MEETING:	**REGULAR MEETING OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**
DATE & TIME:	**Wednesday, August 6, 2025 at 5:30 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 #: **2555 672 0428** Password: **ZNmFyjsD343** which can be accessed by phone at 408-418-9388 or by logging on at: **https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mc28ed9f85300bb8f63267a15d2f40b55**

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

AGENDA

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

II. ROLL CALL:

III. APPROVAL OF MINUTES:

A. July 2, 2025 (ACTION)

IV. PUBLIC COMMENT: *Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this municipality that there be a four-minute time period, per person, with time extensions per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, NO ACTION will be taken under public comments. Comments that may be injurious to village personnel or other individuals will not be allowed.*

V. UNFINISHED BUSINESS:

VI. NEW BUSINESS:

A. Presentation by Ruekert and Mielke regarding the Old Farm and Main Street Lift Station Study (PRESENTATION)

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

C. An Ordinance to Amend Section 15.08 of the Germantown Municipal Code Related to Clear Waters Discharge. (ACTION)

D. Discussion and action regarding amending Municipal Code 8.02 Related to Sidewalk Maintenance. (Action)

E. Acceptance of infrastructure improvements performed by VisuSewer as part of the 2024 CIPP sewer lining. (ACTION)

F. Potential Kuhn's Pleasant View Utility and Road Project (DISCUSSION)

VII. DIRECTOR'S REPORT:

A. August Director's Report

VIII. NEXT MEETING DATE:

IX. ANNOUNCEMENTS:

X. 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:	***AMENDED* REGULAR MEETING OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**
DATE AND TIME:	**Wednesday, July 2, 2025 5:30 PM**
LOCATION:	**Germantown Village Hall Board Room N112 W17001 Mequon Road**

MINUTES

I. **CALL TO ORDER:**
Trustee Robert Warren called the Public Works and Highways Committee meeting to order at 5:30PM.

II. **ROLL CALL:**
Present: Trustee Rick Miller, Trustee Robert Warren, Trustee Jan Miller
Absent: None
Excused: Trustee Terri Kaminski

Chairperson Kaminski excused and a motion was made to appoint Trustee Warren as Chairperson for the July 2nd Public Works and Highways Committee meeting.

Motion: Approve as presented
Motioned By: Rick Miller
Seconded By: Jan Miller

Yes: Rick Miller, Robert Warren, Jan Miller
No: None
Abstain: None

Motion Passed (Yes 3, No 0, Abstained 0)

III. **APPROVAL OF MINUTES:**

A. June 4, 2025 (ACTION)

Motion: Approve as presented
Motioned By: Jan Miller
Seconded By: Rick Miller

Yes: Rick Miller, Robert Warren, Jan Miller
No: None
Abstain: None

Motion Passed (Yes 3, No 0, Abstained 0)

IV. **PUBLIC COMMENT:**
None

V. **UNFINISHED BUSINESS:**

VI. **NEW BUSINESS:**

A. Potential modifications to Germantown Municipal Code Sec. 8.02 pertaining to Sidewalk/Pathway Construction, Repair and Snow Removal. (ACTION)

Director of Public Works, Matt Mortwedt, discussed concerns about the cost and labor to clean snow from sidewalks and presented multiple options for possible changes to the Village's current procedure.

Motion: Postpone until August 6th meeting for additional details of options to be presented
Motioned By: Rick Miller
Seconded By: Jan Miller

Yes: Rick Miller, Robert Warren, Jan Miller
No: None
Abstain: None

Motion Passed (Yes 3, No 0, Abstained 0)

B. Consideration of the Well 4 Upgrade Design professional services agreement to Baxter & Woodman for an amount not to exceed $113,540. (ACTION)

Director of Public Works, Matt Mortwedt, explained the Water Utility's priority project of design services for upgrades at Well 4. This rehabilitation project will ensure that the pump, motor, valves and meters are adequately sized to continue efficient operation. The rehabilitation work includes well inspection, replacement of deteriorated equipment and disinfection.

Motion: Approve as presented
Motioned By: Jan Miller
Seconded By: Rick Miller

Yes: Rick Miller, Robert Warren, Jan Miller
No: None
Abstain: None

Motion Passed (Yes 3, No 0, Abstained 0)

C. Consideration of NR854 Water Supply Service Area Plan development to Foth for an amount not to exceed $29,500. (ACTION)

Director of Public Works, Matt Mortwedt, explained the Wisconsin Statutes Chapter NR 854 introduced a new mandate for water utilities. It requires that utilities have a water supply service area plan in place by December 31, 2025. Staff recommends award of NR854 Water Supply Service Area Plan development to Foth for an amount not to exceed $29,500.

Motion: Approve as presented
Motioned By: Rick Miller

Seconded By: Jan Miller

Yes: Rick Miller, Robert Warren, Jan Miller
No: None
Abstain: None

Motion Passed (Yes 3, No 0, Abstained 0)

D. Village Properties and Right-of-Way Beautification Ideas (DISCUSSION) *and change order authorization to the seal coating contract (ACTION)*

Director of Public Works, Matt Mortwedt, asked the Board members for beautification ideas for 2026. Discussion included ideas for hanging flowers, flower pots, and LED lights to beautify Mequon Rd. Also presented was an action item for a change order to authorize seal coating on the parking lot at Village Hall and Library. The estimated cost for the seal coating is $10,000 - $15,000.

Motion: Approve as presented
Motioned By: Rick Miller
Seconded By: Jan Miller

Yes: Rick Miller, Jan Miller
No: Robert Warren
Abstain: None

Motion Passed (Yes 2, No 1, Abstained 0)

VII. DIRECTOR'S REPORT:

A. July Director's Report

Director of Public Works, Matt Mortwedt, gave his July Director's Report which included updates on the road work and sidewalk work in the Village, continuation of curbstop locates and updates to GIS, emergency repair work to Tower 1, brush pickup wrapping up, award of a grant for signal and street light improvements at Appleton and County Line, ANR Pipeline project still going, and list of future construction projects in upcoming years by the State.

VIII. NEXT MEETING DATE:

The next Public Works and Highways Committee Meeting will be held on August 6, 2025 at 5:30PM.

IX. ANNOUNCEMENTS:

None

X. ADJOURNMENT:

Trustee Warren adjourned the meeting at 7:03PM.

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 6, 2025

PLACEMENT: Presentation

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

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

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

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

ATTACHMENT:

STAFF RECOMMENDATION:

Presentation and discussion only.

ACTION BY COMMITTEE:

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 6, 2025

PLACEMENT: Action Item

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

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

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

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

ATTACHMENT:

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

STAFF RECOMMENDATION:

Recommended unanimously by the Utility Advisory Committee.

ACTION BY COMMITTEE:

MAIN STREET AND OLD FARM LIFT STATION FACILITIES PLAN **REPORT**

DRAFT

Village of Germantown

Report Title
May 30, 2025

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

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

Ruekert • Mielke

TABLE OF CONTENTS

BACKGROUND

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

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

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

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

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

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

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

EXISTING CONDITIONS

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

Main Street

1. Process Mechanical

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

2. Plumbing

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

3. HVAC

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

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

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

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

4. Electrical & Controls

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

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

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

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

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

5. Architectural & Structural

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

Old Farm

1. Process Mechanical

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

2. Plumbing

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

3. HVAC

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

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

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

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

4. Electrical & Controls

The power distribution system consists of a main switchboard and MCC split into two locations. The main switchboard is rated at 600A containing the service disconnect and two automatic transfer switches (ATSs) allowing the facility power to energize before the MCC. The switchboard is in good condition. The MCC is rated for 600A 480v and has six sections. The MCC contains VFDs and motor starters with raw sewage pumps motors one and three equipped with VFD bypass starters. The 125HP VFDs are newer Allen-Bradley model 753 replacing the original equipment.

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

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

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

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

5. Architectural & Structural

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

Lift Station Needs

1. Process Mechanical

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

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

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

2. Plumbing

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

3. HVAC

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

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

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

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

4. Electrical & Controls

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

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

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

5. Architectural & Structural

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

HYDRAULIC LOADING AND ANALYSIS

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

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

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

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

NON-ECONOMIC CONSIDERATIONS

There are several non-economic considerations to review.

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

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

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

RECOMMENDED PLAN & PROJECT COSTS

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

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

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

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

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

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

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

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

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

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

Table 1: Main Street Lift Station Cost Estimate Overview

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

Table 2: Old Farm Lift Station Cost Estimate Overview

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

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

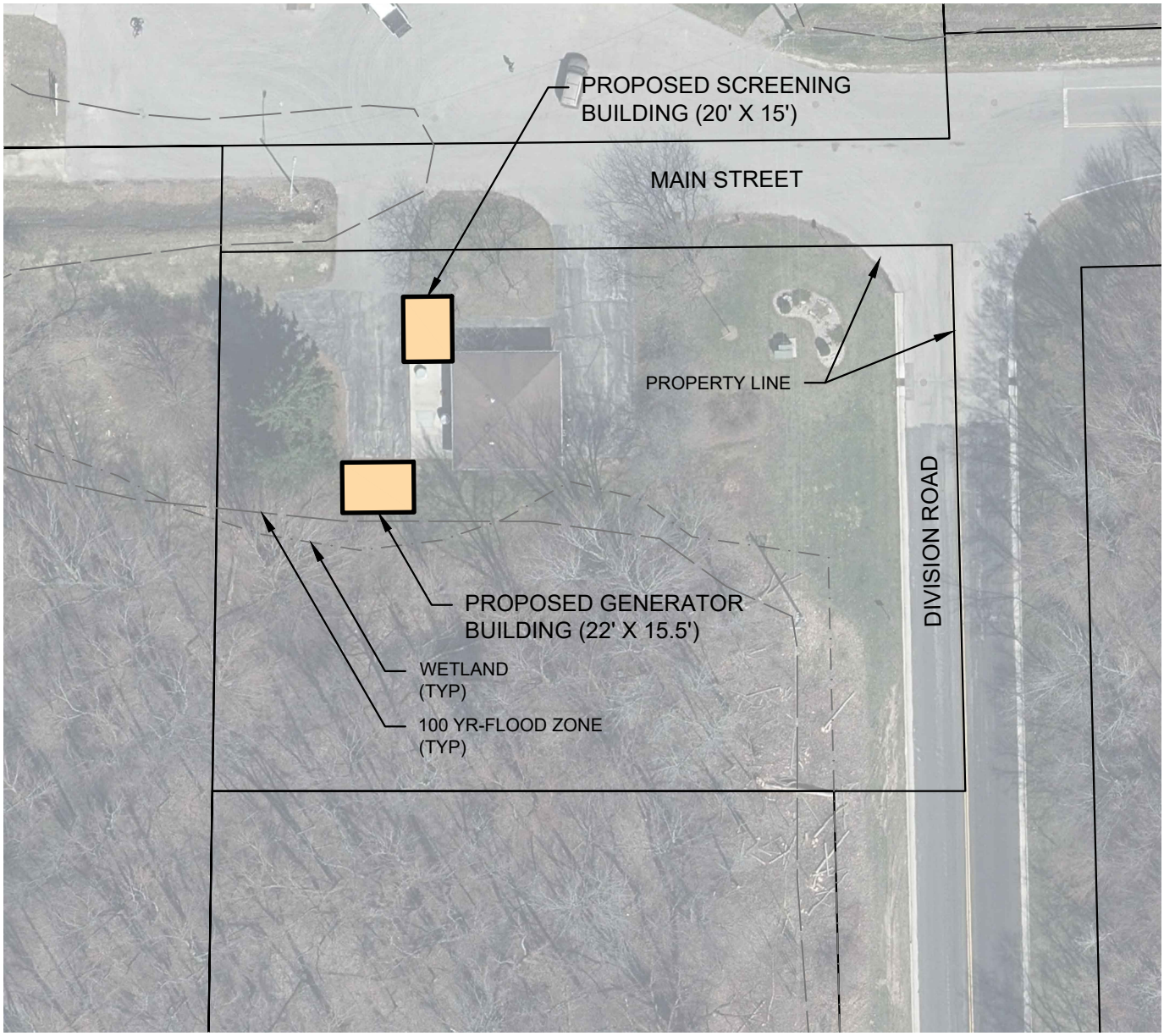
For the purposes of the Wisconsin Department of Natural Resources (WDNR) Clean Water Fund Program (CWFP), a parallel cost estimate is required. This cost estimate is included in Appendix A. Costs associated with future development are not eligible for the CWFP. Generally, an assumed portion of force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

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

FIGURE 1

MAIN STREET LIFT STATION

VILLAGE GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



Village of Germantown ...Willkommen

N
W E
S

0 10 20 30 40 50 100

SCALE IN FEET

DATE: MAY 28, 2025

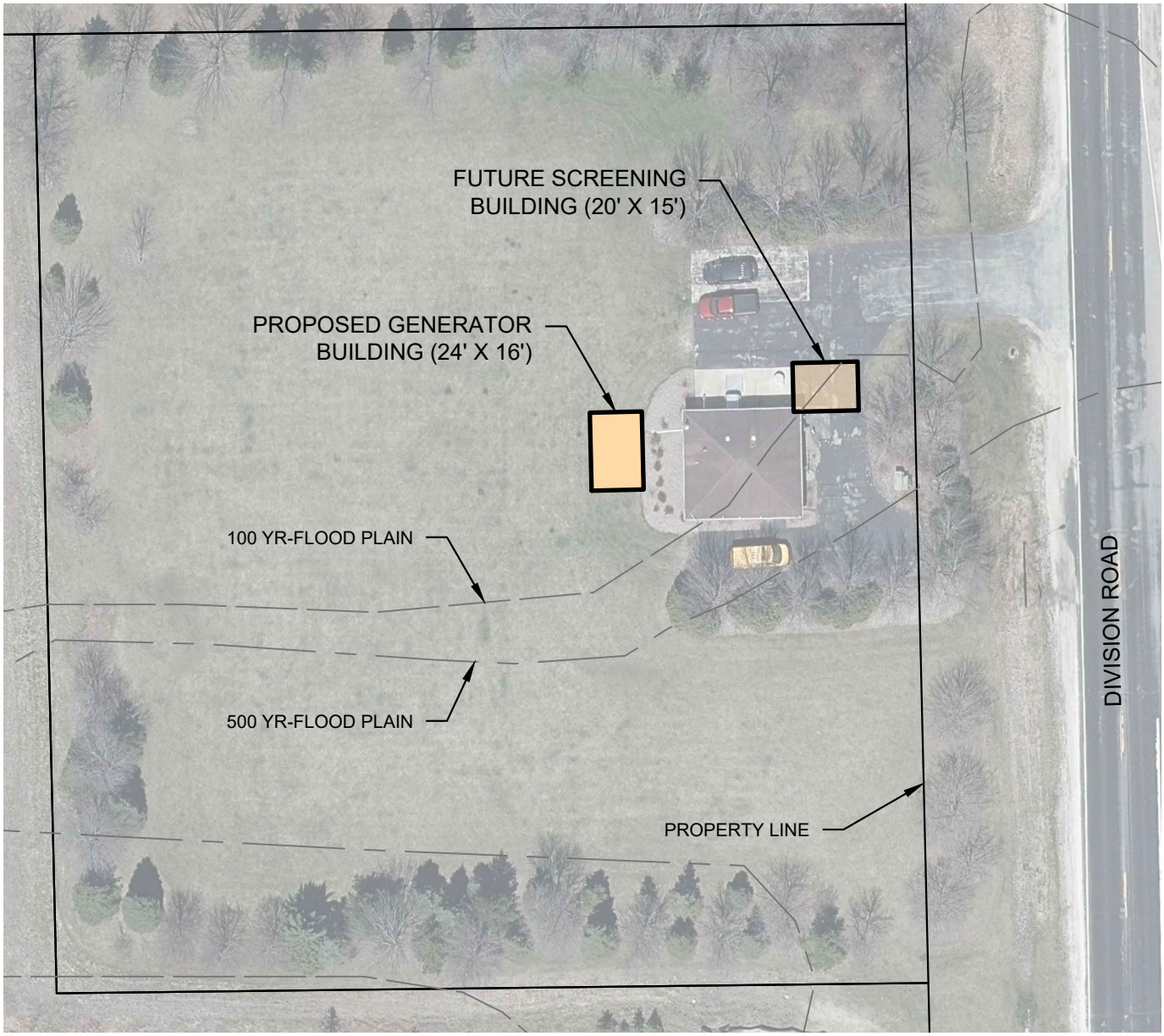
SOURCE:
BASEMAP SOURCE:

Ruekert • Mielke
www.ruekertmielke.com

FIGURE 2

OLD FARM LIFT STATION

VILLAGE GERMANTOWN
WASHINGTON COUNTY, WISCONSIN



Village of Germantown ...Willkommen

N
W E
S

0 10 20 30 40 50 100

SCALE IN FEET

DATE: MAY 28, 2025

SOURCE:
BASEMAP SOURCE:

Ruekert • Mielke
www.ruekertmielke.com

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

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

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

ENVIRONMENTAL ASSESSMENT

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

SCHEDULE

The initial project schedule is as follows:

Design Process:

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

Old Farm Construction:

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

Main Street Construction:

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

APPENDIX A

Cost and Parallel Cost Estimates

ESTIMATED CONSTRUCTION COST

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

Main Street Location

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

ESTIMATED CONSTRUCTION COST

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

Old Farm Location

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

APPENDIX B

Environmental Assessments

Rare, Threatened, and Endangered Species

Endangered Resources Preliminary Assessment

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

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

Results

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

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

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

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

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

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

For all other projects:

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

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

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

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

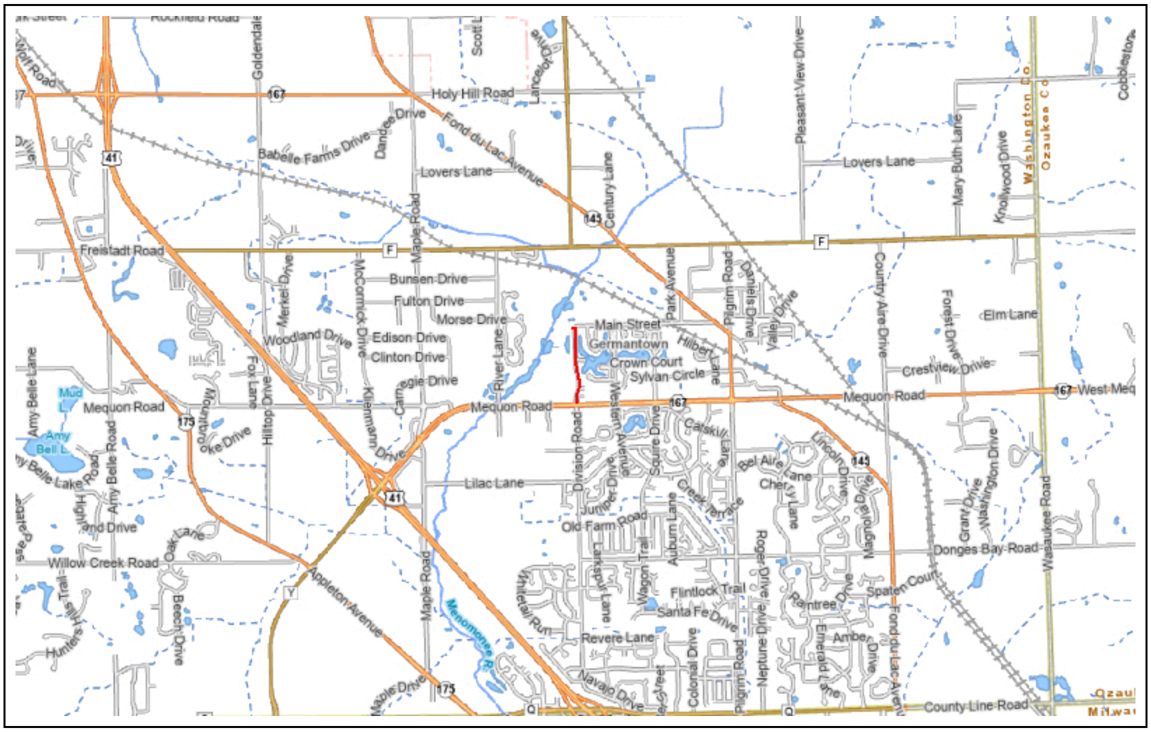
Project Information

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

Project Questions

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

Project Area Maps



The information shown on these maps has been obtained from various sources, and is of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. Users of these maps should confirm the ownership of land through other means in order to avoid trespassing. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/.

