adopted the Port Washington Downtown & Lakefront Plan and Design Guidelines as a part of its comprehensive plan. The plan recommendation for the site is single family townhomes with architecture complementing the character of downtown Port Washington.

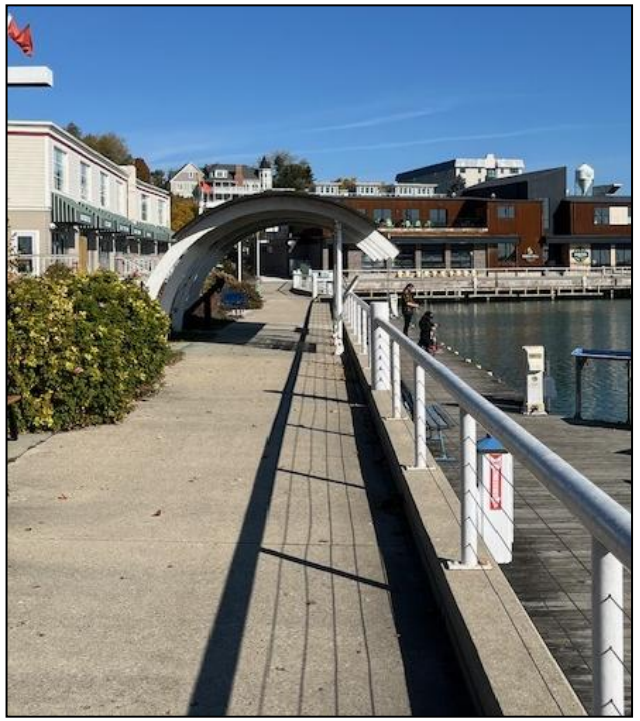
Conceptual plan image for site (TKWA)

Site as it exists today

Downtown Amenities and Walking Distances From Site

Franklin St. Shops and Dining – 1 block

Lakefront Dining, Drinking – 2 to 3 blocks (Credit: Laura Couture Photography)


Harborwalk – 2 blocks

Beaches and Parks – Less than one mile

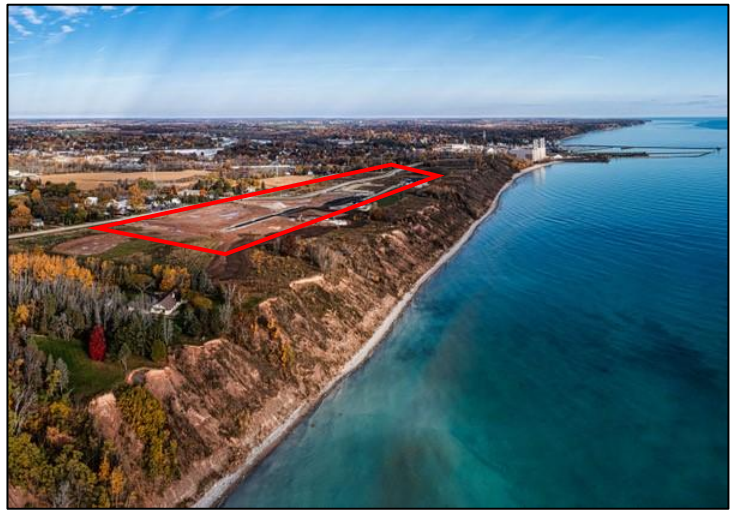
Port Washington Lakefront and Marina – 3 blocks

Recent Downtown and Near Downtown Developments

Newport Shores Mixed Use (RINKA)

Inventors Brewing and Pub (Striegel Agacki Studio)

Harbor Lights Mixed Use (Stephen Perry Smith)



Prairie's Edge Master Planned Subdivision (Black Cap Halcyon)

Approx. Distance to Urban Centers and Other Amenities

- Downtown Milwaukee – 30 minutes
- Milwaukee Regional Medical Center – 45 minutes
- Downtown Chicago – 2 Hours (Commuter Train to Chicago Union Station Available from Downtown Milwaukee)
- Door County – 2 Hours
- Madison / UW-Madison – 2 Hours

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Presentation

ITEM TITLE: Effect of High Density Development and Tax Increment Districts on Police/Fire/EMS Costs and Services (DISCUSSION).

SUBMITTED BY: Meg Cutts, Trustee

SUMMARY EXPLANATION:

ATTACHMENT:

1. 07.30.25 Village Board Agenda Item Request

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

VILLAGE BOARD

AGENDA ITEM REQUEST FORM

I, Trustee Meg Cutts **hereby request that the following items(s)**

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

ITEM REQUESTED:

How will high density housing and the increased population in small areas affect Police/Fire/EMS services? What will additional needs be? Personnel, equipment...?

What affect would a TID have on shared services?

Discussion only.

DISCUSSION/REASON:

To have additional information to consider as we move forward with development in the Village Center.

Dated the ~~7th~~ 29th **day of** July **, 2025**

Meg Cutts

Signature of Trustee 1

Signature of Trustee 2

Received: _____

By: _____

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 2025

PLACEMENT: Action Item

ITEM TITLE: Claim for Damages of Angie Berndt. The Village Board may convene into closed session pursuant to Wis. Stat. § 19.85(1)(g) for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved and then may reconvene into open session to take such action as it deems appropriate. (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

An attorney representing Angie Berndt has filed a claim with the Village to recover damages related to a dog bite allegedly caused by a Village canine officer. Wis. Stat. § 19.85(1)(g) authorizes a governmental body to go into closed session for the purpose of conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. In this case, it is intended that the closed session would be utilized to discuss strategy with respect to likely litigation, including potential settlement positions.

ATTACHMENT:

1. Berndt Dog Bite
2. Arek Dog Bite
3. A. Berndt Demand 11-27-24
4. Aurora Health Care CERT Records and Bills 6.8.24
5. Mejier Pharmacy CERT Bills 6.8.24-8.22.24
6. Ascension Family Practice Associates of Cedarburg CERT Records 6.11.24
7. A. Berndt Medical Itemization 11-20-24
8. Ascension Family Practice Associates of Cedarburg Cert bills 6.11.24
9. Photo

STAFF RECOMMENDATION:

A motion to enter into closed session pursuant to Wis. Stat. § 19.85(1)(g) for the purpose of conferring with the Village Attorney concerning the Village's strategy with respect to in which it is likely to become involved.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: August 4, 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: