MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE & TIME:	**Monday, November 10, 2025 at 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

Any member of the body and/or citizen also attend the meeting virtually through the WebEx platform, Meeting #: **2553 216 2843** Password: **qRNiKJrY345** 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=m3e60c9657945a5ad89155bdbfd3c356f**

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

IV. **MEETING MINUTES:**

A. PC Minutes 10/13/25

V. **NEW BUSINESS:**

A. Jason Zimmermann, Property Owner. Application for a Conditional Use Permit (CUP) to allow encroachment into portions of a 25' wetland setback pursuant to Section 24.04(3)(c)(5) of the Municipal Code, for construction of an above-ground pool/deck and detached garage on property located at W202N11787 Merkel Drive. (PUBLIC HEARING & ACTION)

B. Brad and Brenda Kunz, Property Owners W156N11599 Pilgrim Road. Application to Rezone a .35-acre Property from the B-3: General Business to the Rd-2: One & Two-Family Residential Zoning District. (PUBLIC HEARING & ACTION)

C. Community Development Department - Possible Reconsideration of the Plan Commission's Action on October 13, 2025 to Deny (and Further Action on) the Lime Kiln Solar Farm Site Plan application submitted by OneEnergy Development, LLC, Agent for Robert Overmier, Property Owner for the 54-acre property located at N144 W12531 Pioneer Road. (ACTION)

D. Heyday and CR Devco LLC, Agent for Daniel, Douglas & Todd Roskopf, Property Owners; 40 acre Property Located on Lilac Lane east of Schoen Laufen Park (Parcel ID GTNV-282-999). Consultation for a Proposed 164

Dwelling Unit Single-Family Attached & 2-Story Townhome Residential Community. (DISCUSSION)

E. American Architectural Group Inc., Agent for Frank Stangl and Weimer Bearing & Transmission Inc., Property Owner; N112W13131 Mequon Road. Site Plan Application for a 45,000 sqft Addition to the Existing 62,640 sqft Office, Manufacturing, and Distribution facility in the Germantown Business Park (ACTION)

F. Neumann Developments, Agent for Wrenwood North LLC, Property Owner; Wrenwood North Subdivision Located south of Freistadt Road and Pleasant View Drive; Final Subdivision Plat for Phase 3 (23 Single-Family lots). (ACTION)

G. Northshore Garage, Agent for Christy and Jason Madore, Property Owners. Zoning Permit review for an architectural variance from Section 17.41(2a) of the Zoning Code to construct a detached residential accessory structure (garage) with a metal roof on property located at N124W12650 Lovers Lane. (ACTION)

H. Signarama, Agent for Piefer Industrial Properties, LLC, Property Owner. Sign Review Application for Marbach at N116W18333 Morse Drive. (ACTION)

I. Community Development Department - Holy Hill Gateway District Master Plan Project: Review Consulting Services Request for Proposals (ACTION)

VI. ANNOUNCEMENTS:

VII. ADJOURNMENT:

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

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

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, October 13, 2025 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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

Chairman Soderberg called the meeting to order at 6:30pm.

II. ROLL CALL:

Chairman Soderberg and Committee Members Warren, Shadid, Tarantino, Williams and Ewert were all present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex). Committee Member Henk was absent excused.

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

Citizens that spoke included:
Mario Maenza who lives on Cedar Lane.
Lynn Bednarz who lives on Pawnee Court.
Jim Stout who lives on Goldendale Road.
Martin Peck who lives on Cedar Lane.
Joel Gierach who lives on Cedar Lane.
Tom Stauffacher who lives on Cedar Lane.
Michelle Perkl who lives on Armada Drive.
Penny Dunne-Muzi who lives on Cedar Lane.
Linda Maenza who lives on Cedar Lane.
Jennifer Steffen who lives on Creek Terrace.

IV. APPROVAL OF MINUTES:

A. PC Minutes 9/8/25 (ACTION)

Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: Russell Ewert
Yes: Bob Soderberg, Robert Warren, William Shadid, Josh Tarantino, Russell Ewert
No: None
Abstain: Robert Williams
Motion Passed (Yes 5, No 0, Abstained 1)

V. NEW BUSINESS:

A. OneEnergy Development, LLC, Agent for Robert Overmier, Property Owner. Conditional Use Permit (CUP) and Site Plan applications for an approximate 35-acre Solar Energy Facility located at N144 W12531 Pioneer Road in the Rural Preservation District. (PUBLIC HEARING & ACTION)

Associate Planner Yanke gave a short summary of the proposal, stating that the proposed solar farm is a conditional use within the A-1 district that requires site plan review and approval. Yanke went through the primary project details and mentioned the State law provisions applicable to solar energy conversion systems. Yanke also went over staff review comments and staff's recommendations of approval for the applications. Yanke introduced Peter Murphy and Julie Gerrits from OneEnergy, who went over the proposal in a detailed presentation.

Discussion Followed.
Committee Members asked about the length of the lease, which is 30–50 years. Which stays with the land even if it's sold.
After 30–50 years, WE Energies will be responsible for decommissioning if they purchase the asset, which they expect. There is money set aside for asset removal in each of their contracts. All components are removed from the site, everything possible is recycled.
Whether there is a danger of fire? No there is not, there is nothing flammable on site and no lithium batteries are used.
There are no liquids or chemicals used on site.
Will there be mass herbicide spraying to control the native prairie species proposed around the solar structures? No, they only do spot spraying by an individual on a specific plant/weed.
Are there other plans for additional solar projects in Germantown at this time? No.
Did OneEnergy pay anyone money to not come to the meeting tonight? No.
Could the income generated be used towards the village's debt? That can be looked into per staff.
How will this affect property values? The study they use shows that it does not significantly affect property values either way.

Chairman Soderberg opened the Public Hearing at 8:27pm.
Comments were received from:
Lynn Bednarz who lives on Pawnee Court stated that she would see what she could do with her contacts in Washington.
Brian Kirsch who lives on Wildrose Lane stated that this will not make a dent in anyone's electricity bill, and feels that this project is useless.
Charlie Hargan who lives on Biscayne Drive questioned the safety aspects and how they are handled.
Marty Peck who lives on Cedar Lane is concerned about fire issues with lithium batteries if the project is ever converted.
Mario Maenza who lives on Cedar Lane stated that he is concerned about property values, wildlife and fire hazard.
Tom Stauffacher who lives on Cedar Lane doubts that property values would go up and would like more screening other than the current deciduous trees.

Linda Maenza who lives on Cedar Lane is concerned about fire and potential project expansion.
Penny Dunne-Muzi who lives on Cedar Lane is concerned about the research involved, disposal of this project when it is decommissioned and how the panels are made.
Chairman Soderberg closed the Public Hearing at 8:48pm.

Motion 1: Approve CUP as presented with the 6 conditions included in the packet and add the 4 additional conditions listed below.
Motioned By: Robert Warren
Seconded By: William Shadid

Discussion Followed. Committee members discussed the opposition to the project and several members shared the same concerns. Committee members asked what type of legal dispute or recourse the applicant would have if the project is denied. Would it be similar to the project off Rockfield Road last year? Staff clarified that OneEnergy could bring an appeal forward to the Board of Zoning Appeals similar to the previous project. Director Retzlaff suggested that the Commission make motions to add conditions that address residents' concerns and validate the reasoning for denying the project. Commissioners asked whether they could set so many conditions as to be cost-prohibitive to the project.

Motion 2: Amendment #1 - Add a condition for a formal landscape plan that would evaluate current landscaping around the project area and specify the applicant provide year-round screening around the entire solar farm.
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 2 Passed (Yes 6, No 0, Abstained 0)

Motion 3: Amendment #2 - Add a condition that the applicant be limited to spot spraying instead of widespread/broadcast spraying of herbicides to manage vegetation on site.
Motioned By: Josh Tarantino
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 3 Passed (Yes 6, No 0, Abstained 0)

Motion 4: Amendment #3 - Add a condition that the applicant add the Village as an insured party on their Pollution Liability Insurance Policy.
Motioned By: Robert Williams
Seconded By: Russ Ewert
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh

Tarantino, Russell Ewert
No: None
Abstain: None
Motion 4 Passed (Yes 6, No 0, Abstained 0)

Motion 5: Amendment #4 - Add a condition to prohibit the use of lithium batteries on site as part of the solar facility's operation.
Motioned By: Russell Ewert
Seconded By: Josh Tarantino
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 5 (Yes 6, No 0, Abstained 0)

Results of Motion 1:
Yes: Robert Warren, Josh Tarantino
No: Bob Soderberg, William Shadid, Robert Williams, Russell Ewert
Abstain: None
Motion 1 Failed (Yes 2, No 4, Abstained 0)

Staff recommends approval of the Conditional Use Permit for an approximate 35-acre “solar energy conversion system” consistent with and only to the extent allowed under Wis. Stat. § 66.0401 located at N144W12531 Pioneer Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting documents date stamped received July 17, 2025. Operations shall be limited to those specified in the CUP supporting documents submitted to the Village.
2. The owner/operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses

and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.

6. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).

Staff recommends approval of the Site Plan application submitted by OneEnergy Development, LLC for an approximate 35-acre “solar energy conversion system” consistent with and only to the extent allowed under Wis. Stat. § 66.0401 for property located at N144 W12531 Pioneer Road, subject to the following conditions:

1. This approval is for the plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
    1. Site Development Layout (Sheet D-100) revised dated October 10, 2025.
    2. Vegetative Screening and Management Plan dated August 6, 2025.

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. The Vegetative Screening and Management Plan shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
3. Approval of the Site Plan application is subject to approval/acceptance of the proposed private driveway access point to Pioneer Road by the Washington County Highway Department.
4. Per Fire Department, applicant shall install a Knox Box at the main entrance gate to the solar facility.
5. The technical issues and plan revisions identified in the October 7, 2025, memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities or issuance of an Erosion Control Permit.
6. Site operations are limited to the proposed activity by the applicant per the submitted/attached “Solar Generating Facility Operations Plan”.
7. State agency (DSPS) approved plans and a $20,000 bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

8. Applicant shall install the 8’ agricultural/wildlife perimeter fence with openings at the bottom (i.e. at-grade) to allow greater wildlife movement.
9. The maximum tilt angle height of the solar array panels (i.e. structures) shall be approximately 8’ from established grade.
10. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations and requires a permit if/when allowed.
11. Applicant shall provide a commitment to the Village including provisions to ensure that there is adequate financial security set aside to perform the specified decommissioning of the project and any restoration needed to be performed to the shared access drive after construction of the project or its decommissioning. Said commitment shall be reviewed and approved/accepted by the Village Attorney.

Motion 6: Approval of the Site Plan with 11 conditions
Motioned By: Robert Warren
Seconded By: William Shadid

Motion 7: Amendment #1 Site Plan - Add 4 additional conditions as noted in CUP recommendation.
Motioned By: Russell Ewert
Seconded By: Robert Williams
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 7 Passed (Yes 6, No 0, Abstained 0)

Results of Motion 6:
Yes: Robert Warren, Josh Tarantino
No: Bob Soderberg, William Shadid, Robert Williams, Russell Ewert
Abstain: None
Motion 6 Failed (Yes 2, No 4, Abstained 0)

B. Jim Sedgwick/Heimat Capital LLC, Agent for Blackstone Creek LLC, Property Owner N112W17300 Mequon Road. Application to amend the Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions & Restrictions and a 2-Lot Certified Survey Map (CSM) to allow the development of two 1-2 acre commercial retail sites and 205 multi-family residential units. (PUBLIC HEARING & ACTION)

Director Retzlaff went over a brief history of the Blackstone Creek Development and details of the 3 proposed amendments to the PDD which included:
Amendment #1:

- Affects Section 1 (General Development Plan) [see Res. No. 19-12 & 20-16]
- Revise/replace the current GDP dated July 5, 2016 as necessary to incorporate the plan dated October 2, 2025 (copy attached) relative to that portion of the golf course and retail commercial area;

- Add the following land uses to the list of uses allowed in the Blackstone Creek PDD as conceptually shown in the GDP dated October 2, 2025
    - Restaurant with drive-through service (on the 1.27-ac commercial site only)
    - Other retail commercial uses allowed in the B-1: Neighborhood Business District (on the 1.75-ac commercial site only)
    - Multi-Family residential uses developed consistent with the Rm-3: Multi-Family District regulations with the following features, limitations and exceptions:
        - a maximum of 205 dwelling units at a density not to exceed ten (10) dwelling units per gross acre (a 20.55-acre development area is proposed)
        - Eight (8) two-story walk-up/garden-style, multifamily buildings with a maximum 135 dwelling units
        - Seven (7) detached garage parking structures
        - One (1) multifamily building with a maximum of 70 dwelling units (retail commercial uses allowed in the B-1 District on 1st floor only)
        - Clubhouse or shared-use building for residents
        - An amenity-type structure intended to provide or keep mail & package delivery, maintenance equipment and other accessory uses

- Internal walking paths to provide connectivity to and between Mequon Road, Main Street, and the retail commercial sites (the actual location and timing of construction TBD subject to the potential continued operation of the golf course)

<u>Amendment #2</u>

- Affects Section 10 (Building Regulations) [see Res. No. 19-12 & 20-16]
- Reduce the minimum parking lot setback/greenbelt requirement under Section 17.45(1)(c) in the Zoning Code from 15 feet to 6 feet along the north and west property lines of the proposed 1.27-ac retail commercial site (proposed Culver's restaurant site only)

<u>Amendment #3</u>

- Affects Section 5 (Architectural Design, Exterior Materials, and Building Height) [see Res. No. 19-12 & 20-16]
- The architectural design and materials for the restaurant proposed for the 1.27-ac retail commercial site (Culver's) shall be submitted subject to review and approval of the Plan Commission.
- The architectural design and materials for the multifamily buildings and related amenity features and structures shall be generally consistent in quality and materials as presented in the imagery submitted with the PDD amendment application (copy attached).

The certified survey map (CSM) that has been submitted at this time proposes to divide the 143-ac golf course property into the following parcels:

- Lot 1: 1.27 acres (proposed Culver's restaurant)
- Lot 2: 133.63 acres (existing golf course)
- Outlot 1: 5.28 acres

Proposed Development Phasing:
Phase I (2025-26): Culver's land acquisition Fall 2025, Culver's construction start/end Fall 2025/Spring 2026, Golf Course operations to continue through 2026 golf season
Phase II (2026-27): Multi-Family residential construction Fall 2026 / Occupancy 2027
Phase III (timeline TBD): Potential development on other golf course land pending Village agreement on a previously proposed Land Exchange Agreement: Development of other golf course land pending Village agreement to the proposed Land Exchange Agreement (under consideration), Additional multifamily and/or mixed-use development, Public park w/varied public amenities & Menomonee River access

No rezoning will be required. Director Retzlaff introduced Property Owner, Jim Sedgwick who came forward to answer questions along with Matt Bailey of Trio Engineering.
Committee members' concerns/comments included:
Materials for Culvers were acceptable. The appearance of the roofline and facade of the overall entry tower were not acceptable.
The Economic Development Committee is currently working on specifics of the future Gateway feature for the corner of Mequon & Division Roads. There is a sanitary sewer easement on that corner that will need to be figured into the plan for any future sign/feature.
An amendment to reduce the 15' landscape buffer set back to 6' would be needed.
The multifamily units will include 1 or 2 bedroom units, which determines the ratio of incoming children for school district planning.
Commissioners asked for clarification of what they are approving tonight. The PDD amendments only, not a multifamily development plan.

Chairman Soderberg opened the Public Hearing at 10:02pm:
Comments were received from:
Mary Blasczyk who lives on Biscayne Drive is against this proposal due to flooding, lower property values, traffic, noise and doesn't want Culvers.
Keith Dunn who lives on Armada Drive is concerned about the traffic, feels that Culvers has already been decided and is against this proposal.
Lynn Bednarz who lives on Pawnee Court feels that this plan is crazy, is against anything that taxpayers might have to pay for, doesn't want a Culvers and would like this topic postponed.
Sarah Backes who lives on Biscayne Drive is against this proposal due to increased traffic. She doesn't think this will attract new residents to Germantown because they can't afford to live there and feels it will overwhelm utilities.
Bob Simonson who lives on Sawgrass Court is concerned about the number of bedrooms and the rent they would need to generate to maintain property values.

Karen Bell who lives on Blackstone Court is concerned about a decrease in property values, wants to keep the beautiful golf course and feels there should be a buffer to the east.
Je'Ette Tennies who lives on Augusta Court is concerned about buffers, kids going through their subdivision and increased traffic.
Jennifer Robles who lives in Abbey Court is concerned about Roberts, increased traffic, too dense, flooding and feels this will add too many kids into the schools.
Charlie Hargan who lives on Biscayne Drive feels that developers should be able to develop what they want but feels that this is overkill.
Trustee Jolene Pieper who lives on Esquire Court was on Webex and spoke in support of Jim Sedgwick and feels that the personal attacks against him should stop.
Associate Planner Yanke read 6 emails that came in before the 4pm deadline today. All were against this proposal.
Chairman Soderberg closed the Public Hearing at 10:29pm.

Ewert stated that this project was included in the MD Rofer study done by the school district and the increase in children is well within the school's capacity limits. So this will not impact the need for changes within the school district. Soderberg stated that he is in favor of this proposal and feels multifamily in that area makes sense. Sedgwick stated that market forces since 2006 have changed drastically, so their plan also changed to go along with that. He has a long history of trying to recruit businesses to Germantown, and they are not interested because there just isn't enough density/rooftops to support more high-end, sit-down restaurants. So when Culvers came to them and said they were interested, they paid attention. Williams stated that he would like to see any restaurant other than fast food go in on that corner. Sedgwick stated that they also spoke with Panera and they were not interested either. It's been mostly the drive-thru function that drives a lot of business post COVID-19. Ewert stated that they aren't asking for a TID and the Village isn't spending any money on this. This is a very expensive venture for the developer who is paying for all the roads, sewer, water, etc. We get a lot less say in the development when they are asking for no money from the Village.

Staff recommends approval of the proposed amendments to the Blackstone Creek Planned Development District (PDD) as proposed and summarized herein that shall be codified into an appropriate Village Board resolution amending the current General Development Plan (GDP) dated July 5, 2016, and list of conditions & restrictions contained in Resolution Nos. 19-12, 29-12, 22-13, 23-13, and 20-16:

1. Approval is subject to completion of all driveway and intersection improvements detailed in the Traffic Impact Analysis (TIA) prior to or concurrent with the development resulting from the PDD amendments. As deemed necessary by the Village Department of Public Works/Village Engineer, detailed construction plans and right-of-way permits for said improvements shall be prepared, submitted, and approved by the Village Engineer prior to construction.
2. If the Plan Commission and Village Board act to not add “restaurants with drive-through service” to the list of permitted uses in the Blackstone Creek PPD (proposed as part of Amendment #1), that the current provision allowing “banks with drive-through lanes” shall also be removed from the current list of conditions & restrictions for the Blackstone Creek PDD.

3. Prior to or concurrent with the submittal of site development & building plans for the multifamily area and commercial sites, in whole or in part, a certified survey map (CSM) land division (or subdivision plat if needed) shall be prepared to formally create parcels as a prerequisite for development of said sites.
4. The applicant has indicated that the internal pathway shown on the proposed General Development Plan (GDP) is intended to be accessible to the general public. If the pending land exchange agreement with the Village is accepted in the future and all or some of the remaining golf course property is converted for public access and park purposes, detailed specifications and an access easement and maintenance agreement with the Village shall be created subject to review, and approval of the Village.
5. An overall pedestrian pathway or sidewalk plan showing specifications, how, where and in what timeframe pathways and/or sidewalks providing access to the multifamily residential area and the commercial sites will connect to sidewalks along Mequon Road, Division Road, internally to the commercial sites, and to the Fairway Knoll senior community shall be prepared by the Applicant as a supplement to the General Development Plan (GDP).Said plan shall be prepared and submitted to the Village for review and approval prior to or concurrent with the submittal of site development plans for the multifamily residential area.
6. All internal streets serving the multifamily residential area and commercial sites shall be constructed to Village standards if intended to be public or to a mutually acceptable set of standards and specifications if intended to be privately constructed, owned, and maintained. Detailed plans and specifications shall be prepared and submitted for Village review and approval prior to or concurrent with detailed site development plans for the multifamily residential area and commercial sites.
7. The proposed General Development Plan (GDP) shows the internal streets and driveways serving the commercial sites as being located outside or beyond the perimeter property lines for the two commercial sites. Because those internal streets and driveway intersections are critical to site accessibility and traffic circulation as reflected in the traffic impact analysis (TIA), detailed specifications for those internal streets and driveway intersections shall be prepared and submitted for review and approval by the Village. More importantly, the proposed driveways on Mequon Road and on Division Road need to be constructed prior to or concurrent with development of the Culver’s site.
8. As shown in the proposed General Development Plan (GDP), development within the multifamily residential area includes two multifamily buildings positioned parallel to and setback from the east property line. A landscaped buffer of some significance shall be installed between the buildings and along the easterly property. Said landscaped buffer should be designed and presented as part of a larger landscaping plan for the common areas of the entire residential area and submitted for Village review and approval as part of the detailed site development and building plans for the multifamily residential area.
9. The Applicant shall develop a detailed plan for review and approval by the Plan Commission that presents details on landscaping, lighting, signage (building, monument, and directional), architecture & design, exterior materials, etc. that will guide the development of the two retail commercial sites, residential areas,

and any/all common areas within the remaining areas to be developed in the Blackstone Creek PDD area. Said plan shall be prepared and submitted for review and approval by the Village Plan Commission prior to or concurrent with the submittal of detailed site development plans for the commercial sites and multi-family residential area.

10. All items listed in the Village Engineer's August 27, 2025, review memo shall be addressed as part of future development of the multi-family residential area and retail commercial sites. Detailed construction and utility plans meeting all applicable Village Code requirements and requirement is the Village's Development Handbook shall be prepared and submitted for review and approval by the Village for all future multi-family and commercial site development.
11. Given topography across the property from north to south, the multi-family residential area may be able to be served by gravity sewer extended to the south side of the residential area from existing facilities located in Division Road to the east (south of the existing residential condominiums along Division Road). The owner shall explore cooperatively with the Village the possibility of extending water and/or sewer facilities from Division Road as part of future site development and building plans submitted for the multi-family residential area.
12. The Building Inspector has indicated that the submission of state-approved plans shall be required along with a $20,000 occupancy bond prior to the Village issuing any building permits for the multi-family and commercial buildings.
13. The Applicant shall enter into a Development Agreement if/when deemed necessary with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
14. The current list of conditions & restrictions governing development within the Blackstone Creek PDD is contained in a series of resolutions resulting from previous amendments, including Res. No. 19-12 that was subsequently amended by Res. Nos. 29-12, 22-13, 23-13, and 20-16. As deemed necessary by Village Staff, if the proposed PDD amendments are approved, in whole or in part, Village shall Staff create a new document containing a compilation of all valid conditions & restrictions, including the addition of all conditions adopted herein, into one updated document adopted by resolution by the Village Board.

Motion 1: Approve 3 PDD Amendments with 14 conditions as presented
Motioned By: William Shadid
Seconded By: Russell Ewert

Motion 2: Amendment to remove condition #2 to allow drive-thru restaurants within the PDD

Motioned By: Robert Williams
Seconded By: Russell Ewert
Yes: Robert Williams, Russell Ewert
No: Bob Soderberg, Robert Warren, William Shadid, Josh Tarantino
Abstain: None
Motion 2 Failed Yes 2, No 4, Abstained 0

Results of Motion 1:
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Staff recommends approval of the Certified Survey Map (CSM) to re-divide the 143-acre golf course property as (Lot 2 of CSM #6749) and Outlot 1 of the Glen at Blackstone Creek as proposed subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor in the August 15, 2025, review memo shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. Cross-access easements shall be prepared and recorded as necessary to ensure Lot 1 is accessible by vehicles and pedestrians across Lot 2 given that the location of internal driveways serving Lot 1 are located on Lot 2. An easement agreement for said easement shall be submitted for review and approval by the Village Attorney prior to recording the CSM.
3. A separate cross-access easement agreement between Presbyterian Homes, owner of the Fairway Knoll senior community and the owner of Lot 2, Blackstone Creek LLC, shall be prepared and recorded as necessary to ensure the development on Lot 1 and Lot 2 (as may be further divided) is accessible by vehicles and residents of the Fairway Knoll property to the west as generally depicted on the proposed General development Plan (GDP).

Motion: Approve CSM with 3 conditions as presented
Motioned By: Robert Warren
Seconded By: William Shadid

Ewert stated that we heard a lot of comments from residents tonight regarding the golf course and it being a fabric of the Village and that they want it to continue. He questioned whether the owner/operator of the golf course wants to continue running it. Sedgwick stated that the owner/operator of the golf course is a separate entity, the same owner/operator who sold him the land, and they have been trying to sell the rest of the land since 2006. He believes it is the worst kept secret in Germantown that the current owner/operator has wanted to get out of the golf course business for 25 years.

Result of Motion:
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

No: None
Abstain: None
Motion 3 Passed (Yes 6, No 0, Abstained 0)

Motion: Move Items E & F up to before Item C on the agenda
Motioned By: Russell Ewert
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed Yes 6, No 0, Abstained 0

E. Sign Effectz, Inc., Agent for Germantown Marketplace AG, LLC, Property Owner. Sign Review Application for Sun Island Spa at N112 W16274 Mequon Road. (ACTION)

Staff recommends approval of the proposed sign for Sun Island Spa for property located at N112 W16274 Mequon Road, subject to the following condition:

1. Applicant/owner shall remove the existing temporary banner sign that is on site.

Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

F. Micaela Knapp, Agent for Nona Nutrition, and Devo Management Company, LLC, Property Owner. Sign Review Application for Nona Nutrition at N112 W15800 Mequon Road (Suite 4). (ACTION)

Staff recommends approval of the proposed sign for Nona Nutrition for property located at N112 W15800 Mequon Road (Suite 4), subject to the following condition:

1. Applicant/owner shall obtain an electrical permit from Building Inspection Services prior to sign installation.

Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

C. Dan Braatz, Agent for Burgers & Braatz Properties, LLC, and Blackstone Creek, LLC, Property Owner. Site Plan application for a new 4,403 sqft drive-

through restaurant (Culver's) on property located at N112 W17300 Mequon Road in the Village Center District. (ACTION)

Associate Planner Yanke stated that Culver's is proposing a new drive-through restaurant on property situated at the northwest corner of Mequon Road and Division Road. The restaurant is proposed on property slightly over an acre (1.27 acres) where the Blackstone Creek Golf Club currently sits. The restaurant is 4,403 square feet in size and will incorporate two (2) drive-through lanes and typical off-street parking areas to serve customers that opt to dine-in. This proposal is part of a larger redevelopment proposal of the Blackstone Creek golf course that includes both multifamily residential and new commercial lots, with the subject lot being one of the commercial pads.

Two (2) main access points are proposed to accommodate the new restaurant development. A north driveway is proposed as a full access driveway to Division Road, directly across from the existing bank (Bank Five Nine) access driveway, which is located at the northeastern corner of Mequon Road and Division Road. A second full access driveway is proposed along Mequon Road near the center of the property, approximately 260-feet west of Division Road. Both driveways are proposed to operate under stop sign control on the driveway approaches. A cross-access drive to the Fairway Knoll retirement community property located to the west is also proposed to remain as part of the development plans. A Traffic Impact Analysis (TIA) supplementing the application was submitted along with the recommended modifications. The applicant has worked with staff to submit architectural renderings meeting the intent of the Village's "Germanic Theme" corridor along Mequon Road. While revised renderings were submitted, staff finds them to be unsatisfactory at this point in time and recommends further revisions including a modification to the flat roof design to a pitched roof, additional detail on the building facade facing Division Road, and use of non-metal materials along the roofline.

Given the unsatisfactory architectural design of the building, staff recommends to Table/Postpone the site development and building plans until the applicant submits revised elevations/renderings addressing staff's review comments and at the direction of the Plan Commission.

Dan Braatz and Jay Campbell came forward to ask for architecture recommendations from the Plan Commission to follow up on staff's comments.
Recommendations included:
The flat roof should be redesigned to a pitched roof design.
Material along the roofline should be non-metal.
The facade facing east should have a more robust color design and detail to match the rest of the building.
Dress up the south and east-facing elevations. Maybe it's just a matter of adding a few blue canopy features.
The Germanic features that were added, i.e., the clock tower and gable ends, seem contrived and aren't impressive. The side view looks incomplete.
Meet halfway and make Culver's look more unique than other ones at intersections.
The layout and the building being oriented towards Mequon Road are both acceptable.
Possibly brick instead of stone? Brick is more costly.
The gateway sign will need room on the corner.

Revise renderings and labeling for accuracy and make sure the landscape plan and renderings match.

Soderberg stated that he would rather table this topic until the Village Board can make a final decision on the Blackstone Creek PDD amendments heard earlier, as the Culver's proposal is contingent on the PDD amendments being passed by the Village Board. This will allow time for the applicant to revise the architectural details addressing recommendations per staff and the Plan Commission.

Dan Braatz spoke on his behalf and stated that his restaurant in Menomonee Falls partakes in FundRaisers and makes donations within the community. They sponsor local sports teams and have served custard at fundraiser events at schools.

Motion: Table topic until the next Plan Commission meeting on November 10th.
Motioned By: William Shadid
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

D. Matt Seban/TLC Acres, Property Owner W210 N10738 Appleton Avenue - Site Plan Approval Review-Grading/Filling Status Report & Possible Deadline Extension (ACTION)

Director Retzlaff stated that the deadline for filling that this commission issued is coming up and introduced Matt Seban, who gave details as to why he would need a 60-day extension. Seban stated that the loads needed were not available and he believes that he lost about 300 loads because the Plan Commission dictated that he couldn't start before 8am. In years past, he could start at 7:30am which helped. He's not sure that he can get this done by the extended deadline. On Feb. 20th, 2026, the new floodplain maps go into effect and trump everything. Tier 2 should be out of the floodplain by that point. Warren asked why we are forcing this deadline on him. Retzlaff stated that it was to address the issues of his neighbors. Ewert asked how this will affect his business if the filling does not get done. Seban stated that a large area of his property will move into wetland when the floodplain maps change, and he will not be able to farm that entire area. Ewert suggested giving him an extension to Feb. 20th, 2026 as the final deadline.

Staff does not recommend extending the November 1, 2025, deadline. There is not adequate time to restore the original grades by the February 20th, 2026, deadline with additional filling, grading, and restoration of vegetation, given that little activity has been conducted to date.

Motion: Extend deadline for completion to Feb. 19th, 2026
Motioned By: Russell Ewert
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

G. Community Development Department - Holy Hill Gateway District Master Plan Project: Review Consulting Services Request for Proposals (ACTION)

President Soderberg postponed this topic due to the late hour.

H. Community Development Department - Pending State Legislation Regarding Local Land Use, Zoning & Development Regulation (DISCUSSION)

President Soderberg postponed this topic due to the late hour.

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 11:43pm.

CONDITIONAL USE PERMIT (CUP)

11/10/25 Plan Commission Meeting

Jason Zimmermann

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Jason Zimmermann, Property Owner. Application for a Conditional Use Permit (CUP) to allow encroachment into portions of a 25' wetland setback pursuant to Section 24.04(3)(c)(5) of the Municipal Code, for construction of an above-ground pool/deck and detached garage on property located at W202 N11787 Merkel Drive.

Property Location: W202 N11787 Merkel Drive

Applicant/ Owner: Jason Zimmermann
W202N 11787 Merkel Drive
Germantown, WI 53022

Zoning: Rs-1: Single-Family Residential District

Adjacent Land Uses		**Zoning**
North	Residential	Rs-5/Rd-2
South	Residential	A-2
East	Residential	Rs-5
West	Residential/Agricultural	Rs-3/A-2

Background/Proposal

Jason Zimmermann, Property Owner. Application for a Conditional Use Permit (CUP) to allow encroachment into portions of a 25' wetland setback pursuant to Section 24.04(3)(c)(5) of the Municipal Code, for construction of an above-ground pool/deck and detached garage on property located at W202 N11787 Merkel Drive.

As shown in the application materials, the owner proposes development within the required 25' wetland setback area. Development within the setback area requires approval of a Conditional Use Permit (CUP). More specifically, the CUP application stipulates the following in terms of the development within the wetland setback area:

- Detached garage/storage building – 840 sqft (24' x 35')
- Portion of above-ground pool deck (elevated) – 60 sqft
- Disturbance area around edges of structures – 100 sqft

Note: The application shows a 2 seasons gazebo on the site survey plan. This structure, as depicted, is not subject to CUP approval under this application as it is outside of the required 25' wetland setback. The gazebo will be reviewed under a building permit application administratively.

Although the Village's Shoreland-Wetland Code requires a 25' setback from all DNR-approved delineated wetlands (regardless of size or location), the Village may allow development within the 25' wetland setback with a CUP. However, Section 24.04 of the Code only allows development within these setback areas if additional protection and/or compensation for the affected area(s) is provided at a 1:1 ratio (for "horizontal" development) and a 2:1 ratio (for "vertical" development having impervious surface or a grade change greater than 3' height). Said protection is typically provided in the form of additional vegetative buffering or compensation of the affected area(s).

As detailed in the attached compensation/mitigation plan, dated October 28, 2025, the total wetland setback area impacted by the proposed development is calculated at 1,000 sqft. Under the mitigation plan, the applicant proposes a silt fence on the downhill side of the construction areas to protect existing wetlands. The plan also states that seeding with a blue grass mix will be done around the disturbed/construction areas (i.e. structures) with watering during dry weather patterns to ensure nurturing of the planted seeds and grasses.

Additionally, the applicant proposes compensation for the impacted wetland setback through seeding of a 3,000 sqft area of topsoil on the property which will be watered and nurtured to become native grasses and flowers.

Staff Comments

Staff is in support of the applicant's submitted wetland compensation/mitigation plan. However, since the detached garage is proposed at 1.5' from the actual wetland, or a 23.5' encroachment into the 25' wetland setback, further detail should be provided by the applicant to verify no impacts to the actual wetland will occur during construction. This can be accomplished by denoting the wetland boundary in the field (if not done already) so staff can perform pre/post construction inspections to document and confirm no impacts to the wetland occur. A detailed wetland exhibit should also be submitted to better illustrate the specific disturbance area (1,000 sqft) and its location within the wetland setback. A condition reflecting this has been added at the end of this report.

Based on review of the parcel, most of the subject property and project area are in the current/proposed floodplain (*Note: The proposed floodplain is set to be in effect on February 20, 2026*). In response to staff informing the applicant that the project area is in the floodplain, the applicant informed staff that a Letter of Map Change (LOMC) had been submitted to FEMA and is pending review. Per attached site survey plan, a note is illustrating showing the pending areas to be removed from the floodplain. Provided FEMA's determination is favorable on the LOMC, the proposed project area will not be located within floodplain or subject to additional regulation. A condition requiring proof of FEMA's determination removing the project area from the floodplain has been added by staff.

Finally, the proposed improvements meet applicable zoning standards in terms of size and location on the property. Additional information is needed to confirm the detached garage meets height and architectural requirements, which can be submitted prior to building permit issuance if the CUP is approved by the Plan Commission.

VILLAGE STAFF RECOMMENDATION

APPROVE a Conditional Use Permit to allow encroachment into portions of a 25' wetland setback pursuant to Section 24.04(3)(c)(5) of the Municipal Code, for construction of an above-ground pool/deck and detached garage on property located at W202 N11787 Merkel Drive, subject to the following conditions:

1. Development shall be subject to the implementation of the compensation/mitigation efforts detailed in the Wetland Compensation Plan submitted by the applicant, dated October 28, 2025. A detailed wetland exhibit shall be submitted to illustrate the specific disturbance area (1,000 sqft) and its location within the wetland setback to supplement the plan.
2. Applicant/owner shall denote wetland areas with stakes prior to construction taking place. Pre/post construction inspections shall be scheduled by the applicant/owner with Community Development Department staff to document/confirm no impacts to the wetland area occur.
3. Prior to issuance of a building permit for the proposed construction, applicant/owner shall provide documentation from FEMA of a favorable determination on the submitted Letter of Map Change (LOMC), which will remove the project area from the current/proposed floodplain that impacts the subject parcel.
4. The detached accessory building (garage) shall comply with all Residential Accessory Use, Building, and Structure standards per Section 17.41 of the Zoning Code.

Village of Germantown ...Willkommen

Fee must accompany application

$1460 Paid XX Date 9/17/25

Chk# 5780

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Jason Zimmermann

Phone (262) 305-1500

Fax ( )

E-Mail jason@teamzimm.net

PROPERTY OWNER

Jason Zimmermann

Phone (262) 305-1500

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Jason W Zimmermann

3 PROPERTY ADDRESS

W202 N11787 Merkel Dr

TAX KEY NUMBER

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Zimmermann personal residence existing

5 DESCRIPTION OF PROPOSED OPERATION

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

Above ground pool/Deck ; Detached garage

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

Residential

RECEIVED
SEP 17 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See survey
S/W corner of
Merkel Dr & Creekview
Lot size 8.9 acres

7 SUPPORTING DOCUMENTATION:

- [x] Site Plan and elevations for new construction (can be conceptual)
- [x] Photos of existing use and/or proposed use operating elsewhere
- [ ] _____
- [ ] _____

8 READ AND INITIAL THE FOLLOWING:

JG I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

JG I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

JG I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

JG 9-15-25
Applicant Date

JG 9-15-25
Owner Date

Revised: September 12, 2025
Date: August 22, 2025

PERMIT PLAT

Survey No. 23.5057.01

LOCATION: W202N11787 Merkel Drive
Germantown, Wisconsin
CURRENT OWNER: JASON ZIMMERMANN
PROPERTY DESCRIPTION:
LOT 2 OF CERTIFIED SURVEY MAP NO. 5848, RECORDED ON FEBRUARY 10, 2005 IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 29 TO 34, INCLUSIVE, AS DOCUMENT NO. 1077991, BEING PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.
TAX ID: GTNV 202983

FLOODPLAIN AS SHOWN IS PENDING FEMA APPROVAL

NORTHWEST CORNER SECTION 20-9-20

GOLDENDALE ROAD (WIDTH VARIES)

CREEK VIEW LANE (60' WIDE)

MERKEL DRIVE (60' WIDE)

N89°03'23"E 200.60'

S87°52'00"E 48.36'

L=59.96', R=101.66'

S70°34'23"E 59.09'

S54°08'22"E 141.30'

S72°31'56"E 206.17'

L=209.75', R=327.09'

N13°46'47"E 27.13'

N50°07'06"W 92.00'

N53°24'26"W 82.31'

N35°21'03"W 47.49'

N18°41'09"W 37.15'

S00°56'00"E 582.92'

S00°56'00"E 453.51'

N00°56'35"W 170.24'

N01°08'00"W 758.67'

S88°52'00"W 610.52'

N58°57'21"W 44.24'

N59°33'11"W 43.65'

N50°08'03"W 56.26'

PENDING AREAS TO BE REMOVED FROM THE FLOODPLAIN BASED ON FIELD COLLECTED TOPOGRAPHIC DATA

WETLANDS SHOWN PER CSM 5848

WETLANDS SHOWN PER CSM 5848

FLOODPLAIN LINE PER WASHINGTON COUNTY GIS NOT FIELD LOCATED

APPROXIMATE TREE LINE

PENDING AREAS TO BE REMOVED FROM THE FLOODPLAIN BASED ON FIELD COLLECTED TOPOGRAPHIC DATA

25' SETBACK FROM WETLANDS

EXISTING DWELLING
ASPHALT DRIVEWAY
ATTACHED GARAGE
WOOD DECK
GRAVEL
POND
POOL
PROPOSED DECK
PROPOSED 2 SEASONS GAZEBO
PROPOSED GARAGE
PROPOSED SLAB ELEV: 912.5
PLASTIC SHED
pier

320.99 FFE
916.40 FFE GAR
916.34 FFE GAR

SCALE: 1" = 20'

DETAIL VIEW

SCALE: 1" = 40'

WEST 1/4 CORNER SECTION 20-9-20

Legend:
- Found Iron Rod
- Found 1" Iron Pipe
- Water Main Valve
- End Section
- Electric Transformer
- Electric Meter
- Telephone Pedestal
- Gas Meter
- Gas Line Marker
- Mail Box

BEARINGS HEREON RELATE TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20-9-20; ASSUMED BEARING SOUTH 01°08'00" EAST AS SHOWN ON CERTIFIED SURVEY MAP NO 5848.

WISCONSIN RITCHIE P. WENZEL S-4027 MILWAUKEE, WI LAND SURVEYOR

I certify that I have surveyed the above-described property and in my professional opinion this map is a correct representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

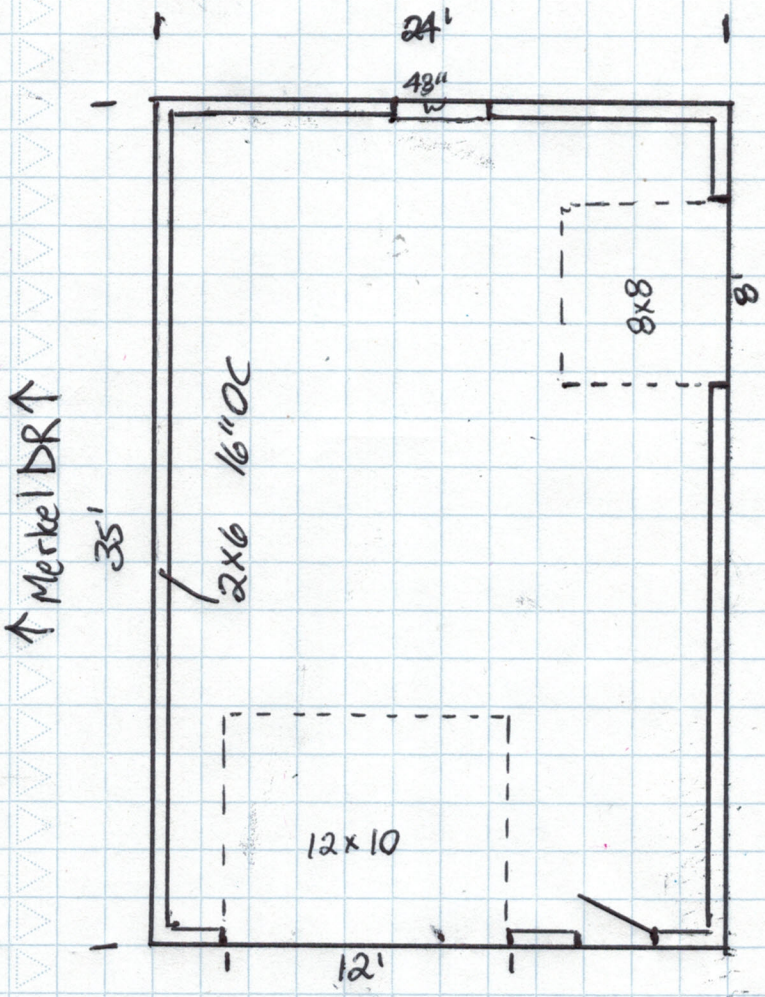
Ritchie P. Wenzel, Professional Land Surveyor, S-4027

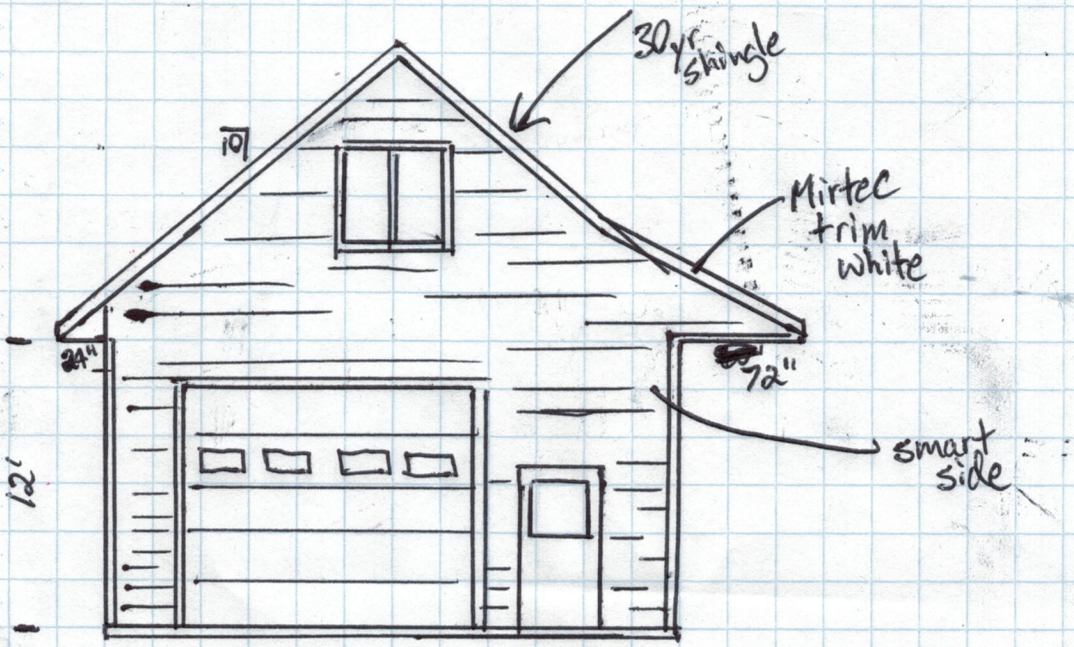
COMPLETION DATE OF FIELD WORK: 6/26/2025

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC
5000 S. TOWNE DRIVE, SUITE 160
NEW BERLIN, WI 53151
440 MILWAUKEE AVENUE
BURLINGTON, WI 53105
(262) 402-5040

P:\Shared\1 - Projects\2023\23.5057 - Zimmermann Homes - Goldendale Rd - Germantown - TKN GTNV 202983\23.5057.01\CAD\Design\23.5057.01 E.dwg

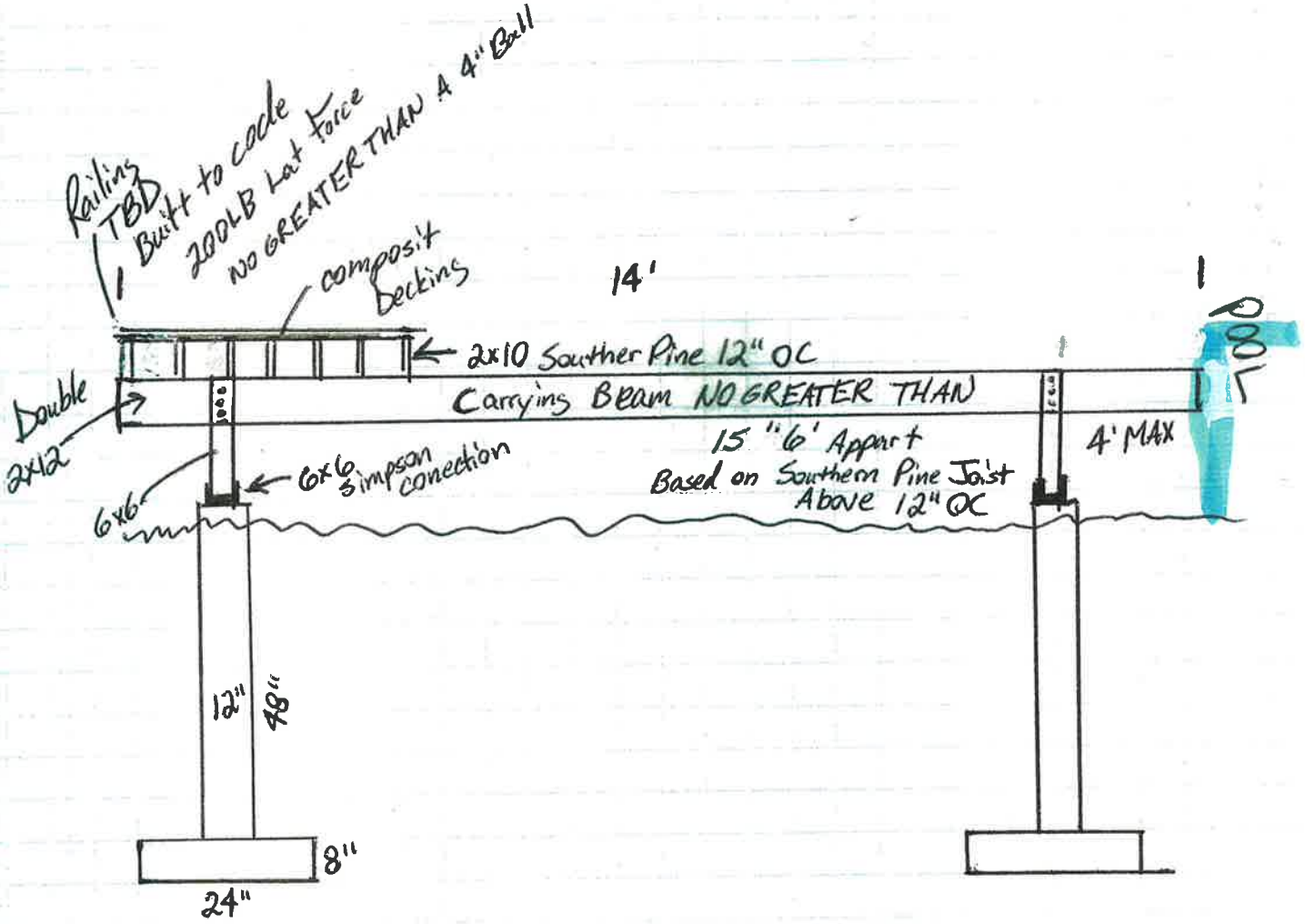
Zimmerman
W202 N11787 Merkel Dr, Germantown
262-305-1500





Zimmermann
W202 N11787 MERKEL DR
262-305-1500

POOL DECK



1
GARAGE
1.5'
17.5'
DECK
POOL
WET LAND
DELINIATION
W202 N11787
MERKEL DR
ZIMMERMANN

2
Garage
Pool
Wet Land
Deliniation
W202N11787 Merkel Dr
Zimmermann

Char-Broil
PERFORMANCE

Jason Zimmermann Conditional use Permit

Germantown Tax Parcel# GTNV_202983

W202N11787 Merkel Dr.

October 28, 2025

The narrative below summarizes the mitigation practices provided for the wetland setback areas associated with the proposed elevated pool deck and storage shed.

established by Village of Germantown Ordinance, of the Village of Germantown Municipal Code.

The compensation of this site includes the area for the elevated pool deck and storage shed (1000 sq ft of disturbance) equal to the disturbance area (2:1) for vertical development in the wetland setback

Wetland Setback Disturbance

The wetland exhibit map identifies the areas of disturbance within the 25' wetland setback

area. The total wetland setback area that was disturbed would be (1000 square feet).

Wetland Mitigation Plan

I will install a silt fence on the down hill side of the construction area to protect existing wetlands and set back. Around the disturbed area around construction sides and slopes of said disturbed area will be seeded in a blue grass seed mix, currently that is what is growing there and being mowed. Watering of seeded areas will be done during dry weather patterns to ensure nurturing of the planted seeds and grasses.

Summary

Wetland setback area disturbed (1000 sq ft). 60 sq ft elevated pool deck, 840 sg ft for storage shed. 100 sq ft on edges of structures

(1:1 Mitigation Area)

Construction area (1000 square feet). Area around said structures will be seeded in Blue grass mix, up to new structures.

2:1 Vertical Compensation Plan

Seeding will be done on top soil dirt mound (labeled A on the Compensation Plan Survey) the seed that is native grasses and flowers (table 630-2). Top soil pile area is 3,000 sq ft. Top soil pile is out of the wetland set. Watering of seeded areas will be done during dry weather patterns to ensure nurturing of the planted seeds and grasses.

I had grown a test patch of native grasses and flowers (labeled B on the Compensation Plan Survey) just west of the top soil pile by 30 foot. See pictures (6)

Prepared by Jason Zimmermann

262-305-1500

Jason Zimmermann
W202 N11787 Merkel Dr

Compensation Plan Survey

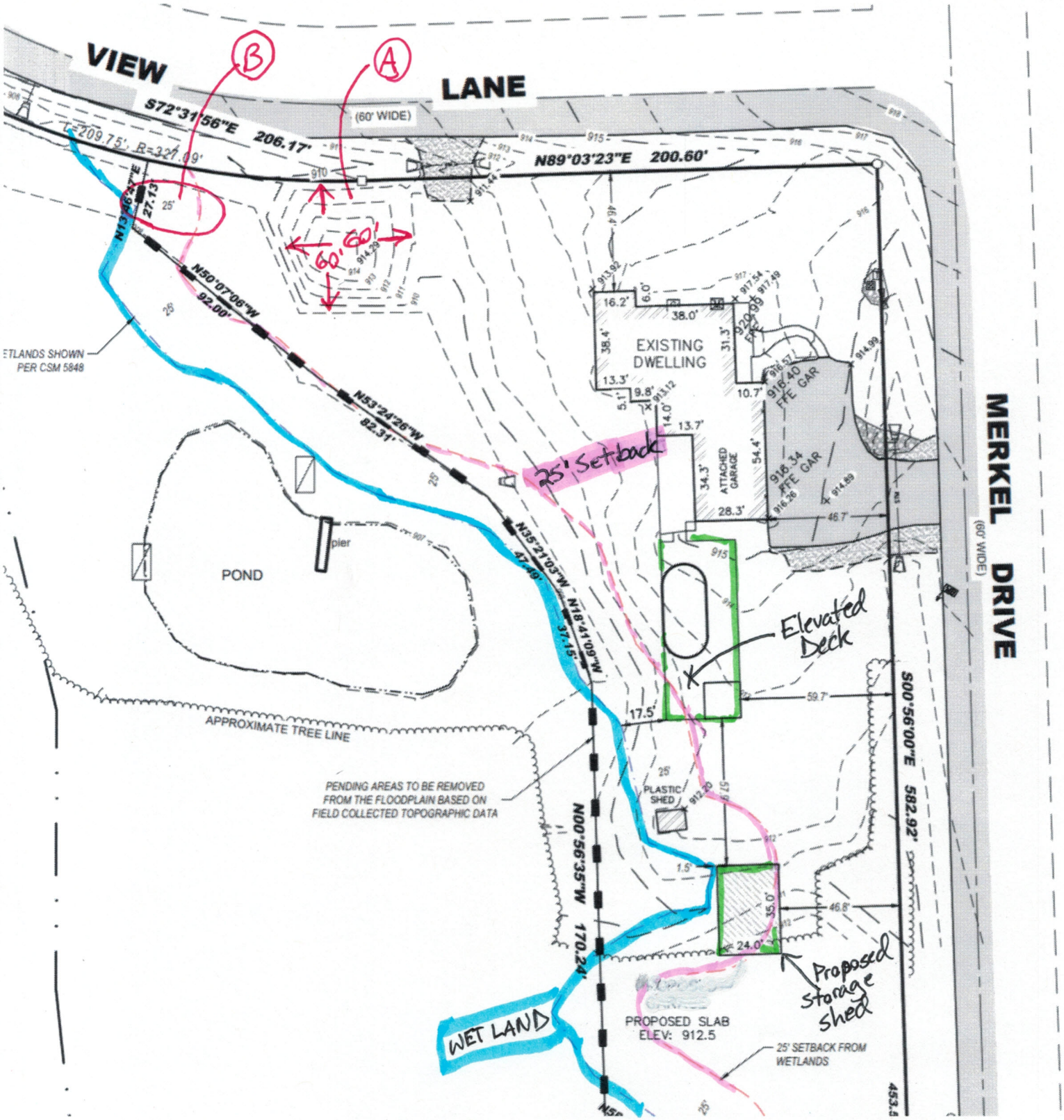


TABLE 630-2 NATIVE SEED MIXTURES

SPECIES		SPECIES BOTANICAL NAME	PURITY & GERMINATION minimum %	MIXTURE PROPORTIONS in percent			
				NO. 70	NO. 70A	NO. 75	NO. 80
FORBES	Canada Anemone	*Anemone canadensis*	PLS	2			
	Butterflyweed	*Asclepias tuberosa*	PLS		2		
	New England Aster	*Aster novae-angliae*	PLS	2	2		
	Partridge-pea	*Chamaecrista (Cassia) fasciculata*	PLS		2		
	Purple Prairie Clover	*Dalea (Petalostemum) purpurea*	PLS	2	2	4	
	Canada Tick-trefoil	*Desmodium canadense*	PLS	2			
	Flowering Spurge	*Euphorbia corollata*	PLS		2		
	Wild Geranium	*Geranium maculatum*	PLS	2			
	Western Sunflower	*Helianthus occidentalis*	PLS	3	2		
	Rough Blazingstar	*Liatris aspera*	PLS		2		
	Prairie Blazingstar	*Liatris pycnostachya*	PLS	2			
	Lupine	*Lupinus perennis*	PLS		3		
	Wild Bergamot	*Monarda fistulosa*	PLS	2			
	Horse Mint	*Monarda punctata*	PLS		2		
	Yellow Coneflower	*Ratibida pinnata*	PLS	2	2		
	Blackeyed Susan	*Rudbeckia hirta*	PLS			1	
	Showy Goldenrod	*Solidago speciosa*	PLS	2	2		
	Spiderwort	*Tradescantia ohiensis*	PLS	2	2		
	Golden Alexanders	*Zizia aurea*	PLS	2			
GRASSES	Big Bluestem	*Andropogon gerardi*	PLS	15	15	10	
	Sideoats Grama	*Bouteloua curtipendula*	PLS	15	20	20	25
	Canada Wildrye	*Elymus Canadensis*	PLS	15	15	35	23
	Slender Wheatgrass	*Elymus trachycaulus*	PLS				20
	Junegrass	*Koeleria macrantha*	PLS		5		
	Annual Ryegrass	*Lolium multiflorum*	[1]			10	10
	Switchgrass	*Panicum virgatum*	PLS				10
	Salt Grass	*Puccinella distans*	[1]				2
	Little Bluestem	*Schizachyrium (Andropogon) scoparium*	PLS	15	20	10	10
	Indiangrass	*Sorgastrum nutans*	PLS	15		10	
ALTERNATE FORBES	Sky Blue Aster	*Aster azureus*	PLS	[2]	[2]		
	White Wild Indigo	*Baptisia leucantha*	PLS	[2]	[2]		
	Pale Purple Coneflower	*Echinacea pallida*	PLS	[2]	[2]		
	White Prairie Clover	*Petalostemum candidum*	PLS	[2]	[2]		
	Stiff Goldenrod	*Solidago rigida*	PLS	[2]	[2]		
	Hoary Vervain	*Verbena stricta*	PLS	[2]	[2]		

[1] Provide the minimum purity and germination specified in table 630-1.

[2] The contractor may, if the engineer approves, substitute an alternate forb for a required forb that is not available using the same percentage as specified for the required forb. Use a different alternate forb for each unavailable required forb. Provide documentation showing that a required forb is not available before using an alternate.

Top Soil Pile
Looking S/W
Test Patch

Test Patch
springs/summer

Test Patch
spring / summer

Fall test patch

Fall Test Patch

Top Soil Pile
Looking WEST
Test Patch

WETLAND DELINEATION REPORT

Germantown Lot 2

Creek View Lane & Merkel Drive

For

Jason Zimmermann

Zimmermann Homes

W198N11519 Jamestree Rd.

Germantown, WI 53022

PROJECT #: 21-217

January 11, 2022

1836 W. Fond Du Lac Ave., Suite 100
Milwaukee, Wisconsin – 53205

www.helianthusdesign.com

INTRODUCTION

The subject area of interest (AOI) is the east half of an 8.97-acre parcel at the southwest corner of Merkel Drive and Creek View Lane. The parcel is in Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. A map identifying the project location can be found in **FIGURE 1**. The closest waterbody is Goldendale Creek, which runs through the property.

The predominant land cover for this property is disturbed forested/emergent wetland, disturbed wet meadow, and old field. The purpose of the wetland delineation was to identify existing wetlands on the property and to create a map of their boundaries. A map of the surveyed wetland boundaries is found in **FIGURE 7**.

Kristi Sherfinski of HELIANTHUS conducted the original wetland delineation field work on October 27, 2021. Field conditions on October 27 were partly cloudy with air temperatures in the 50s (°F). It was the dry season; therefore, dry season methodology was followed per the Northcentral and Northeast Regional Supplement. Growing season conditions were still present. The soil temperature at 12 inches below the ground surface measured in wetland plots ranged from 51-53 °F. Actively green plants included reed canary grass, black willow, box elder, and Kentucky bluegrass.

Kristi Sherfinski is certified as an Assured Wetland Delineator with the Wisconsin Department of Natural Resources (WIDNR). She has over 20 years of experience delineating wetlands in the Great Lakes Region. She received her initial basic wetland training at the Wetland Training Institute in Hastings, Michigan in 2002. Kristi worked as a project manager and wetland delineator at JFNew & Associates in Grand Haven, Michigan for six years, conducting wetland delineations in Michigan, Indiana, Illinois, and Wisconsin. Kristi then moved to Wisconsin to work for the Southeastern Wisconsin Regional Planning Commission (SEWRPC) with Dr. Donald Reed. At SEWRPC, Kristi updated the Wisconsin Wetland Inventory (WWI) in 2005 and in 2010 for the seven-county area of southeast Wisconsin. Kristi participated in the Advanced Wetland Delineation training in 2006. In 2009, she attended the Wetland Delineation USACE Regional Supplement training session, the Environmental Corridor Delineation Workshop, and the Farm Service Agency (FSA) Slide Review training session. After working at SEWRPC for seven years, Kristi worked as an environmental specialist at JSD Professional Services, Inc. for two years, before she started her own business—HELIANTHUS.

METHODS

The process of wetland delineation involves collecting information about the soils, vegetation, and hydrology of a site in order to determine where the wetland boundary is located. The methodology used to conduct the delineation followed the US Army Corps of Engineers Wetlands Delineation Manual (1987), and the appropriate Regional Supplement to the Corps of Engineers Wetland Delineation Manual. In general, in southeastern and western Wisconsin, the

Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, August, 2010) is used. The remaining portions of the state follow the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0, January, 2012). At this site, the Northcentral and Northeast Regional Supplement was used.

Prior to the site visit, several sources of data are consulted to reveal information that will aid in locating the wetlands on the site. The sources reviewed include weather records to determine antecedent hydrologic conditions, the Wisconsin Wetland Inventory (WWI) map, the soil survey map, a topographic map, and historic aerial photographs of the project area. In areas that are under active cultivation as farmland, a Farm Service Agency (FSA) Slide Review is also conducted.

Data sample points are chosen based on the potential wetland areas identified by reviewing the above-referenced sources, and other sample points are added based on information gathered while in the field. Sample points are chosen on either side of the wetland line for their ability to reveal information about the actual location of the line, and upland reference data samples are chosen in order to show the contrast between wetland and upland field conditions.

Once a data sample point is chosen and located in the field, data is collected on the vegetation, the hydrology, and the soils of the site. Vegetation is identified by strata (tree, shrub, herbaceous, and vine layers), and an aerial coverage percent is determined for each species by layer. The plot size for the tree, shrub, and vine layers is a 30-foot radius circle, and the plot size for the herbaceous layer is a 5-foot radius circle. The scientific names and wetland status of each plant species follows the National Wetland Plant List (2018). Once all species have been assigned a cover percentage, the dominance by wetland indicator plant species is assessed.

Hydrological indicators, as described in the Regional Supplements, are then listed for the sample point. A soil pit is excavated to required depths and the depth of water, saturation, and the water table is recorded. The soil profile at the sample point is also described, using the Munsell Soil-Color Charts (2009) to assess the color of the soil, and a texture analysis to determine the predominant texture of each soil layer. This data is used to determine if the soil profile meets the hydric soil indicators as defined in the Regional Supplements and the Field Guide for Identifying Hydric Soils V. 8.2 (USDA, 2018).

Once the location of the wetland line is determined from the data sampling effort, the edge of the wetland is flagged in the field and then surveyed in order to produce a map of the wetland that occurs on the subject property. Representative photographs of the sample points and of each wetland area were taken during the field visit. Any ditch, stream, pond or other water body that may be considered a Water of the U.S. and thus regulated by the U.S. Army Corps of Engineers (USACE) or the Wisconsin Department of Natural Resources (WDNR) is also identified.

RESULTS AND DISCUSSION

Antecedent Hydrologic Condition Analysis

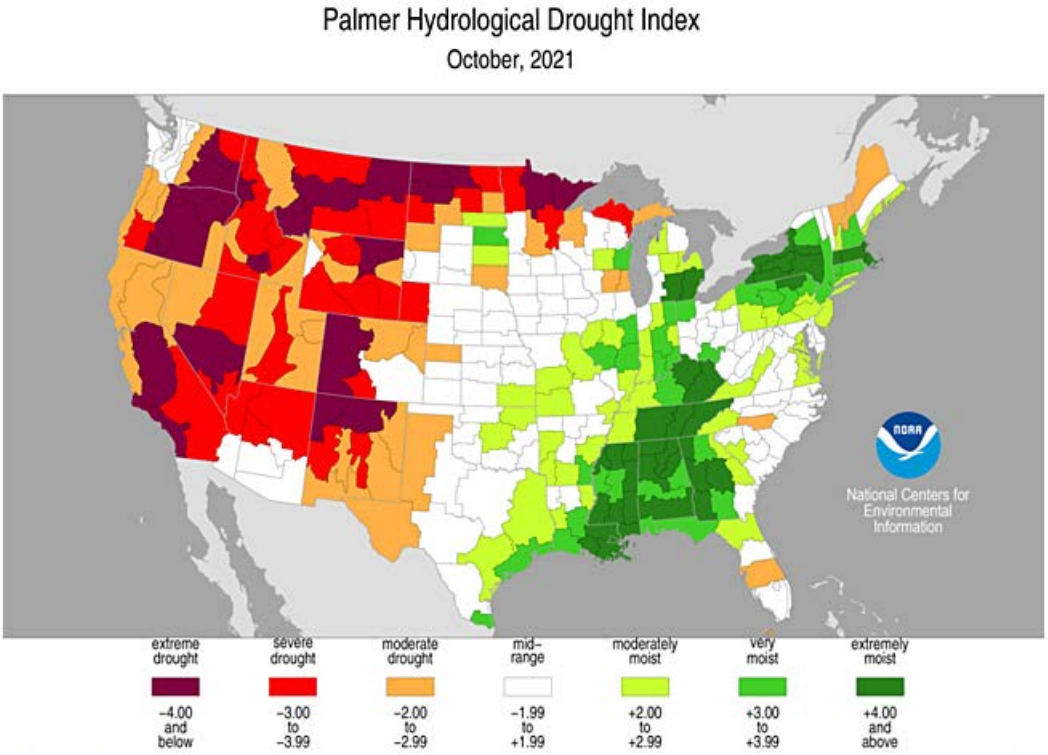
Weather records were consulted from the Germantown Wastewater Utility weather station to determine if precipitation levels were normal for the three months prior to the site visit. The antecedent hydrologic condition analysis for the site revealed that climatic conditions near the site were normal at the time of the site visit (**Table 1**). Drier than normal conditions means that hydrologic indicators may be absent from the wetland sample points and the data must be interpreted accordingly. Wetter than normal conditions must be accounted for when interpreting the data because saturation or the water table may be higher than it is during normal conditions, giving false positives for hydrological indicators.

However, most of the precipitation that fell in August occurred in one large storm event that occurred early in the month. The stormwater likely sheet-flowed over rather than soaked into the landscape before being discharged into local waterbodies. The Palmer Hydrologic Drought Index shows that this part of southeast Wisconsin has been in a moderate drought since July of 2021, which is more reflective of the actual conditions observed in the field, which were very dry. All wetlands in the area exhibited drier than normal conditions for this time of year as a result, which could be considered naturally problematic.

Table 1 – Antecedent Hydrologic Condition Analysis

Month	3 yrs in 10 Less Than (inches)	3 yrs in 10 More Than (inches)	Rain Fall (inches)	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous Two Columns
October	1.66	3.12	2.53	Normal	2	3	6
September	2.14	4.32	1.63	Dry	1	2	2
August	3.07	4.96	7.18	Wet	3	1	3
						Sum	11
If sum is:							
6-9	Then prior period has been drier than normal						
10-14	Then prior period has been normal						
15-18	Then prior period has been wetter than normal						
Conclusions:	A sum of 11 shows the prior period to the site visit to be normal.						

*Averages based on the 1980-2010 data.



Review of Existing Data Sources

Existing data sources were reviewed to aid in the identification of wetland areas in the field.

The topographic map (**FIGURE 2**) shows that most of the site is relatively flat except for the northeast corner of the site. The site slopes down from the intersection of Merkel Dr. and Creek View Lane, dropping about 6 feet before it flattens out where the wetland begins. In addition, a steeply sloped fill pile is located in the middle of the east side of the parcel off Merkel Drive. Elevations within the site range from 918 feet above Mean Sea Level at the highest point on top of the fill pile and 907 at the lowest along Goldendale Creek, which flows from south to north roughly through the middle of the property.

There are five soil types on the site. The soil survey map shows a large area of Palms mucky peat (Pc) throughout most of the site and a small area of Colwood silt loam (Cw) along the east boundary, which are both hydric (**FIGURE 3**). Kendall silt loam (KlA) is predominantly non-hydric but may contain hydric inclusions in depressions. All soil types occurring on the property are listed in **Table 2**.

Table 2 – Soil Types

Map Symbol	Map Unit Name	Hydric Soil Type
CeC2	Casco loam, 6-12%, eroded	Non-hydric
CeD2	Casco loam, 12-20%, eroded	Non-hydric
Cw	Colwood silt loam, 0-2%	Hydric
KlA	Kendall silt loam, 1-3%	Predominantly Non-hydric
Pc	Palms mucky peat, 0-2%	Hydric

The Wisconsin Wetland Inventory identifies two wetlands occupying most of the site. An E2Ka, emergent wetland, is located on the north half of site and a T3K, forested wetland, is in the southeastern corner (**FIGURE 4**).

Historic aerial photographs show the presence of Goldendale Creek, forested wetland, and wet meadow wetland occupying most of the site since before 1941 (**FIGURE 5**). In the 1960's, Creek View Lane and Merkel Drive were constructed. A rectangular section of land in the north part of the area of interest appears to have been farmed up until the early 2000s. Farming then ceased and those areas were then allowed to fill in as disturbed wet meadow wetland and old field.

Wetlands Identified During the Site Visit

A large wetland complex was identified on the property during the site visit. Site photos of the wetland are included in **FIGURE 6.** Field data sheets are included in **FIGURE 8**. A description of the wetland follows.

The Wetland Complex consists of disturbed wet meadow wetland and disturbed forested/emergent wetland in locations identified by the Wisconsin Wetland Inventory as E2Ka, emergent wetland, and T3K, forested wetland.

Data point #1 was taken in mowed wet meadow wetland within the 100-year floodplain at the toe of slope in an area mapped as Palms mucky peat and E2Ka, emergent wetland. The dominant species were green ash and reed canary grass. Soils met the hydric soils criteria for A12. Thick Dark Surface. Hydrology indicators included Water-Stained Leaves, Geomorphic Position, and FAC-Neutral Test. The adjacent upland point (#3) was located outside of the 100-year floodplain approximately one foot in elevation above the wetland on an old field hillslope to the northeast. The dominant species was Kentucky bluegrass. Soils consisted of 12 inches of silty clay loam over silty clay and met the criteria for A12. Thick Dark Surface. However, vegetation did not meet the Dominance test and wetland hydrology indicators were lacking.

Data point #4 was taken in mowed wet meadow wetland at the toe of slope in an area mapped as Palms mucky peat and E2Ka, emergent wetland. The dominant species was reed canary grass. Soils met the hydric soils criteria for A12. Thick Dark Surface. Hydrology indicators included

Geomorphic Position and FAC-Neutral Test. The adjacent upland point (#2) was located outside of the 100-year floodplain approximately three feet in elevation above the wetland on an old field hillslope to the north. The dominant species were black walnut and Kentucky bluegrass. Hydric soil criteria and wetland hydrology indicators were lacking.

Data point #6 was taken in forested/emergent wetland within of the 100-year floodplain in an area mapped as Palms mucky peat and T3K, forested wetland. Dead ash was present in the canopy with approximately 60% cover and the dominant species were red-osier dogwood, common buckthorn, and fowl manna grass. Soils consisted of 20 inches of muck over silty clay loam/marl and met the hydric soils criteria for A1. Histosol and A12. Thick Dark Surface. The water table was six inches below the surface and the soils were saturated at the surface. Hydrology indicators included High Water Table, Saturation, Water Marks, Water-Stained Leaves, Geomorphic Position, and FAC-Neutral Test. The adjacent upland point (#5) was approximately ten feet in elevation above the wetland on a hilltop in the woods west of Merkel Drive. The dominant species were silver poplar, American elm, prickly ash, bland sedge, and common buckthorn. Soils consisted of four inches of loam over solid glacial till or fill. Hydric soil criteria and wetland hydrology indicators were lacking.

Data point #7 was taken in disturbed wet meadow wetland on the terrace of Goldendale Creek in an area mapped as Palms mucky peat and E2Ka, emergent wetland. The dominant species were box elder, common buckthorn, and reed canary grass. Soils consisted of 20 inches of muck over silty clay and met the hydric soils criteria for A1. Histosol and A12. Thick Dark Surface. The water table was 17 inches below the surface and the soils were saturated at the surface. Hydrology indicators included Saturation, Water-Stained Leaves, Drainage Patterns, Dry-Season Water Table, Geomorphic Position, and FAC-Neutral Test. The adjacent upland point (#8) was located approximately three feet in elevation above the wetland on a slight berm in mowed old field adjacent to the road. The dominant species were tall fescue and Kentucky bluegrass. Soils did not meet any of the hydric soil indicators. Wetland hydrology indicators were also lacking.

CONCLUSION

HELIANTHUS LLC did identify wetlands on the project site on October 27, 2021, using the standard practices described in this report and their best professional judgment. The wetland lines staked in the field and referred to in this report are the best estimate of the wetland boundaries based on the conditions present at the time of the delineation. The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under your local, county, town, city, or village. Because this delineation was conducted by Ms. Sherfinski, an Assured Wetland Delineator, obtaining a concurrence letter from the Wisconsin Department of Natural Resources is not necessary. It should be noted that all reports conducted by an Assured Delineator are required to be submitted to WDNR for their records, and may be subject to their review as part of an annual review process. Concurrence with these wetland lines by the U.S. Army Corps of Engineers, however, is not required. If a

permit is applied for, the USACOE will review the wetland delineation report during the permit application process.

In addition, because a wetland delineation is considered to be a point in time determination, wetland delineations are considered to be valid for a period of only five years for federal wetlands and 15 years for nonfederal wetlands. Weather patterns and site conditions can change over time, making a new delineation necessary.

Other environmental considerations include threatened or endangered species. It is recommended that an Endangered Resources (ER) Review request be submitted to the WDNR prior to pursuing any permits for proposed work.

Any impact, alteration, or fill to either the wetland areas or to waterways that are considered Waters of the U.S. are subject to state and federal regulations and permits may be required. The WDNR administers Chapters 30 and 281 of the Wisconsin State Statues, and the USACE administers Section 404 of the Clean Water Act. Additional county, city or village ordinances may also apply to wetlands or waterways. If any disturbance occurs on the property without obtaining wetland delineation concurrence or authorization from the USACE and WDNR, it should be considered at the owner's own risk and HELIANTHUS LLC shall not be considered responsible or liable for any resulting damages.

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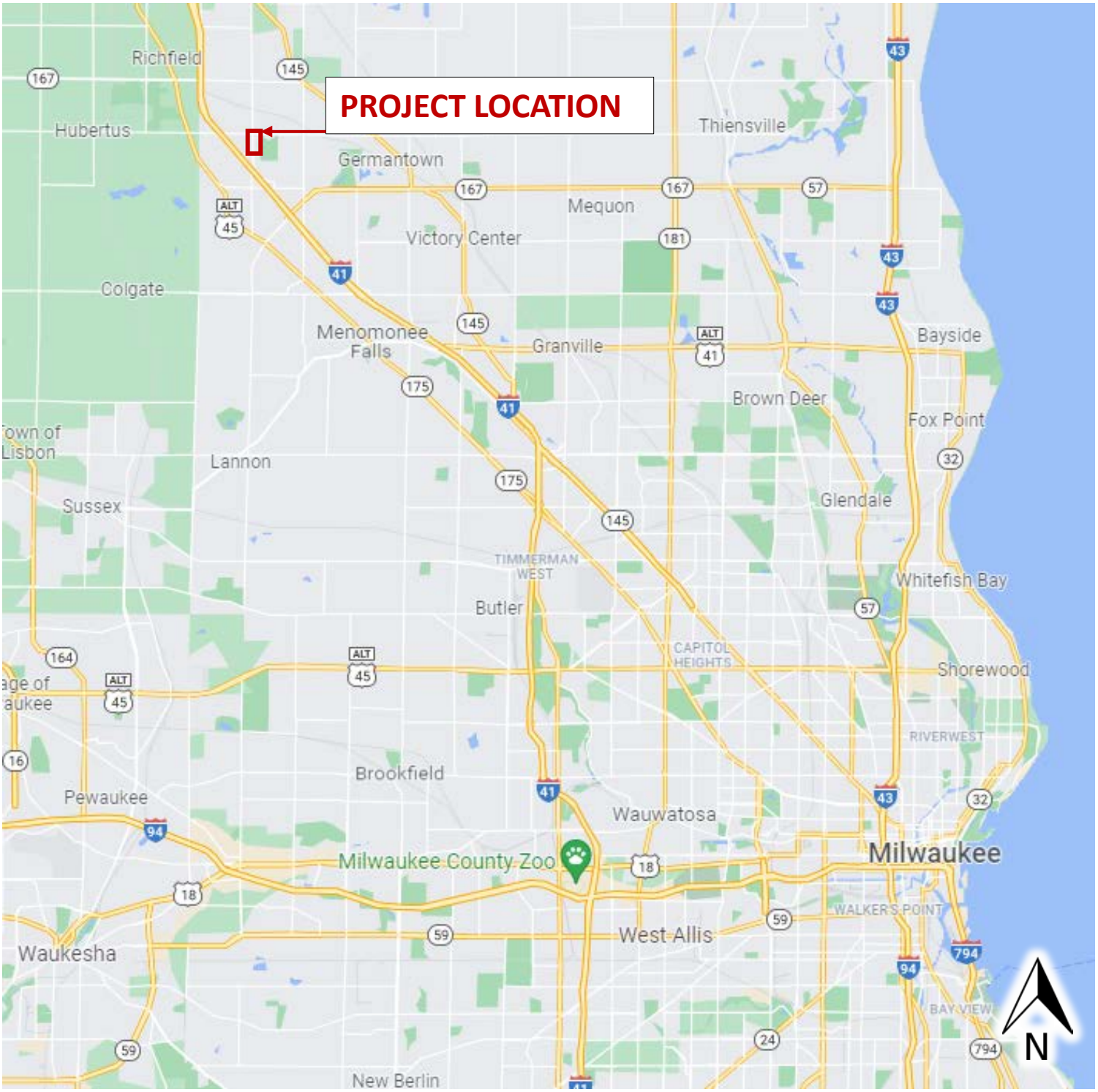
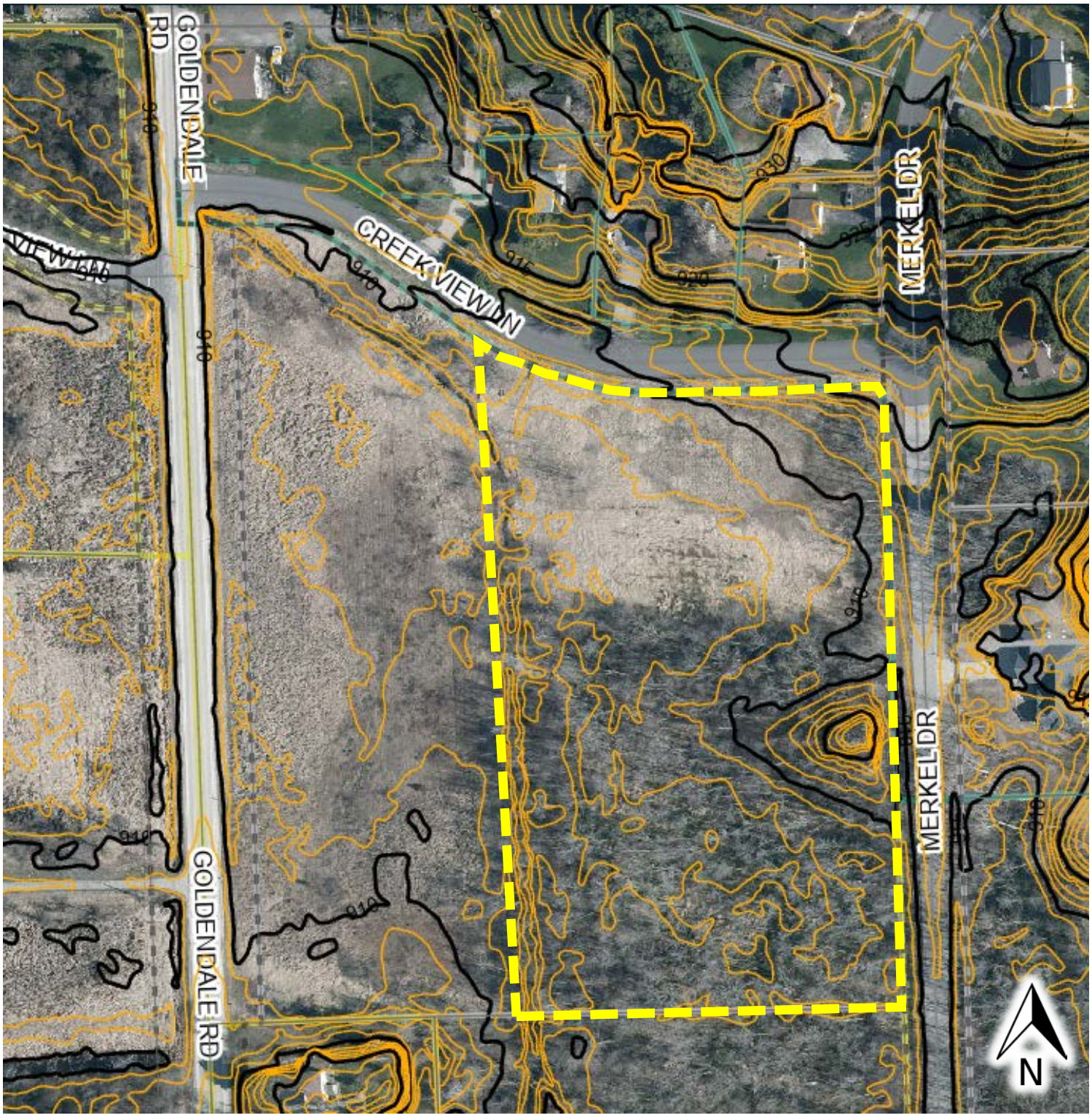


Source: Google Maps, 2022

2 MI

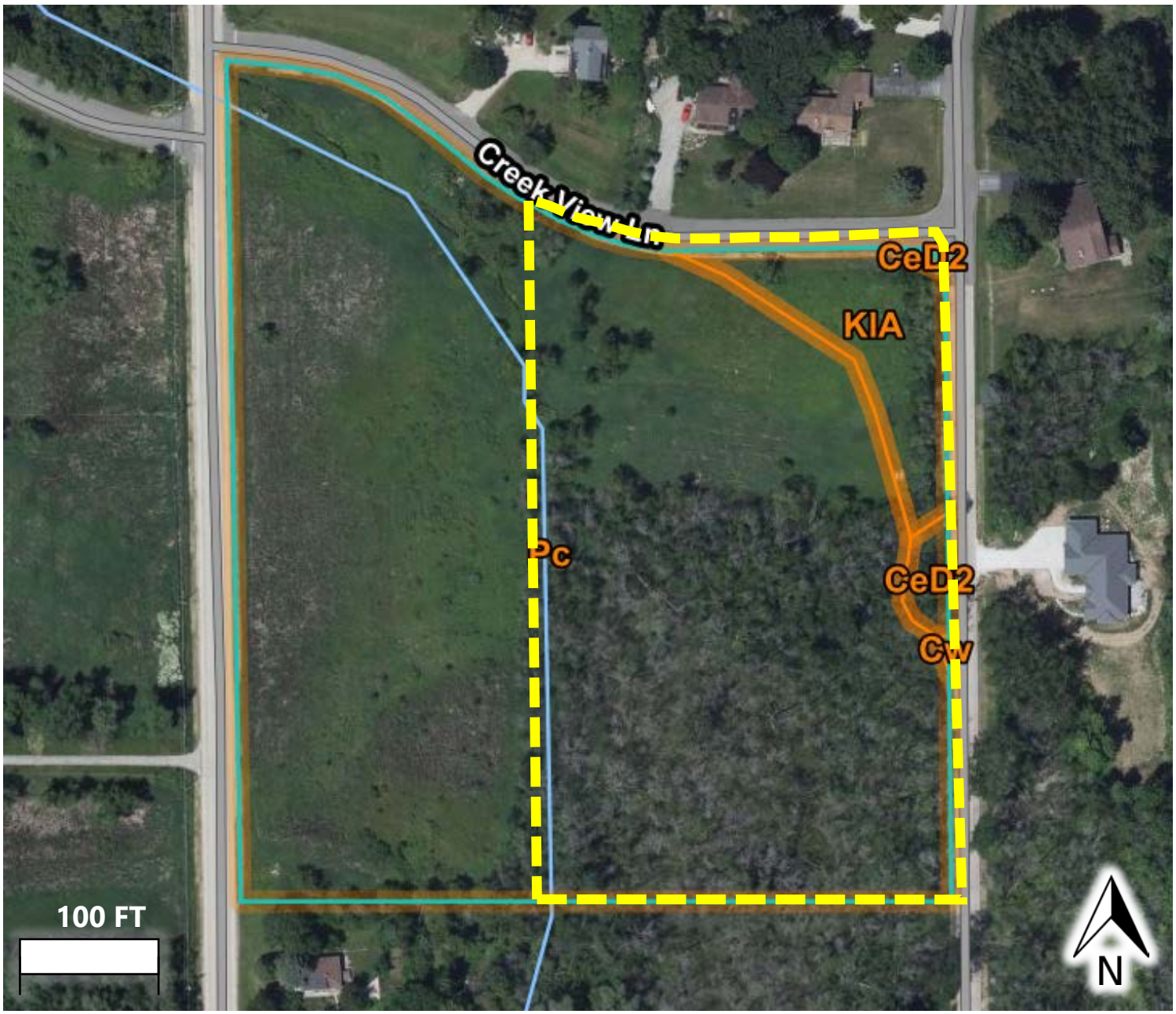
FIGURE 1. LOCATION MAP



100 FT

Source: Washington County GIS, 2022

FIGURE 2. TOPOGRAPHIC MAP



Source: NRCS Web Soil Survey, 2022

Map Unit Symbol	Map Unit Name
CeC2	Casco loam, 6-12%, eroded
CeD2	Casco loam, 12-20%, eroded
Cw	Colwood silt loam, 0-2%
KlA	Kendall silt loam, 1-3%
Pc	Palms mucky peat, 0-2%

FIGURE 3. SOIL SURVEY MAP

Source: WIDNR Surface Water Data Viewer, 2022

100 FT

Wetland Class Points
- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/drained wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas
- Wetland
- Upland

Filled Areas

FIGURE 4. WWI MAP

1941.

1950.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

1963.

1970.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

1980.

1985.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

1990.

1995.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

2000.

2005.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

2010.

2015.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

2017.

2020.

FIGURE 5. HISTORIC AERIAL PHOTOS

Source: Washington County GIS, 2022

View of mowed wet meadow wetland (right) abutting mowed old field along the roadside (left).

Disturbed forested/emergent wetland with 60% dead ash canopy at sample point #6.

FIGURE 6. SITE PHOTOS

FIGURE 7. WETLAND BOUNDARY MAP

PROPOSED BUILDING NOTE:

The Proposed building(s) and or addition(s) shown on this survey has been drawn and or was field staked per drawings dated October, 25th, 2021 and was submitted to the Surveyor on December, 1st, 2021. All dimensions shall be verified by all parties involved to ensure their accuracy. Surveyor accepts no responsibility of errors from said drawings. If discrepancies or errors arise, Surveyor will contact responsible party for a remedy of said discrepancies and or errors. In regards to the proposed building(s) and or addition(s) please direct all questions to Client named on this map.

WETLANDS DELINEATED BY K. SHERFINSKI OF HELIANTHUS LLC ON OCTOBER 27, 2021.

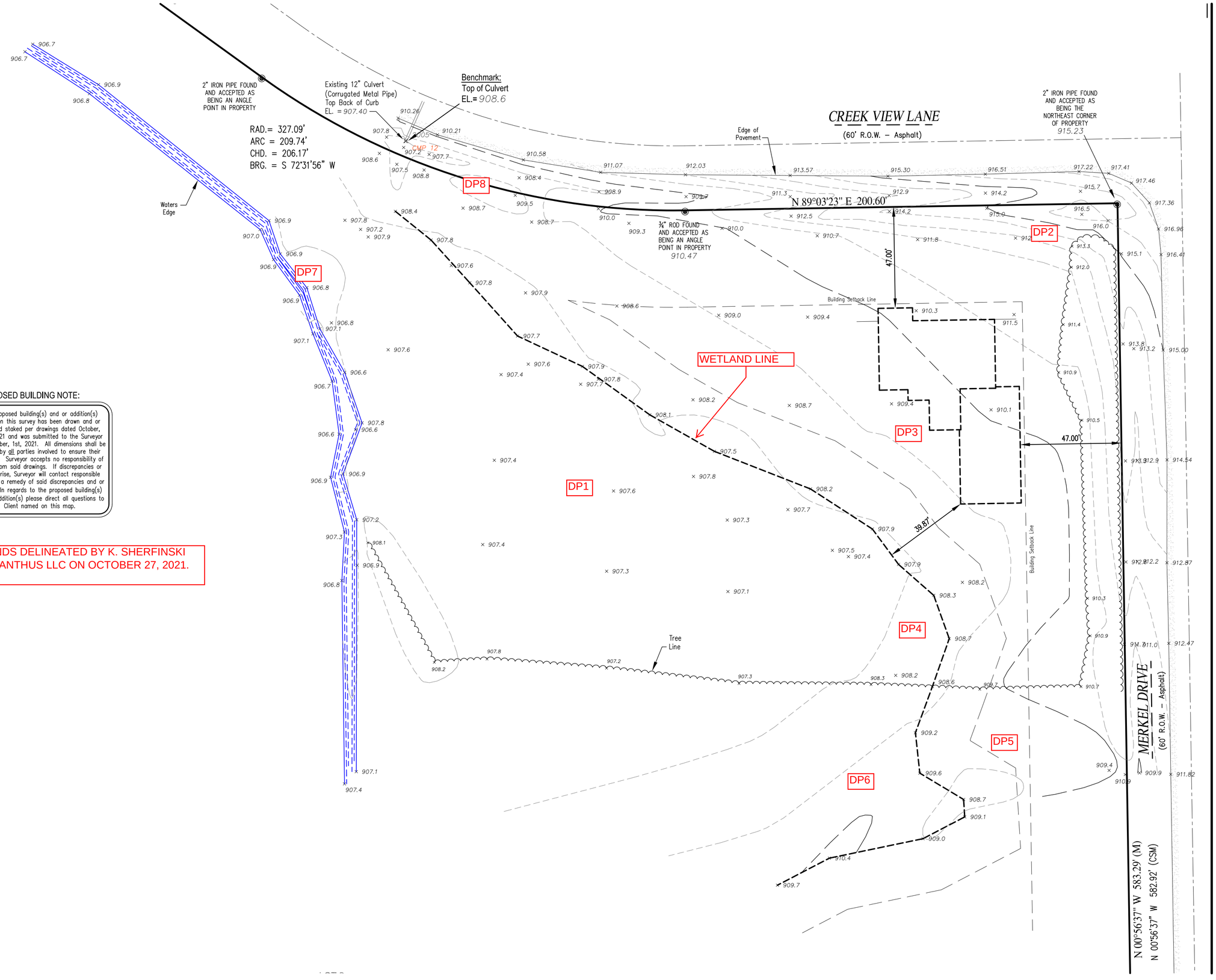


FIGURE 8. FIELD DATA SHEETS

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 1
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): toe of slope Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Palms mucky peat (Pc) NWI Classification: E2Ka
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes ____	No	X	Depth (inches):	
Water table present?	Yes ____	No	X	Depth (inches):	
Saturation present? (includes capillary fringe)	Yes ____	No	X	Depth (inches):	

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sample point taken within 100-year floodplain.

VEGETATION - Use scientific names of plants

Sampling Point: 1

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Fraxinus pennsylvanica*	5	Y	FACW
2				
3				
4				
5				
6				
7				
8				
9				
10				
		5	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	100	Y	FACW
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		100	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	1	3
Herb Stratum	20	50
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	105	x 2 =	210
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	105 (A)		210 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Disturbed wet meadow wetland dominated by reed canary grass. Maintained by mowing.

SOIL **Sampling Point:** 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-18	N2.5/0	100					silty clay loam	
18-20	N2.5/0	80	10YR 4/4	20	C	M	silty clay	
20-24	5Y 6/2	97	2.5Y 6/4	3	C	M	silty clay/ marl	contains snail shells

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:
Soil temperature at 12 inches below the ground surface is 51 °F.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 2
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex
Slope (%): 3-4 Lat.: Long.: Datum:
Soil Map Unit Name: Kendall silt loam (KIA) NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sample point is located outside of the 100-year floodplain and approximately three feet in elevation higher than data point #4.

VEGETATION - Use scientific names of plants

Sampling Point: 2

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Juglans nigra*	3		FACU
2				
3				
4				
5				
6				
7				
8				
9				
10				
		3	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Juglans nigra*	10	Y	FACU
2	*Juniperus virginiana*	2	N	FACU
3				
4				
5				
6				
7				
8				
9				
10				
		12	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	80	Y	FACU
2	*Daucus carota*	15	N	UPL
3	*Plantago lanceolata*	15	N	FACU
4	*Trifolium pratense*	5	N	FACU
5	*Phalaris arundinacea*	3	N	FACW
6	*Cirsium vulgare*	2	N	FACU
7	*Fraxinus pennsylvanica*	2	N	FACW
8	*Taraxacum officinale*	2	N	FACU
9	*Leucanthemum vulgare*	2	N	UPL
10	*Symphyotrichum pilosum*	1	N	FACU
11	*Rosa multiflora*	1	N	FACU
12	*Ulmus americana*	1	N	FACW
13	*Asclepias syriaca*	1	N	UPL
14				
15				
		130	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	1	2
Sapling/Shrub Stratum	2	6
Herb Stratum	26	65
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	6	x 2 =	12
FAC species	0	x 3 =	0
FACU species	121	x 4 =	484
UPL species	18	x 5 =	90
Column totals	145 (A)		586 (B)

Prevalence Index = B/A = 4.04

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Mowed old field.

SOIL **Sampling Point:** 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-8	10YR 3/2	100					silty clay loam	
8-16	2.5Y 4/3	100					silty clay	
16-24	2.5Y 4/2	75	10YR 4/6	5	C	M	silty clay	
	2.5Y 5/2	20						

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 3
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): convex
Slope (%): 2-3 Lat.: Long.: Datum:
Soil Map Unit Name: Palms mucky peat (Pc) NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	Y		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches):	____
Water table present?	Yes	____	No	X	Depth (inches):	____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches):	____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sample point is located outside of the 100-year floodplain and approximately one foot in elevation higher than data point #1.

VEGETATION - Use scientific names of plants

Sampling Point: 3

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Poa pratensis*	95	Y	FACU
2	*Daucus carota*	10	N	UPL
3	*Trifolium pratense*	5	N	FACU
4	*Taraxacum officinale*	3	N	FACU
5	*Leucanthemum vulgare*	2	N	UPL
6	*Cirsium arvense*	2	N	FACU
7	*Geum canadense*	1	N	FAC
8	*Symphyotrichum pilosum*	1	N	FACU
9				
10				
11				
12				
13				
14				
15				
		119	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	24	60
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	1	x 3 =	3	
FACU species	106	x 4 =	424	
UPL species	12	x 5 =	60	
Column totals	119	(A)	487	(B)
Prevalence Index = B/A =			4.09	

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Mowed old field.

SOIL **Sampling Point:** 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-12	10YR 2/1	100					silty clay loam	
12-15	10YR 2/1	95	10YR 4/4	5	C	PL	silty clay	
15-24	2.5Y 5/1	95	10YR 3/6	5	C	PL/M	silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ Depleted Below Dark Surface (A11)
X Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7) (**LRR R, MLRA 149B**)
___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
___ Loamy Mucky Mineral (F1) (**LRR K, L**)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
___ Coast Prairie Redox (A16) (**LRR K, L, R**)
___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
___ Dark Surface (S7) (**LRR K, L**
___ Polyvalue Below Surface (S8) (**LRR K, L**)
___ Thin Dark Surface (S9) (**LRR K, L**)
___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (TF12)
___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 4
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): toe of slope Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Palms mucky peat (Pc) NWI Classification: E2Ka
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sample point taken outside of 100-year floodplain. Excavated swale approximately two feet wide and one foot deep at edge of floodplain, is located near sample plot.

VEGETATION - Use scientific names of plants

Sampling Point: 4

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Salix bebbiana*	3		FACW
2				
3				
4				
5				
6				
7				
8				
9				
10				
		3	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	90	Y	FACW
2	*Cirsium arvense*	15	N	FACU
3	*Glechoma hederacea*	10	N	FACU
4	*Daucus carota*	1	N	UPL
5	*Asclepias incarnata*	1	N	OBL
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
		117	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	1	2
Herb Stratum	23	59
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	1	x 1 =	1
FACW species	93	x 2 =	186
FAC species	0	x 3 =	0
FACU species	25	x 4 =	100
UPL species	1	x 5 =	5
Column totals	120 (A)		292 (B)

Prevalence Index = B/A = 2.43

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Disturbed wet meadow wetland dominated by reed canary grass. Maintained by mowing.

SOIL **Sampling Point:** 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-16	N2.5/0	100					silty clay loam	
16-24	2.5Y 4/1	95	2.5Y 5/6	5	C	PL/M	silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:
Soil temperature at 12 inches below the ground surface is 53 °F.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 5
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): hilltop Local relief (concave, convex, none): convex
Slope (%): 4-6 Lat.: Long.: Datum:
Soil Map Unit Name: Casco loam (CeD2) NWI Classification: none
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Top of fill pile approximately ten feet above data point #6.

VEGETATION - Use scientific names of plants

Sampling Point: 5

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Populus alba*	30	Y	UPL
2	*Tilia americana*	15	Y	FACU
3				
4				
5				
6				
7				
8				
9				
10				
		45	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Zanthoxylum americanum*	50	Y	FACU
2	*Rhamnus cathartica*	10	N	FAC
3	*Lonicera x bella*	2	N	FACU
4				
5				
6				
7				
8				
9				
10				
		62	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Carex blanda*	5	Y	FAC
2	*Rhamnus cathartica*	5	Y	FAC
3	*Zanthoxylum americanum*	3	N	FACU
4	*Symphyotrichum lateriflorum*	1	N	FAC
5	*Rubus occidentalis*	1	N	UPL
6	*Populus alba*	1	N	UPL
7	*Taraxacum officinale*	1	N	FACU
8	*Prunus serotina*	1	N	FACU
9	*Viola sororia*	1	N	FAC
10				
11				
12				
13				
14				
15				
		19	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	9	23
Sapling/Shrub Stratum	12	31
Herb Stratum	4	10
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 5 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 40.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	22	x 3 =	66
FACU species	72	x 4 =	288
UPL species	32	x 5 =	160
Column totals	126 (A)		514 (B)

Prevalence Index = B/A = 4.08

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Disturbed woods.

SOIL **Sampling Point:** 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-4	10YR 2/2	100					loam	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: glacial till
Depth (inches): 4

Hydric soil present? N

Remarks:
Refusal at four inches due to solid glacial till or rocky fill material.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 6
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): toe of slope Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Palms mucky peat (Pc) NWI Classification: T3K
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	6
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	At Surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Sample point taken inside 100-year floodplain.

VEGETATION - Use scientific names of plants

Sampling Point: 6

	Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
			0	= Total Cover	

	Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Cornus alba*		10	Y	FACW
2	*Rhamnus cathartica*		5	Y	FAC
3	*Ulmus americana*		3	N	FACW
4	*Quercus bicolor*		2	N	FACW
5					
6					
7					
8					
9					
10					
			20	= Total Cover	

	Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Glyceria striata*		80	Y	OBL
2	*Phalaris arundinacea*		15	N	FACW
3	*Boehmeria cylindrica*		5	N	OBL
4	*Carex crinita*		5	N	OBL
5	*Impatiens capensis*		5	N	FACW
6	*Carex stricta*		5	N	OBL
7	*Ribes americanum*		2	N	FACW
8	*Epilobium coloratum*		2	N	OBL
9	*Symphyotrichum lateriflorum*		2	N	FAC
10					
11					
12					
13					
14					
15					
			121	= Total Cover	

	Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1					
2					
3					
4					
5					
			0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	4	10
Herb Stratum	24	61
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	97	x 1 =	97
FACW species	37	x 2 =	74
FAC species	7	x 3 =	21
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	141 (A)		192 (B)

Prevalence Index = B/A = 1.36

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Disturbed forested/emergent wetland. Dead ash present in canopy with approximately 60% cover.

SOIL **Sampling Point:** 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-20	N2.5/0	100					muck	
20-24	5Y 5/1	100					silty clay loam/ marl	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- X Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 7
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): toe of slope Local relief (concave, convex, none): concave
Slope (%): 0-2 Lat.: Long.: Datum:
Soil Map Unit Name: Palms mucky peat (Pc) NWI Classification: E2Ka
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	Y	**Is the sampled area within a wetland?**	Y
Hydric soil present?	Y		
Indicators of wetland hydrology present?	Y	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- X Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes		No	X	Depth (inches):	
Water table present?	Yes	X	No		Depth (inches):	17
Saturation present? (includes capillary fringe)	Yes	X	No		Depth (inches):	At Surface

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Terrace next to creek.

VEGETATION - Use scientific names of plants

Sampling Point: 7

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Acer negundo*	20	Y	FAC
2				
3				
4				
5				
6				
7				
8				
9				
10				
		20	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Rhamnus cathartica*	10	Y	FAC
2				
3				
4				
5				
6				
7				
8				
9				
10				
		10	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Phalaris arundinacea*	90	Y	FACW
2	*Angelica atropurpurea*	15	N	OBL
3	*Solidago gigantea*	10	N	FACW
4	*Carex stricta*	10	N	OBL
5	*Cirsium arvense*	5	N	FACU
6	*Urtica dioica*	3	N	FAC
7				
8				
9				
10				
11				
12				
13				
14				
15				
		133	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	4	10
Sapling/Shrub Stratum	2	5
Herb Stratum	27	67
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	25	x 1 =	25
FACW species	100	x 2 =	200
FAC species	33	x 3 =	99
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column totals	163 (A)		344 (B)

Prevalence Index = B/A = 2.11

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Disturbed wet meadow wetland dominated by reed canary grass.

SOIL **Sampling Point:** 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-20	N2.5/0	100					muck	
20-24	5GY 4/1	97	2.5Y 6/4	3	C	M	silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- X Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: Lot 2, Creek View Lane & Merkel Drive City/County: Germantown/Wash Sampling Date: October 27, 2021
Applicant/Owner: J. Zimmermann State: WI Sampling Point: 8
Investigator(s): K. Sherfinski Section, Township, Range: S20, T9N, R20E
Landform (hillslope, terrace, etc.): slight berm Local relief (concave, convex, none): convex
Slope (%): 3-4 Lat.: Long.: Datum:
Soil Map Unit Name: Palms mucky peat (Pc) NWI Classification: E2Ka
Are climatic/hydrologic conditions of the site typical for this time of the year? No (If no, explain in remarks)
Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? circumstances" present? Yes
(If needed, explain any answers in remarks)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N	**Is the sampled area within a wetland?**	N
Hydric soil present?	N		
Indicators of wetland hydrology present?	N	If yes, optional wetland site ID:	

Remarks: (Explain alternative procedures here or in a separate report.)

The Antecedent Hydrologic Condition Analysis calculation shows that climatic conditions are normal. However, the Palmer Hydrologic Drought Index shows that the area has been in a moderate drought since July, which is more reflective of actual conditions observed in the field.