Endangered Resources Preliminary Assessment

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

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

Results

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

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

Follow up actions:

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

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

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

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

For all other projects:

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

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

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

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

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

Project Information

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

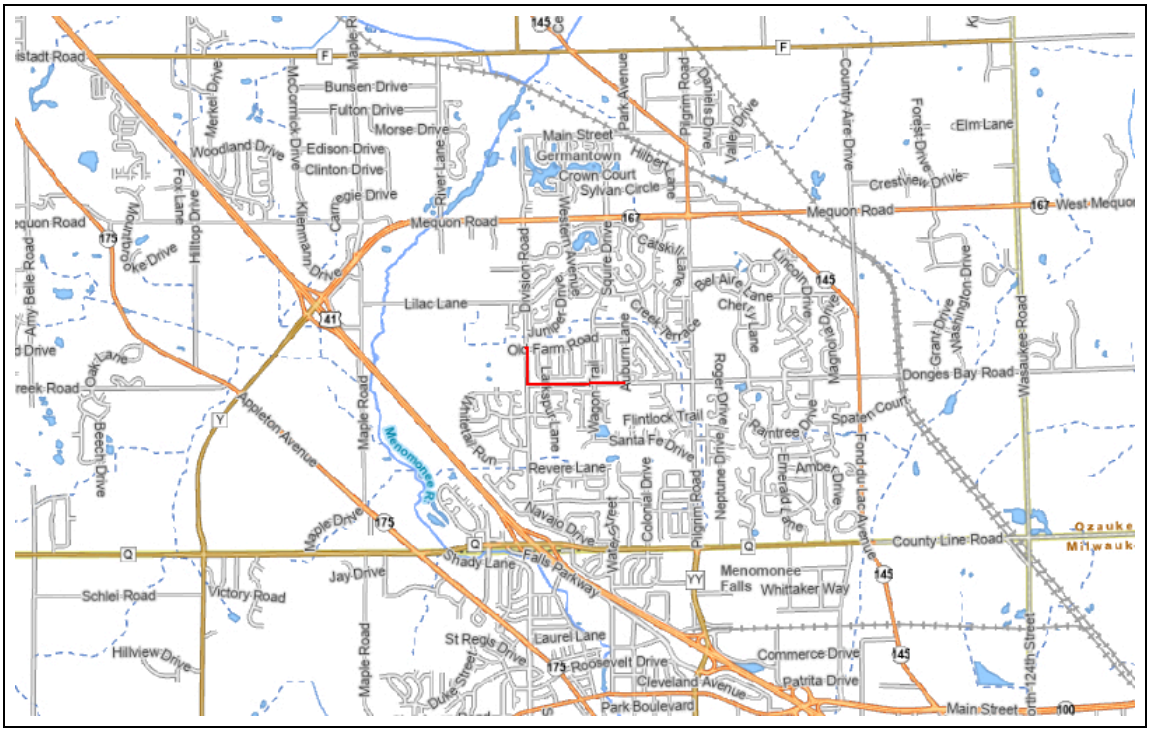
Project Questions

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

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

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

Project Area Maps

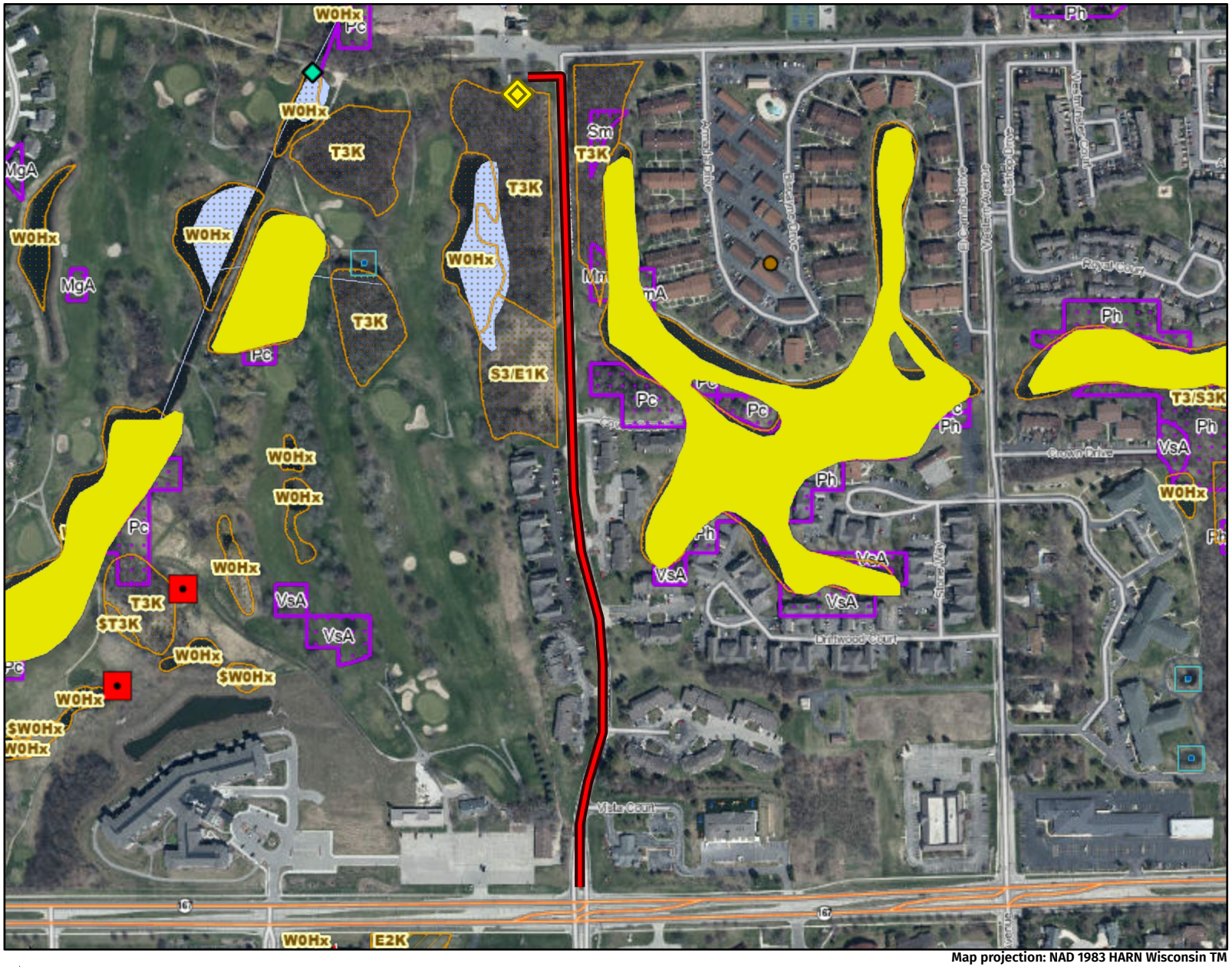


Wetlands and Waterways Assessment

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Village of Germantown

Main St Lift Station and Force Main Upgrade Wetland and Waterways Map



Legend: (some map layers may not be displayed)

- PNW Lakes Less Than 50 Acres
- Waterway and Wetland Alterations
- Wetland Identifications and Confirmations

Wetland Class Points

- Excavated pond
- Filled/drained wetland
- Filled excavated pond

Filled Points

- Yes

- Wetland Class Areas

Filled Areas

- Y
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 425 850 Feet
0 125 250 Meters

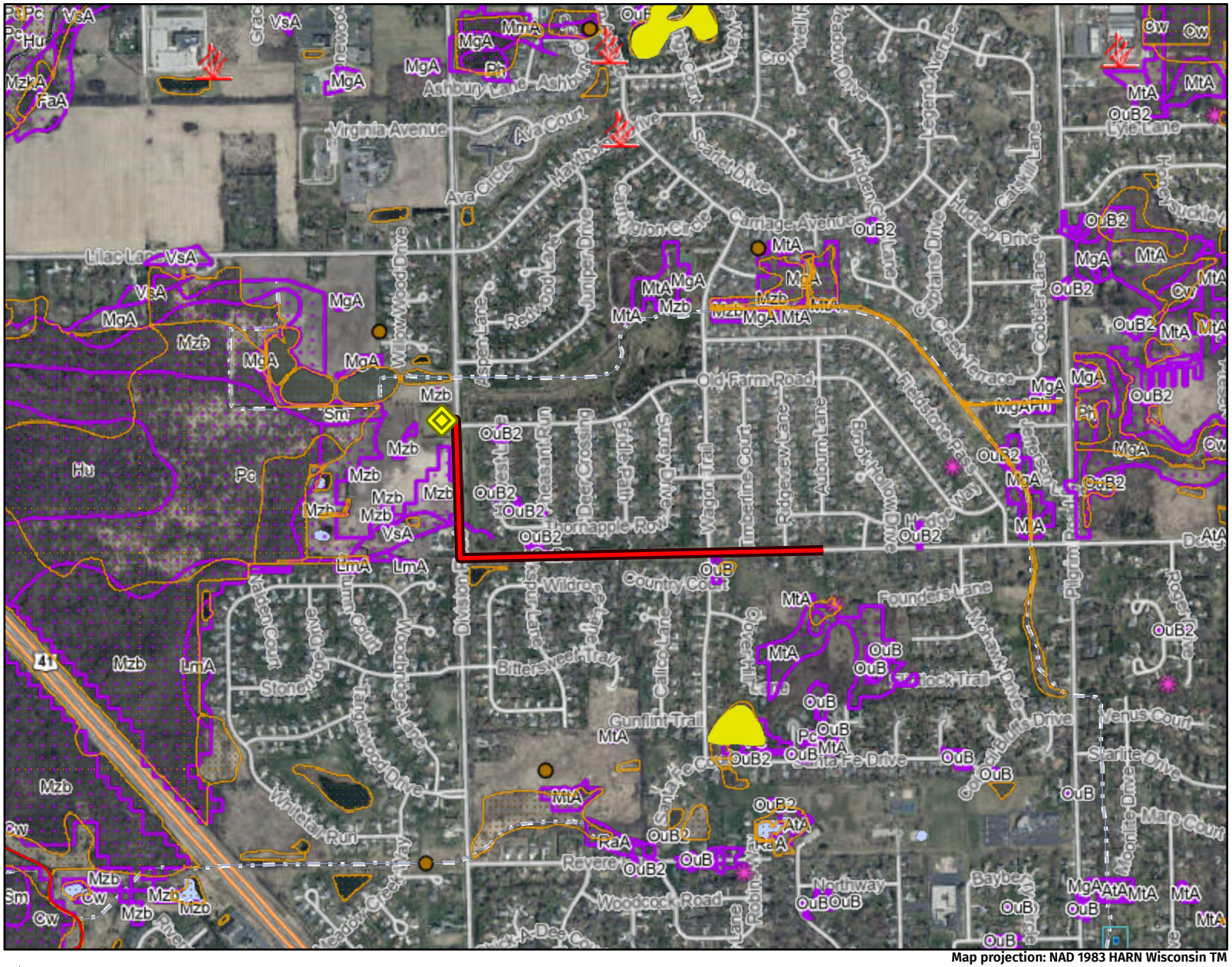
Service Layer Credits:
Latest Leaf Off: , Wetland Indicators & Soils: Surface Water Data Viewer Team, Priority Navigable Waterways: Waterway Protection, WDNR, Permits & Determinations: WI DNR Bureau of Watershed Management, Wisconsin Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina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

Date Printed: 5/19/2025 5:40 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Village of Germantown

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



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 1,000 2,000 Feet
0 350 700 Meters

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

Legend: (some map layers may not be displayed)

- IWL - River Stream Beach Shore
- PNW Lakes Less Than 50 Acres
- Waterway and Wetland Alterations
- USDA Wetspots
- Wetland Indicators
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- City or Village
- County Boundaries

Major Roads

- US Highway

County and Local Roads

- Local Road
- Latest Leaf Off Imagery

Notes:

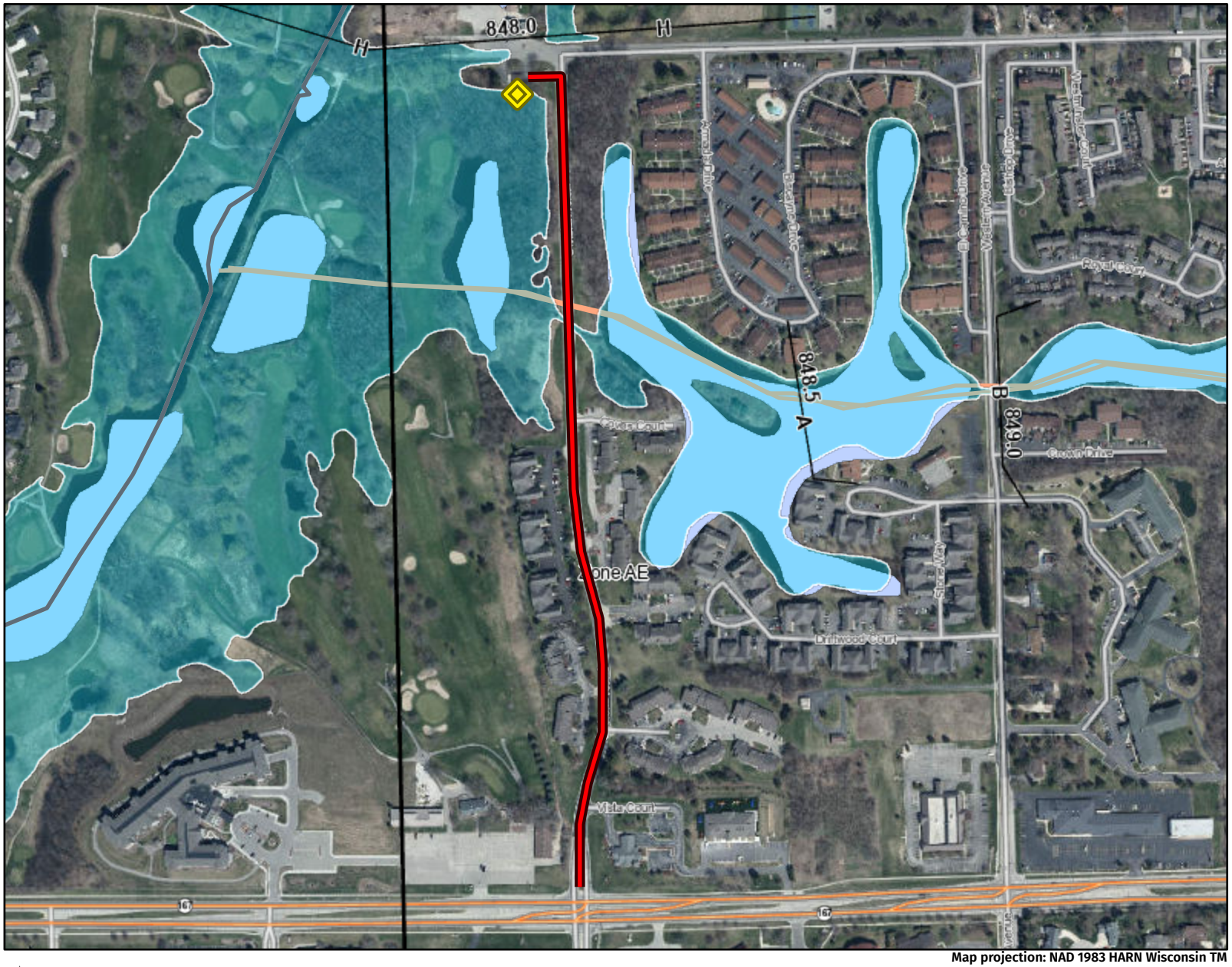
Date Printed: 5/20/2025 10:27 AM

Floodplain Assessment

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Village of Germantown

Main St Lift Station and Force Main Upgrade Floodplain Map



Legend: (some map layers may not be displayed)

- FIRM Panels
- Cross-Sections

Flood Hazard Boundaries

- SFHA / Flood Zone Boundary

Flood Hazard Zones

- 1% Annual Chance Flood Hazard

Floodplain Analysis Lines

- Flood Insurance Study
- Floodplain Study (Locally Funded)
- Floodplain Analysis Upstream Catchment
- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Lakes and Open Water
- 24K Streams and Rivers
- City or Village
- County Boundaries

Major Roads

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 425 850 Feet
0 125 250 Meters

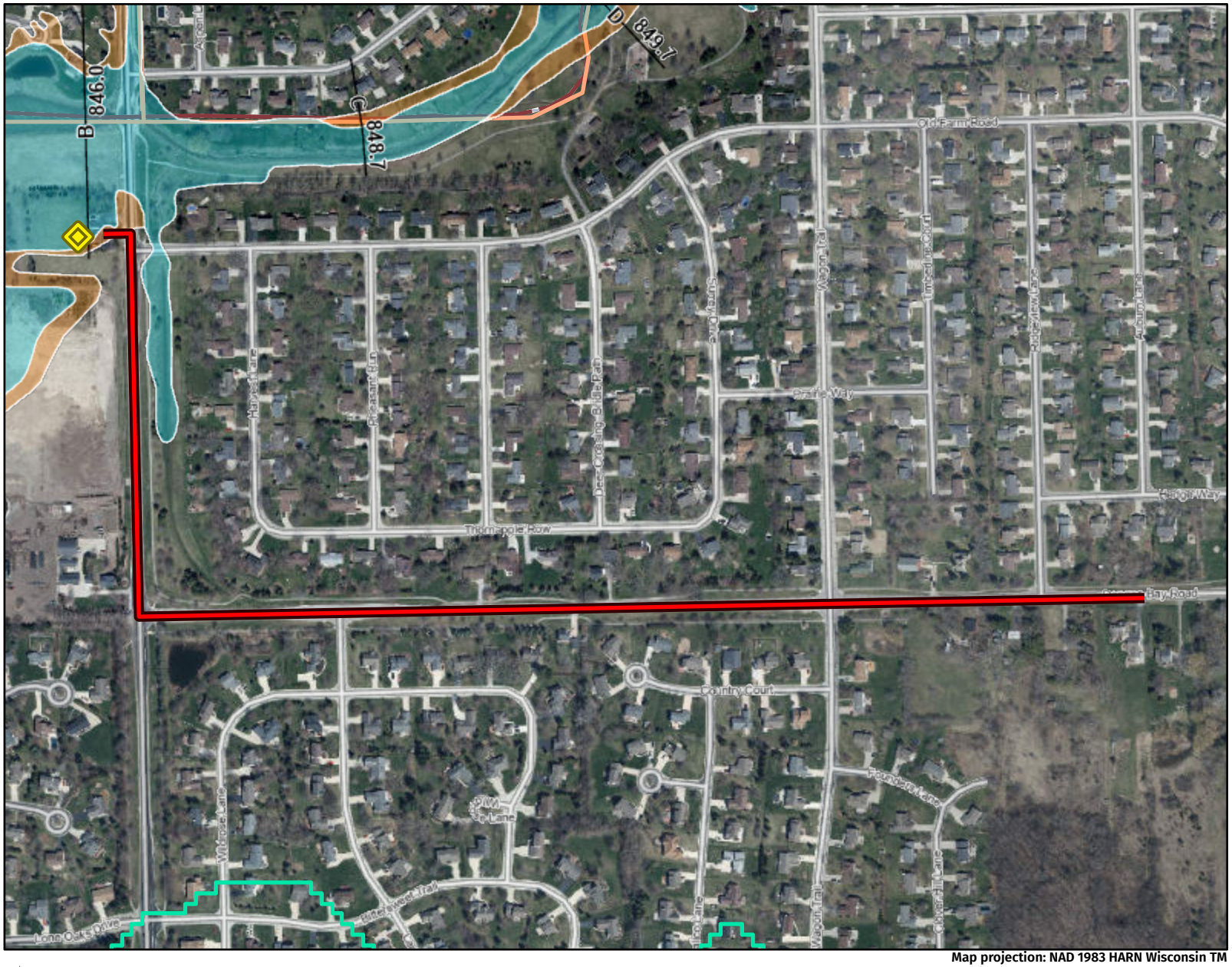
Service Layer Credits:
Latest Leaf Off: , Paper FIRMS: Federal Emergency Management Agency, Wisconsin Department of Natural Resources, Cities, Roads & Boundaries: , Digitial FEMA Floodplains (National Flood Hazard Layer): , Surface Water (Cached): WiDNR, USGS, and other data

Date Printed: 5/19/2025 5:34 PM

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Village of Germantown

Old Farm Rd Lift Station and Force Main Upgrade Floodplain Map



Legend: (some map layers may not be displayed)

- FIRM Panels
- Cross-Sections

Flood Hazard Boundaries

- SFHA / Flood Zone Boundary

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

Floodplain Analysis Lines

- Flood Insurance Study
- Floodplain Study (Locally Funded)
- Floodplain Analysis Upstream Catchment
- Rivers and Streams
- Intermittent Streams
- 24K Intermittent Streams
- 24K Streams and Rivers
- City or Village
- County Boundaries

County and Local Roads

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 425 850 Feet
0 125 250 Meters

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

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

Cultural Resource Review

May 20, 2025

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

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

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

Table 1. Project Area Locations

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

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

Architecture and History Sites

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

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

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

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

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

Archaeological Review

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

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

Archaeological Report Inventory

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

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

Summary

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

Ruekert · Mielke

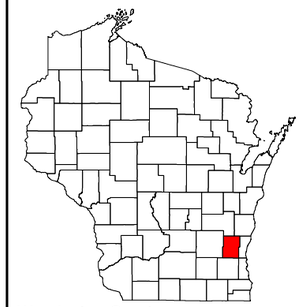
Sanitary Sewage Pump Stations Capacity and Upgrade Analysis Village of Germantown

Cultural Resource Map

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

N

0 750 1,500 Feet



Washington County

Legend

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

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

Spatial Reference: WGS 1984 Web Mercator Auxiliary Sphere

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 6, 2025

PLACEMENT: Ordinance

ITEM TITLE: An Ordinance to Amend Section 15.08 of the Germantown Municipal Code Related to Clear Waters Discharge. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The proposed amendment of Section 15.08 of the Municipal Code is brought forward to address three issues.

First, the majority of groundwater discharge via a sump pump for homes in Germantown is to the front of a property. With recent interpretation, that configuration is not compliant with code. This modification allows for discharge to the front of the property under specified conditions.

Second, the code as currently written makes a distinction between drainage ditches and roadside ditches and does not allow discharge to roadside ditches, which is also very common in Germantown. The code change makes discharge to roadside ditches permissible under specified conditions.

Finally, the code defines the word nuisance in a strange way that limits the enforcement capability of the Plumbing Inspector. This update gives the word "nuisance" its common meaning, improving enforcement. It also allows for alternative discharge options that may be reviewed and approved by the Plumbing Inspector of VIllage Engineer.

ATTACHMENT:

1. Ordinance to Amend 15.08 Clear Waters - MJM

STAFF RECOMMENDATION:

Staff request a positive recommendation to the Village Board.

ACTION BY COMMITTEE:

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. _____-2025

AN ORDINANCE TO AMEND SECTION 15.08 OF THE GERMANTOWN MUNICIPAL CODE RELATED TO CLEAR WATER DISCHARGE

WHEREAS, the Village Board previously adopted section 15.08 of the Germantown Municipal Code which adopted standards for clear water discharge; and

WHEREAS, the Village Board desires to amend that section to provide clarity with respect to permissible types and locations of groundwater and stormwater discharge, and also clean-up and modernize some of the language within that section;

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

SECTION I

Section 15.08 of the Germantown Municipal Code is amended to read as follows (NOTE: added text is double underlined; Deleted text is ~~struck-through~~):

15.08 CLEAR WATERS.

(1) **DISCHARGE PROHIBITED.** (Am. Ord. #35-89) No person shall cause, allow or permit any roof drain, surface drain, sub-soil drain, drain from any mechanical device, gutter, ditch, pipe, conduit, sump pump, or any other object or thing used for the purposes of collecting, conducting, transporting, diverting, draining or discharging clear water from any part of any private premises owned or occupied by said person to discharge into a sanitary sewer.

(2) **NUISANCE.** ~~The discharge into a sanitary sewer from any roof drain, surface drain, subsoil drain, drain from any mechanical device, gutter, ditch, pipe, conduit, sump pump or any other object or thing used for the purposes of collecting, conducting, transporting, diverting, draining or discharging clear water~~ A prohibited discharge under subsection (1) from any part of any private premises is hereby declared to be a public nuisance and a hazard to the health, safety and well-being of the residents of the Village and to the protection of property. Any such nuisance shall be subject to abatement as provided for by law.

(3) **GROUNDWATER.** (Am. Ord. #35-89) Where deemed necessary by the Plumbing Inspector, every house shall have a sump pump installed for the purpose of discharging clear waters, including artesian wells, from foundation drains and ground infiltration. ~~and~~ Where the ~~building~~ discharge is not ~~serviced by~~ connected to a storm sewer directly, or by lateral, it shall ~~either~~ discharge into an underground or above ground conduit leading to a drainage ditch, roadside ditch, dry well, or shall discharge onto the ground surface. ~~in such other manner as will not constitute a nuisance as defined herein. All clear water shall be discharged to the rear of the lot, except as directed otherwise by the Plumbing Inspector when such discharge constitutes a nuisance.~~ For any discharge which is not directly to a storm sewer, the discharge point shall not be closer than 10 feet from any property line for the purposes of encouraging infiltration on the property from which it is discharged. Alternative discharge methods may be approved by the Plumbing Inspector or Village Engineer, in their sole discretion.

(4) **STORMWATER.** (Am. Ord. #35-89) All roof drains, surface drains, drains from any mechanical device, gutters, pipe, conduits or any other objects or things used for the purpose of collecting, conducting, transporting, diverting, draining or discharging stormwaters shall be discharged either into a storm sewer or storm sewer lateral, a dry well, an aboveground or underground conduit leading to an existing drainage ditch or roadside ditch, or onto the ground surface to a drainage easement of record. Except as provided above, the point of discharge location of any ~~ground or~~

stormwater shall not be closer than 10 feet from any property line for the purposes of encouraging infiltration on the property from which it is discharged. ~~except to roadside ditches not having curb and gutter or sidewalk and to rear and side yard recorded drainage, easements. In addition, any such discharge that constitutes a nuisance, as determined by the Plumbing Inspector, shall be abated.~~ Alternative discharge methods may be approved by the Plumbing Inspector or Village Engineer, in their sole discretion.

(5) **STORM SEWER LATERAL.** (Am. Ord. #21-04) Where a parcel of land is abutting or adjacent to public right of way or easement in which is located municipal storm sewers, any discharge of clear waters from such parcel of land, shall be to a storm sewer lateral installed and connected to the storm sewer main at the expense of the owner. All clear water sumps, drains, pipes and related sewer facilities on and in the property and improvements served by the storm sewer, and the storm sewer lateral from the point of connection at the private lateral to the storm sewer main shall be maintained free of defective conditions by and at the sole expense of the owner or occupant of the property and improvements served.

(6) **CONDUCTING TESTS.** If the Director of Public Works or his designated agent suspects an illegal clear water discharge, as defined by this Code or by any other applicable provision of the Wisconsin Administrative Code as it may from time to time be amended, he may, upon reasonable notice and at reasonable times, enter the private premises where such illegal clear water discharge is suspected and conduct appropriate tests to determine whether such suspected illegal clear water discharge actually exists.

(7) **COMPLIANCE AND PENALTY.** Any person determined to be in violation of any provision of this section shall be given a written notice stating the nature of such violation and providing a reasonable time limit for the satisfactory correction thereof. Any person who shall continue any violation beyond the foregoing time limits shall, upon conviction thereof, be subject to the penalties provided in section 25.04 of this Code.

SECTION II

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect

SECTION III

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION IV

This ordinance shall take effect and be in full force upon its passage and the day after its publication.

Adopted:

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

Approved as to form:

_____
Brian C. Sajdak, Village Attorney

Published:

Path:

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 6, 2025

PLACEMENT: Ordinance

ITEM TITLE: Discussion and action regarding amending Municipal Code 8.02 Related to Sidewalk Maintenance. (Action)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

At the July Public Works and Highway Committee the idea of modifying the sidewalk ordinance to divide the responsibility for sidewalk snow removal between the Department of Public Works and adjacent property owners was discussed. Attached is the original memo to the Public Works and Highways Committee (PWHC). It outlines the case for making such a change.

At the July PWHC meeting, additional information was requested regarding how much sidewalk snow removal would be transferred to adjacent property owners. DPW conducted a survey of sidewalks using GIS and created the attached map and revised table.

In addition, DPW researched a fourth option for a potential ordinance change, and that would be that Germantown adopts an official sidewalk snow removal map for sidewalks and trails that could eliminate some of the confusion about front yards, side yards and backyards.

Based on discussion, staff would proceed with drafting a revision and bring it to the PWHC at a future meeting for consideration.

ATTACHMENT:

1. Sidewalk Ordinance Memo 070225
2. Sidewalk Map Updated
3. Sidewalk Map Holy Hill
4. Front Yard vs. Back Yard

STAFF RECOMMENDATION:

Approve a motion directing staff to draft an code change from the options presented and bring it to a future meeting for consideration.

ACTION BY COMMITTEE:

Village of Germantown

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

MEMORANDUM

DATE: 6/27/2024

FROM: Matt Mortwedt, Director of Public Works MJM

TO: Terri Kaminski, Chairperson, Public Works and Highway Committee

The Public Works and Highway Committee.

The Issue to Be Considered: Sidewalk Snow Removal
Section 8.02 of Germantown code requires the Department of Public Works to remove snow from all sidewalks.

A Limiting Factor
With pedestrian connectivity and safety becoming more of a priority with residents, and almost all new development proposals increase the amount of sidewalk, Germantown would be wise to consider modifications to its sidewalk maintenance ordinance.
This code provision has had the effect of holding back larger expansions of the sidewalk network due to concerns about the operational impact, which I will elaborate on later in this memo.

Other Considerations when adding Sidewalk
It goes without saying that snow removal is only one factor of several that Germantown should consider when adding sidewalk. Sidewalks will require long-term maintenance and will eventually need to be replaced. Those repairs and replacements will come at significant cost that should be factored in any decision to add new public sidewalk. A prime example of this is the approximately $70,000 Germantown is spending on sidewalk repair on Main Street this summer.

Definition of a "Sidewalk"
To understand the issue, it is important to note that "sidewalk" is defined by its location, not the material it is constructed with. When we hear "sidewalk" we naturally think of a 3-foot-wide concrete walk used in more urban cross sections. While it is true, that is a "sidewalk" per the code, so are asphalt paths on Division Road, Donges Bay Road, Freistadt Road, Town 9 Parkway, Holy Hill Road, and soon to include High Point Pass. This is because the code defines a "sidewalk" as an improved path constructed in the right-of-way.

History and Expansion
When the code was adopted sometime around 1980 there was very limited sidewalk in Germantown. Washington County satellite imagery from 1980 shows sidewalk only existed on Main Street, Park Street and Church Street. Though records don't exist to explain the Village Board's rationale for adopting this code, it was likely seen as a limited service focused on Main Street businesses. As the

sidewalk network has expanded, the code requirement has turned sidewalk snow removal into a major service provided in all areas of the Village that will continue to grow with the community.

The proposed Sutton Farm development at County Line and Lannon includes sidewalk throughout the subdivision. It is likely that the future Village Center and Blackstone developments will also include sidewalk. The 2050 plan calls for additional side path, likely qualifying as sidewalk per the code, potentially on Division north of Mequon, Western north of Mequon, Squire north of Mequon, and extensions on Main Street, and various other places to foster connectivity.

Municipal Comparison

This is a service that is very much an anomaly when it comes to typical municipal services provided in other communities. Slinger, West Bend, Menomonee Falls, Brookfield, and most other communities require snow to be removed by adjacent property owners. Most also require snow be removed in 24 hours, and have a code provided assessment process should the municipality have to remove snow. Some municipalities make exceptions to requiring the adjacent property owner requirement when the sidewalk is adjacent to the back yard.

Cost to Maintain

Equipment Needed

Germantown owns three sidewalk tractors that are used for sidewalk snow clearing and grass cutting. The current replacement cost of one tractor is approximately $270,000. One of these pieces of equipment is due for replacement next year (2026). Projected out, the replacement cost for all three machines is approximately $1,000,000 in the next 10 years. If the sidewalk network continues to expand, we will be forced to add a fourth machine, increasing that future obligation to approximately $1.4M. If the snow removal requirement is eliminated, we could reduce that $1.4M future obligation by more than half, for two reasons. First, we would not need to expand to a fourth piece of equipment. Second, we could purchase mowers, instead of specialty sidewalk tractors, for a significantly lower cost. If we capped or even made some moderate reductions from the current workload it is possible we could see some reductions in capital equipment acquisition cost, but not realize the full savings we would see from eliminating the requirement entirely.

Labor Hours

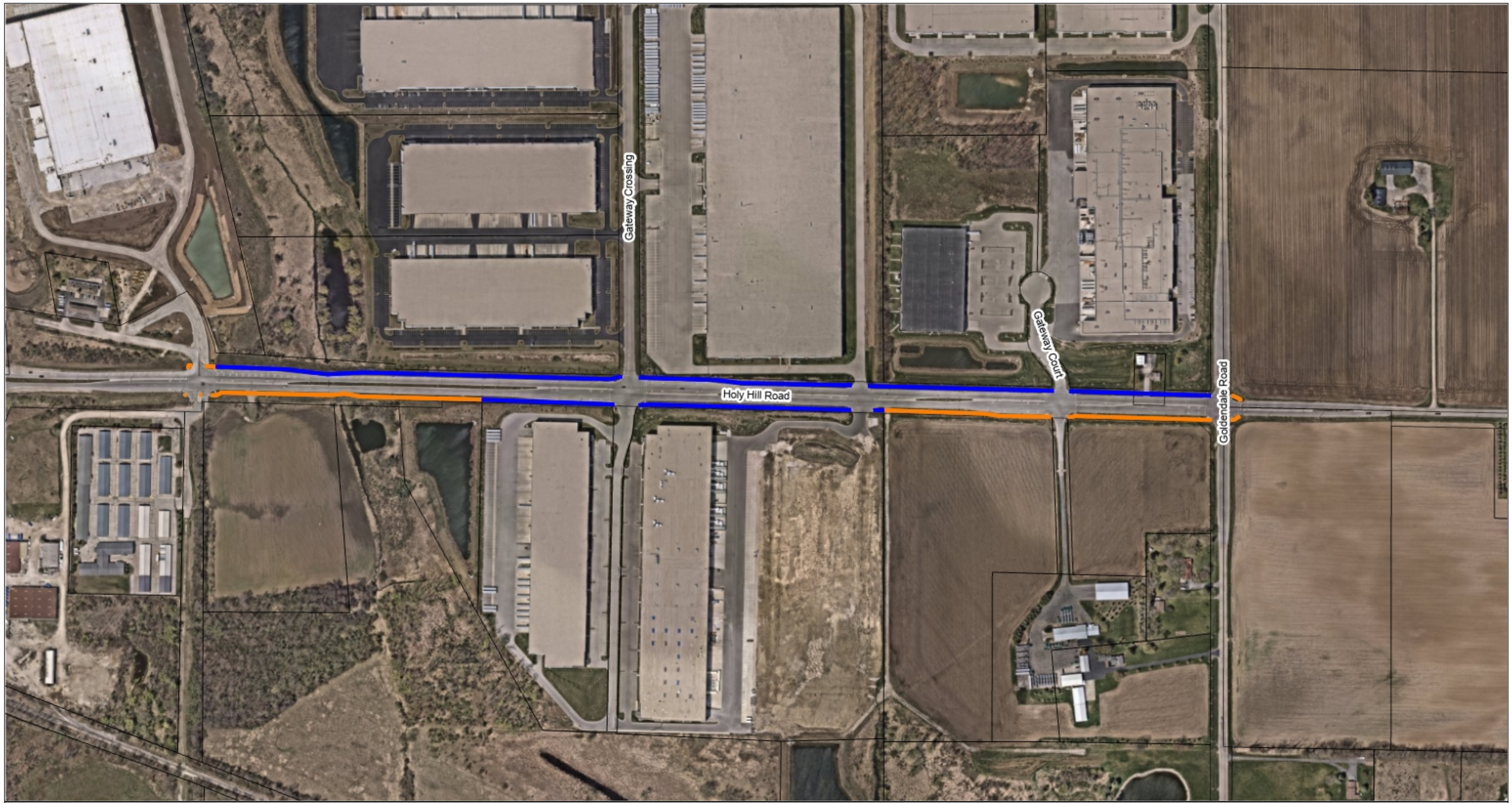
Currently, clearing sidewalks can take between 16-48 labor hours. As the sidewalk network grows, so will this obligation. There may be a point where additional seasonal help is needed, or an additional full-time employee may be needed in DPW-Highway.

Options to Consider

The Public Works and Highway Committee and the Village Board, understanding the issues raised in this memo can make an informed decision on the current provision in Germantown code 8.02.

- Shift responsibility for all right-of-way sidewalk snow removal to the adjacent property owner.
- Maintain the current right-of-way sidewalk snow removal area and require snow removal of new sidewalk to be conducted by the adjacent property owner.
- Continue to maintain sidewalk in the right-of-way where it is situated in the adjacent property owners back yard. Transfer responsibility for sidewalk snow removal to the adjacent property owner where the sidewalk is adjacent to a side or front yard.
- Understanding the issue, make no changes.


Isabelle Farms Drive
Lovers Lane
G
Century Lane
Pleasant View Drive
Mary Buth Lane
Knollwood Drive
Russet Court
Westwood Lane
Crestwood Lane
Neuland Drive
Patricia Lane
Josephine Drive
Dolores Court
Dalebrook Drive
Freistadt Road
145
Deppert Road
Creek View Lane
Bunsen Drive
Fulton Drive
Moldmakers Way
Morse Drive
Merkel Drive
Woodland Drive
McCormick Drive
Edison Drive
Oakview Avenue
Rosewood Avenue
Jamestree Road
Shadow Wood Drive
Woodberry Pass
Woodberry Court
Clinton Drive
Whitney Drive
Goldendale Road
Edgewood Drive
Fox Lane
Hilltop Drive
Bark Lake Road
Rosewood Court
Golden Court
Shadow Wood Lane
Carnegie Drive
Meeker Hill Lane
Mequon Road
Mountbrooke Drive
Springhill Lane
Kleinmann Drive
41
Commerce Circle
River Lane
Daniels Drive
Catherine Court
Mistletoe Road
Ivy Lane
Red Holly Drive
Mistletoe Court
Williams Drive
Washington Avenue
Kurt Drive
Valley Court
Roberts Drive
Valley Drive
Main Street
Potomac Circle
Vicksburg Avenue
Gettysburg Drive
Fond du Lac Avenue
Squire Court
Hilbert Lane
Sylvan Circle
Francese Drive
Sylvan Circle
Montgomery Drive
Western Avenue
16
167
Forest Hill Road
Black Forest Trail
Harvest Ridge
Taylor Trail
Hazel Heights
Elm Lane
Elm Court
Wrenwood Court
Wrenwood Drive
Wrenwood Pass
Country Aire Drive
Pheasant Lane
Martin Drive
Forest Drive
Crestview Drive
Equine Trail
Stonewood Drive
Esquire Court
Catskill Lane
Queens Court
Kings Way
Kings Court
Cromwell Road
Meadow Court
Legend Avenue
Vienna Court
Abbot Court
Potters Court
Tinkers Court
Weavers Court
Briarcliff Court
Meadow Drive
Blacksmith Court
Prophet Court
Scarlet Drive
Grey Fox Court
Friars Court
Hidden Glen Court
Preachers Court
Candle Court
Deacons Court
Captains Court
Virginia Avenue
Hawthorne Drive
Carrington Court
Carriage Court
Carrington Circle
Carriage Avenue
Hidden Glen Lane
Captains Drive
Hudson Drive
Cobbler Court
Lyle Lane
Bel Aire Lane
Honeysuckle Lane
Dogwood Court
High Ridge Court
Hackberry Circle
North Patton Court
Eisenhower Drive
Bluestem Blvd Boulevard
Strawgrass Lane
Ellsworth Drive
Washington Drive
Coneflower Circle
Trillium Way
Lilac Lane
Willow Wood Drive
Willow Wood Court
Wildflower Lane
Aspen Court
Redwood Lane
Creek Terrace
Jackson Lane
Cobbler Lane
Adams Court
Creek Terrace Court
Juniper Drive
Wagon Trail
Old Farm Road
Fieldstone Pass
Hamilton Court
Jefferson Lane
Surrey Drive
Harvest Lane
Pheasant Run
Deer Crossing
Bridle Path
Prairie Way
Timberline Court
Ridgeview Lane
Auburn Lane
Brook Hollow Drive
Brook Hollow Court
Hedge Way
Thorn Apple Row
Hollowbrook Drive
Donges Bay Road
Pilgrim Road
Preserve Parkway
Cherry Lane
Crabtree Lane
Heritage Parkway
Lincoln Drive
White Pine Court
Overlook Court
Buckthorn Drive
Harrison Circle
Harrison Avenue
Monroe Court
Amen Court
Wooded Hills Drive
Wilson Circle
Wilson Drive
Heritage Hills Court
Heritage Hills Parkway
Evergreen Circle
Magnolia Drive
Blackbird Point
Windsong Road
Bradley Way
Grant Drive
Town 9 Parkway
Spaten Court
Wasaukee Road
175
Y
Park Hill Lane
Oak Lane
Parkland Circle
Willow Creek Road
Laurel Court
Oak Court
Poplar Lane
Birch Lane
Beech Drive
Hickory Drive
Hickory Drive East
Willow Creek Way
Maple Road
Carefree Drive
White Horse Drive
Orchard Drive
Q
Autumn Drive
Woodbridge Court
Walden Court
Stoneridge Drive
Autumn Court
Pinewood Court
Lone Oaks Drive
Woodbridge Lane
Whitetail Run
Misty Morning Way
Division Road
Wildrose Lane
Country Court
Calico Court
Calico Lane
Founders Lane
Larkspur Lane
Bittersweet Trail
Clover Hill Lane
Gunflint Trail
Yorktowne Lane
Flintlock Trail
Mohawk Drive
Regency Court North
Roger Drive
Whetherfield Court
Hawkeye Court
Kingshill Road
Rainberry Court
Gatewood Court
Berrywood Lane
Hidden Pond Court
Windsong Circle East
Providence Court
Sunberry Court
Sunberry Road
Raintree Court
Summer Hill Court
Raintree Drive
Venus Court
Starlite Drive
Snow Hill Court
Windsong Court
Ridgefield Road
Ridgefield Court
Huckleberry Court
Sunburst Court
Windsong Circle West
Mars Court
Sunburst Trail
Tanglewood Drive
Santa Fe Court
Santa Fe Drive
Apache Court
Indianwood Drive
Cherokee Court
Comanche Court
Shoshone Court
Council Bluffs Drive
Starlite Drive
Moonlite Drive
Meadow Creek Way
Meadow Bridge Court
Revere Lane
Bayberry Circle
North Way
Oriole Court
Woodcock Road
Robins Way
Rustic Lane
Chick A Dee Court
Cardinal Court
School Road
Meadow Creek Court
Wendy Lane
Dotty Way
Nigbor Drive
Concord Road
Mary Kay Lane
Mayflower Drive
Colonial Drive
Shagbark Road
Cheyenne Court
Chippewa Drive
Tippicanoe Court
Navajo Court
Water Street
Navajo Drive
Butternut Road
Sumac Road
Broadleaf Lane
Glenwood Road
Burr Oak Road
Riversbend Circle East
Riversbend Circle West
Rivercrest Drive
Rivercrest Circle
Riversbend Lane
Emmer Road
Richfield Way
Neptune Drive
Still Water Court
Woodcrest Court
Rimrock Road
Quiet Creek Court
Twin Meadows Drive
Sun Valley Trail
Ridgewood Lane
Cottonwood Court
Tree Tops Court
Emerald Lane
Elmwood Drive
Crimson Road
Burning Bush Court
Meadow Gate Court
Farm Valley Court
Amber Drive
Knollcrest Circle
Tree Tops Drive
County Line Road
SCALE: 1 = 1320'



Village of Germantown GIS

DISCLAIMER:

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

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

SCALE: 1 = 500'

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

Print Date: 7/30/2025

Street	Total Sidewalk (LF)	Front Yard/Commercial (Property Owner)
Main St	5032	4402
Park Ave	3948	3677
Church St	810	786
Pilgrim Rd	17636	11035
Mequon Rd	13296	11228
Division Rd	13548	2823
Alt Bauer Park	6585	0
Donges Bay Rd	17646	8247
Western Ave	2504	1755
County Line Rd	13513	6430
Preserve Pkwy, Kinderberg Park	5260	0
Maple Rd	4807	4813
Freistadt Rd	5788	2884
Sylvan Cir, Squire Dr	5217	5224
River Ln	5159	1679
Spassland Park	3454	0
Schoen-Laufen Park	3783	0
Holy Hill Rd	6894	5070
Total:	134880	70053
	25.55	13.27

Back Yard/Undeveloped/Village (DPW)

630	
271	
24	
6601	
2068	
10725	
6585	
9399	
749	
7083	
5260	
-6	
2904	
-7	
3480	
3454	
3783	
1824	
64827	ft
12.28	mi

Total Sidewalk: 5032 LF

Front/Commercial (Owner)

650
295
281
655
281
590
1410
240

Back/Undeveloped (DPW): 630 LF

Total Front: 4402 LF

Total Sidewalk: 3948 LF

Front/Commercial (Owner)

1240
1265
1172

Back/Undeveloped (DPW): 271 LF

Total Front: 3677 LF

Total Sidewalk:	810 LF		
Front/Commercial (Owner)		**Back/Undeveloped (DPW):**	24 LF
	583		
	203		
Total Front:	786 LF		

Total Sidewalk: 17636 LF

Front/Commercial (Owner)

529
1399
637
520
419
191
212
1398
178
102
1010
1207
3233

Back/Undeveloped (DPW): 6601 LF

Total Front: 11035 LF

Total Sidewalk: 13296 LF

Front/Commercial (Owner)

1226
674
622
485
498
417
779
1238
344
890
2534
612
909

Back/Undeveloped (DPW): 2068 LF

Total Front: 11228 LF

Total Sidewalk: 13548 LF

Front/Commercial (Owner)

308
250
289
430
1546

Back/Undeveloped (DPW): 10725 LF

Total Front: 2823 LF

Total Sidewalk: 17646 LF

Front/Commercial (Owner)

1274
805
903
778
578
1084
662
305
327
316
332
184
300
160
128
111

Total Front: 8247 LF

Back/Undeveloped (DPW): 9399 LF

Total Sidewalk: 2504 LF

Front/Commercial (Owner)

345
295
1115

Back/Undeveloped (DPW): 749 LF

Total Front: 1755 LF

Total Sidewalk: 13513 LF

Front/Commercial (Owner)

137
200
861
323
402
130
162
145
309
329
905
705
193
659
361
609

Total Front: 6430 LF

Back/Undeveloped (DPW): 7083 LF

Total Sidewalk: 4807 LF

Front/Commercial (Owner)

779
740
599
255
90
783
679
888

Back/Undeveloped (DPW): -6 LF

Total Front: 4813 LF

Total Sidewalk: 5788 LF

Front/Commercial (Owner)

883
268
571
654
170
338

Back/Undeveloped (DPW): 2904 LF

Total Front: 2884 LF

Total Sidewalk:	5217 LF		
Front/Commercial (Owner)		**Back/Undeveloped (DPW):**	-7 LF
	135		
	54		
	143		
	537		
	642		
	516		
	193		
	190		
	71		
	177		
	109		
	91		
	30		
	208		
	328		
	339		
	186		
	48		
	950		
	57		
	220		
Total Front:	5224 LF		

Total Sidewalk:	5159 LF		
Front/Commercial (Owner)	1679	**Back/Undeveloped (DPW):**	3480 LF
Total Front:	1679 LF		

Sidewalk Calculation

844
2610

Total Sidewalk: 3454 LF

Sidewalk Calculation

	1365
	479
	299
	74
	1566
Total Sidewalk:	3783 LF

Total Sidewalk: 6894 LF

Front/Commercial (Owner)	**Back/Undeveloped (DPW):**
1582	27
829	51
723	8
552	7
42	471
826	648
516	528
	45
	39
Total Front: 5070 LF	**Total Back:** 1824

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 6, 2025

PLACEMENT: Action Item

ITEM TITLE: Acceptance of infrastructure improvements performed by VisuSewer as part of the 2024 CIPP sewer lining. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Germantown has inspected the 2024 CIPP sewer lining project performed by VisuSewer in the area just west of Ellsworth Drive. The lining covered 686 feet of 24 inch pipe. Staff finds the liner installation satisfactory. Staff is recommending the infrastructure be accepted by the Public Works and Highway Committee and that the warranty period begins.

ATTACHMENT:

1. 2024 CIPP Sewer Lining Project Area

STAFF RECOMMENDATION:

Staff recommends acceptance of the infrastructure improvements performed by VisuSewer.

ACTION BY COMMITTEE:


400' - 24" - PVC
SA252-001
279.4' - 24" - PVC
SA252-002
405.9' - 24" - PVC
SA252-003
385.19' - 24" - PVC
SA25 -004
403.54' - 24" - PVC
SA252-005
403.54' - 24" - PVC
385.6' - 12" - PVC
324.64' - 12" - PVC
Elsworth Blvd
SA252-006
SA251-035
400.6' - 12" - PVC
SA252-007
BM252-003

BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE

MEETING DATE: August 6, 2025

PLACEMENT: Presentation

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

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

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

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

The subdivision is not served by Germantown water.

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

Areas where staff are looking for feedback from the Public Works and Highways Committee:

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

The Utility Advisory committee unanimously recommended the use of MMSD dollars, and a sanitary sewer relay.

ATTACHMENT:

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

STAFF RECOMMENDATION:

Make a motion directing staff to prepare a work plan for one of the presented options.

ACTION BY COMMITTEE:

Pleasant View Subdivision Potential Utility Project

Water Extension

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

Sewer Relay, Private Lateral Replacement, Pavement

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

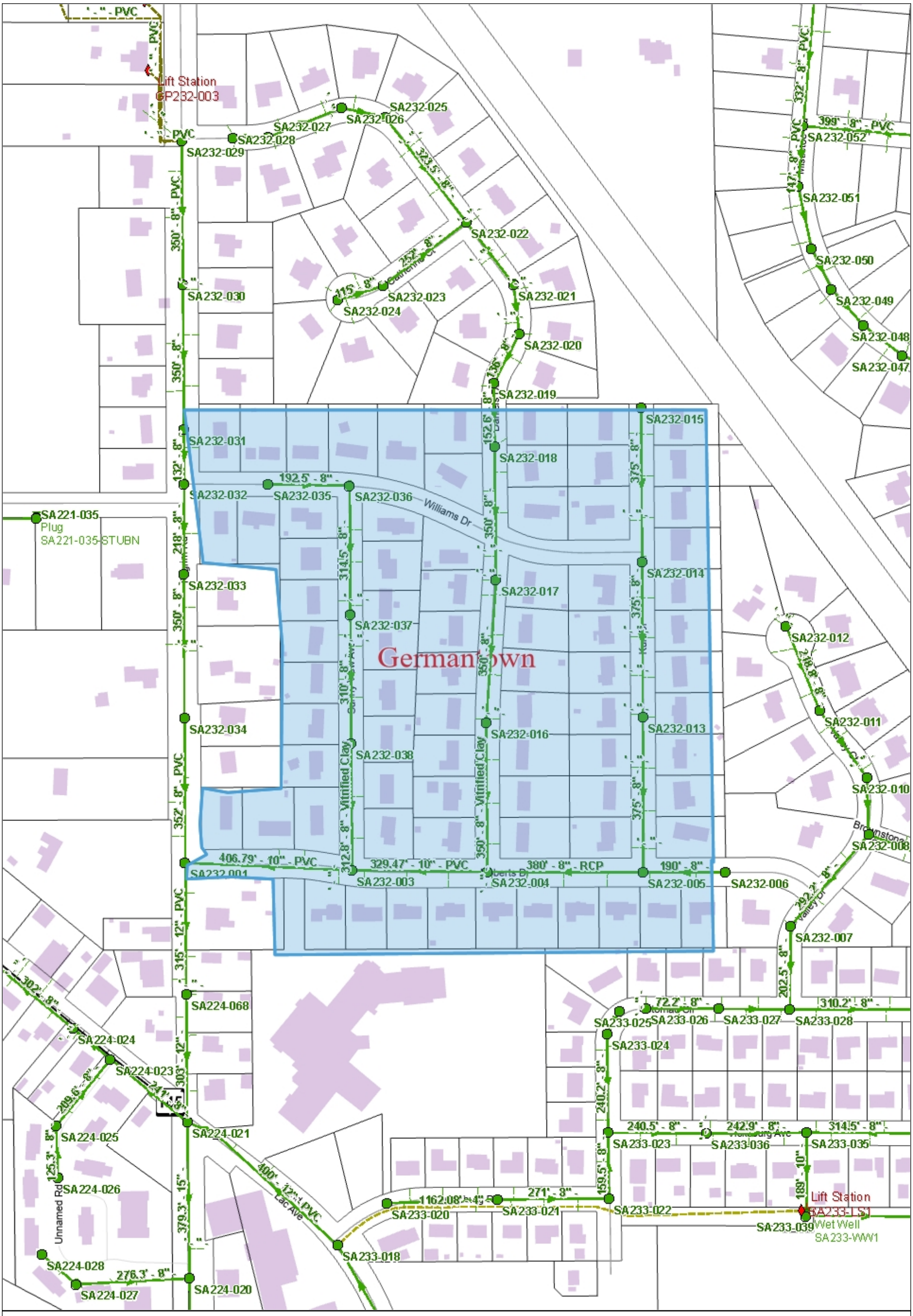
Sanitary Building Sewer Lateral Breakout

		MMSD Fund
$15,000	per lateral	124,732
68	parcels/laterals	78,144
$1,020,000	Subtotal	78,144
		78,144
		78144
		??

Williams	SubTotals
$33,775	$816,375
$7,500	$120,000
$20,000	$180,000
$160,500	$273,000
$221,775	$1,389,375
$22,225	$139,624
$244,000	$1,529,000

Williams	SubTotals
$33,775	$884,450
$15,000	$105,000
$195,000	$1,245,000
$58,180	$299,380
$301,955	$2,533,830
$30,045	$253,169
$332,000	$2,787,000

ding
Rolled Over
2025 Allocation
2026 Allocation
2027 Allocation
2028 Allocations
Competitive Applications



Village of Germantown GIS

DISCLAIMER:

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

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

SCALE: 1 = 303'

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

Print Date: 5/21/2024

Director's Report - August 2025

Staff Top Projects

Village Engineer

1	2025 Road and sidewalk progrm construction	Maple complete, progress on Main St, Wag Sub.
2	High Point Pass	Change orders due to storm sewer align
3	Pleasant View Road construction	Binder surface install

Civil Engineer

1	Division Road Design	Utility coordination, platti

Engineering Techs

1	Curbstop and Street Light Locates	Work in coordination with Asset Mar
2	Construction Inspection	Inspecting road projects in p
3	Sealcoating Program	Work underway. Schedule varies

Asset Manager

1	LCRR Data Review	Submitted updated LCRR spreadsheet to
2	New GIS Layers	Creating traffic control, street lightin
3	GIS system assessment	Migration to ArcGIS Online antici

Water Superintendant

1	Well 7 and 2 generator replacement.	Preliminary work. Long lead time
2	Well 4 Upgrades	Design Underway.
3	Tower 1 Emergency Repair	Anticipating qutoes in the next we

Wastewater Superintendant

1	Seasonal cleaning	Cleaning underway.
2	Ruekert-Mielke Main St and Old Farm study.	Draft study recommended to PWHC by UAC 8/6/25.
3	Budget prep	Prepare draft budget boy

Highway, Parks , Buildings & Grounds Superintendant

1	Summer Work	Catch basin repairs, Heritage North puchl catch basins, Fire Station Cabling, Fridenf playground mulching, Fridenfeld
2	Event Work	Taste of Germantown set up/take down;
3	Budget prep	Prepare draft budget by

Director's Report - August 2025, cont.

Director

1	Telematics and asset management software demos.	Looking for key integration ca
2	UAC Meeting	Meeting prep and plann
3	Bid Package #4 - DPW Demo	Waiting for drier conditions
4	GIS Transition Discussions	Working with AM on long term

Richfield IGA Update

ROW acquisition between Freistadt and WSOR progressing.

Work By Other Agencies

ATC Transmission Line - 2025
TC Energy / ANR Pipeline - 2025 - **In progress**
WISDOT - WIS 167/Mequon Rd - Wasaukee east (in Mequon) Resurfacing - 2025
WISDOT - WIS 145/Fond du Lac - Division Rd Roundabout - 2026
WISDOT - WIS 145/Fond du Lac - Mequon Rd to Brown Deer Rd Resurfacin
WISDOT - WIS 145/Fond du Lac - Division Road to Pilgrim Rd Resurfacing
WISDOT - WIS 167/Mequon Rd - I-41 to WIS 145 Resurfacing - 202
WISDOT - WIS 167/Mequon Rd - Fond du Lac to Wasaukee - 2029

Compliance Milestones

1	PSC CPR - Finance researching recrods. Establishing expectations with PSC.
2	DNR Storm Water Polution Prevention Plan (SWPPP) for new DPW - draft in progress
3	MS4 Draft Permit Application submitted, working on pond modeling.
4	NR854 Water Supply Service Area Planning - report needed by EOY 2025.
5	LCRR Federal service line inventory violation - Submitted an update on 8/1/25.

Letters of Credit on File

	Development	Bank
1	Kinderberg Estates	Lexon Insurance
2	Wrenwood North / Wrenwood LLC	Midland States Bank
3	Murphy/Golden Pet	Cash
4	Heritage Park North	United Casualty and Surety
5	Brion Builders/Green Bay Packaging	Cash

Director's Report - August 2025, cont.

Department Update

1	Main Street Sidewalk Repairs - Concrete in place. Restoration needed.
2	Wagon Trail construction - Anticipate binder asphalt to be in place.
3	Maple road mill and overlay - Complete
4	Rockfield Rd construction - Restoration, punchlinst
5	Equipment WG complete.

Complaint Log - 7/1 - 7/31

Engineering - Misc.	11
Garbage - Damaged Cart	10
Street -Miscellaneous	6
Garbage - RequestNew Cart	5
Garbage - Missed Recycling	4
Other Agency Request	4
Parks - Miscellaneous	3
Street - ROW Trimming	3
Street - Sign Down/Damaged	3
Tree - Damaged Village Tree	3
Engineering - Construction Complaint	2
Engineering - Drainage	2
Other Dept Reqeust	2
Sewer - Miscellaneous	2
YW Facility - Miscellaneous	2
Garbage - Missed Garbage	1
Other - Miscellaneous	1
Sewer - Cave in, Sink Hole	1
Street - Miscellaneous	1
Street - Bump/Settlement	1
Street - Dead Animal	1
Street - Signs Missing	1
Tree - Branch Down Blocking	1
Tree - Miscellaneous	1
Water - Hydrant	1
Water - Low Pressure	1
Water - Miscellaneous	1
Water - Taste	1
	75

gon Trail, and Catie Vista

ıment and poor soils.

ed.

ng, etc.

ıager and Interns.
progress.
by application.

DNR. Letters going out.
g and road layers.
apted in 2026.

on generators.

eek for repairs.

. Presented to PWHC on

y 8/8.

ist, Cleaning and jetting
eld irrigation problems,
retaining wall.

Music at the Pavillion
8/8.

ıpabilities.
ıing.
to pave.
GIS plans.
5 - **In Progress**
ıg - 2027
; - 2028
8
.

Amount
$40,000
$396,500
$10,000
$174,375.25
$35,000.00