HYDROLOGY

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ Marl Deposits (B15)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Moss Trim Lines (B16)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Microtopographic Relief (D4)

Field Observations:

Surface water present?	Yes	____	No	X	Depth (inches): ____
Water table present?	Yes	____	No	X	Depth (inches): ____
Saturation present? (includes capillary fringe)	Yes	____	No	X	Depth (inches): ____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Approximately three feet in elevation higher than data point #7.

VEGETATION - Use scientific names of plants

Sampling Point: 8

Tree Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Sapling/Shrub Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
		0	= Total Cover	

Herb Stratum	Plot Size (5ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1	*Lolium arundinaceum*	50	Y	FACU
2	*Poa pratensis*	30	Y	FACU
3	*Phalaris arundinacea*	10	N	FACW
4	*Cirsium arvense*	10	N	FACU
5	*Glechoma hederacea*	5	N	FACU
6	*Sonchus arvensis*	5	N	FACU
7	*Plantago lanceolata*	3	N	FACU
8	*Daucus carota*	2	N	UPL
9				
10				
11				
12				
13				
14				
15				
		115	= Total Cover	

Woody Vine Stratum	Plot Size (30ft radius)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		0	= Total Cover	

50/20 Thresholds

	20%	50%
Tree Stratum	0	0
Sapling/Shrub Stratum	0	0
Herb Stratum	23	58
Woody Vine Stratum	0	0

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	10	x 2 =	20
FAC species	0	x 3 =	0
FACU species	103	x 4 =	412
UPL species	2	x 5 =	10
Column totals	115 (A)		442 (B)
Prevalence Index = B/A =			3.84

Hydrophytic Vegetation Indicators:

___ Rapid test for hydrophytic vegetation
___ Dominance test is >50%
___ Prevalence index is ≤3.0*
___ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Definitions of Vegetation Strata:

Tree - Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1 m) tall.

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vines - All woody vines greater than 3.28 ft in height.

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Mowed old field.

SOIL **Sampling Point:** 8

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0-10	10YR 2/2	100					silty clay loam	
10-20	10YR 2/2	95	10YR 4/4	5	C	M	silty clay	
20-24	10YR 2/1	95	10YR 5/4	5	C	M	silty clay	

*Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains
**Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7) (**LRR R, MLRA 149B**)
- ___ Polyvalue Below Surface (S8) (**LRR R, MLRA 149B**)
- ___ Thin Dark Surface (S9) (**LRR R, MLRA 149B**
- ___ Loamy Mucky Mineral (F1) (**LRR K, L**)
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- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
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Indicators for Problematic Hydric Soils:

- ___ 2 cm Muck (A10) (**LRR K, L, MLRA 149B**
- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L**
- ___ Polyvalue Below Surface (S8) (**LRR K, L**)
- ___ Thin Dark Surface (S9) (**LRR K, L**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Piedmont Floodplain Soils (F19) (**MLRA 149B**)
- ___ Mesic Spodic (TA6) (**MLRA 144A, 145, 149B**)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, November 10th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against the following application: CONDITIONAL USE PERMIT application to allow encroachment into portions of a 25' wetland setback pursuant to Section 24.04(3)(c)(5) of the Municipal Code for construction of an above ground pool/deck and detached garage on the following property:

Applicant: Jason Zimmerman, Property Owner
Property Address: W202N11787 Merkel Drive (GTNV_202983)

Property Description:
LOT 2 OF CERTIFIED SURVEY MAP NO. 5848, RECORDED ON FEBRUARY 10, 2005, IN VOLUME 43 OF CERTIFIED SURVEY MAPS, ON PAGES 29 TO 34, INCLUSIVE, AS DOCUMENT NO. 1077991, BEING PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

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

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

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

Donna Ott, Village Clerk
Dated this 15th day of October 2025

To Be Published On: October 22nd and October 29th, 2025

REZONING APPLICATION

11/10/25 Plan Commission Meeting

Brad & Brenda Kunz

Village Planner Report **Germantown, Wisconsin**

Summary

Brad & Brenda Kunz, property owners of a .35-acre parcel located at W156 N11599 Pilgrim Road are seeking approval to Rezone the property from the B-3: General Business District to the Rd-2: One & Two-Family District consistent with the current two-family (duplex) residential use of the property.

Location: W156 N11599 Pilgrim Road

Property Owner: Brad & Brenda Kunz
W156 N11599 Pilgrim Road
Germantown, WI

Current Zoning District: B-3: General Business
Proposed Zoning District: Rd-2: One & Two-Family

Adjacent Land Uses		Zoning
North	Residential	B-3
South	Residential	B-3
East	Residential	Rs-4/Rs-6
West	Residential/Business	B-3

Location Map

Proposal

Brad & Brenda Kunz, property owners of a .35-acre parcel located at W156 N11599 Pilgrim Road are seeking approval to Rezone the property from the B-3: General Business District to the Rd-2: One & Two-Family District consistent with the current two-family (duplex) residential use of the property

The Kunz's intention is to continue to use the property as a residential duplex as they have since acquiring it 25+ years ago. They would also like to replace a previously existing 20' x 24' (480 sqft) detached garage that deteriorated and became unsafe. As a non-conforming use with a non-conforming accessory structure under the current B-3 Zoning District, they would only be able to replace the existing detached garage with the same size garage (480 sqft). The Kunz's would like to replace the existing garage with a larger garage up to the maximum size allowed (864 sqft) for a property in the Rd-2 District without an attached garage.

Staff Comment

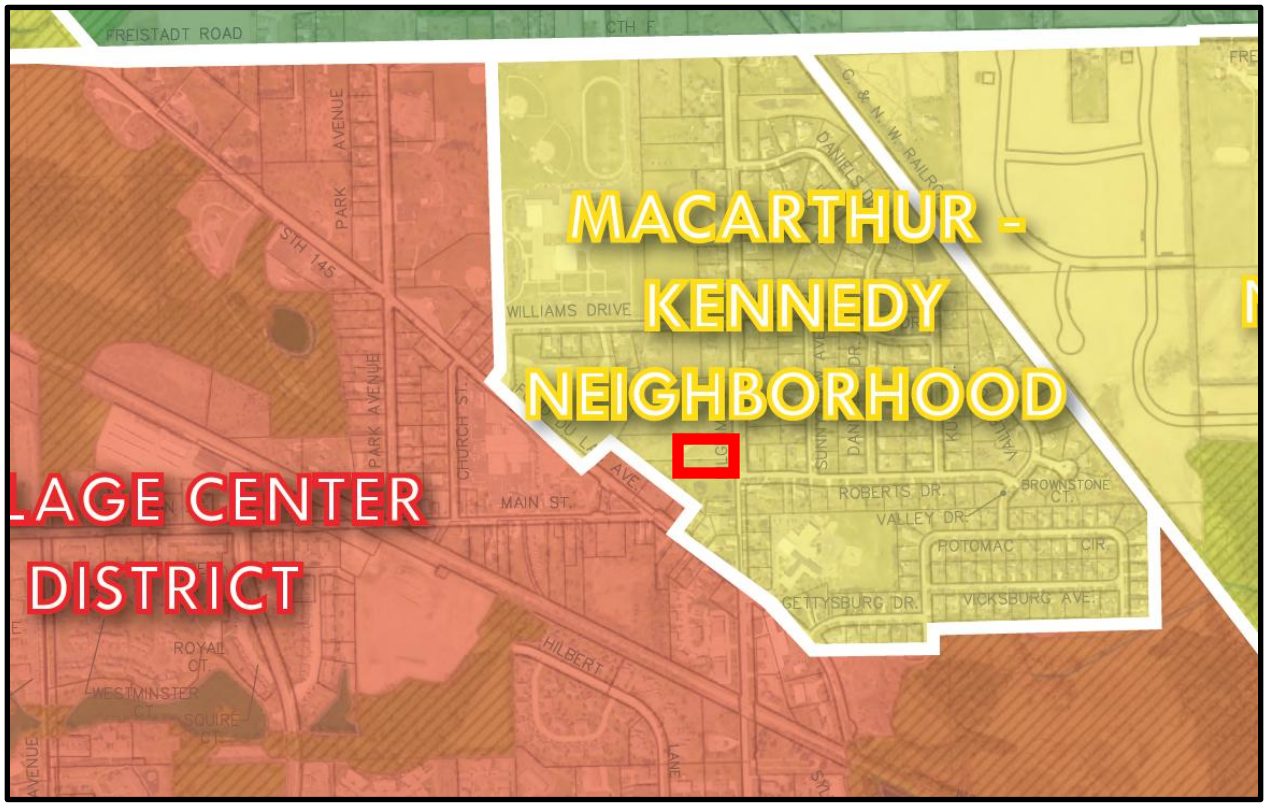
Rezoning to the Rd-2 District is generally consistent with the 2050 Land Use Plan designation for this property located in the "MacArthur-Kennedy Neighborhood". Existing single-family and two-family uses are acceptable uses.

Appraisal records confirm that the property has been used as a duplex for many years and is considered to be legally non-conforming with respect to the existing B-3: General Business Zoning District. While the use can continue under the current B-3 Zoning District, this property and those around it west of Pilgrim Road that are also located in the B-3 District should be zoned into a more appropriate residential district now that the 2050 Plan intends to preserve this area for residential uses as part of the MacArthur-Kennedy Neighborhood.

Village Engineer/Public Works Department
No comment.

VILLAGE STAFF RECOMMENDATION

APPROVE the request to rezone the .35-acre Brad & Brenda Kunz property from the B-3: General Business District to the Rd-2: One & Two-Family Zoning District.


FREISTADT ROAD
CTH F
PARK AVENUE
STH 145
MACARTHUR -
KENNEDY
NEIGHBORHOOD
WILLIAMS DRIVE
CHURCH ST
MAIN ST.
ROBERTS DR.
VALLEY DR.
BROWNSTONE CT.
ROTOMAC CIR.
GETTYSBURG DR.
VICKSBURG AVE.
HILBERT
LAGE CENTER
DISTRICT
ROYAL CT.
WESTMINSTER CT.
SQUIRE CT.

Village of
Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: 09.19.25 Received by: JY

pd chk # 3018

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 **APPLICANT OR AGENT**

SAME AS OWNER

Phone ( )

E-Mail

PROPERTY OWNER

Brad and Brenda Kunz
W156 N11559 Pilgrim Rd
Germantown, WI 53022

Phone (262) 853-1466

E-Mail bandbkunz@hotmail.com

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER**

W156 N11599 Pilgrim Rd
Germantown, WI 53022 | GTNV_221070

3 **REZONING REQUEST**

FROM: B3

TO: RD2

4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

See Attached survey Top description labeled

1

RECEIVED
SEP 19 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

5 PURPOSE OF REZONING REQUEST

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

We are currently zoned B_3. We have lived here for 25 years never using as B_3. We purchased the property as a duplex and continue to use as a duplex which should be zoned RD_2. We are strictly in a residental area and have only used as a residental purpose. We are requesting to be rezoned to RD_2 since the purpose is strictly residental use.

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100)

☒ Site Plan and elevations for new construction (can be conceptual)

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant Date

Owner 9/18/25 Date

9/18/25

NE 22-9-21

SURVEYING ASSOCIATES, INC.

MEMBER ACSM WSLS

2819 SOUTH 43rd STREET
MILWAUKEE, WISCONSIN 53219

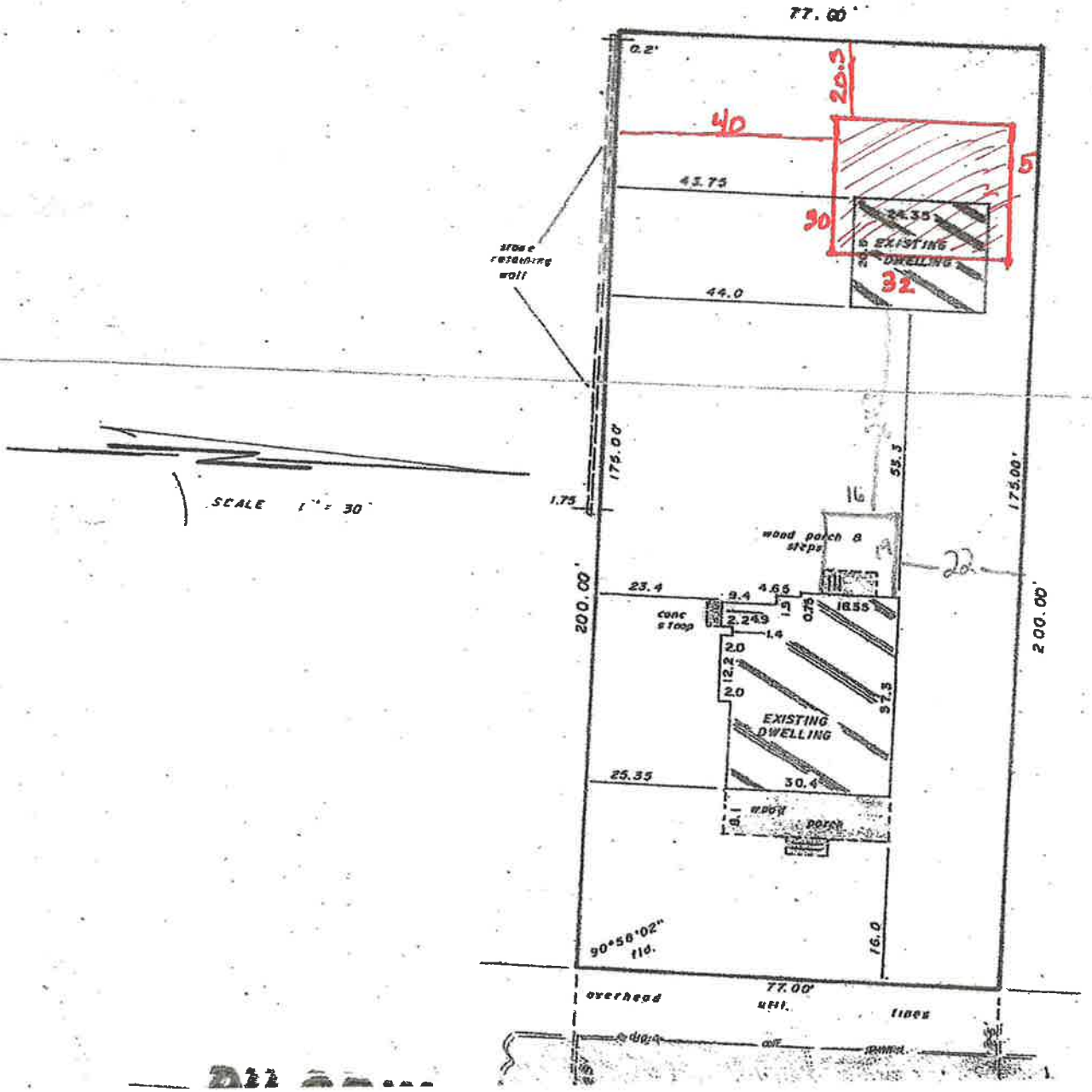
FREDERICK W. SHIBILSKI RLS
(414) 321-5851

4

PLAT OF SURVEY
-of-

That part of Out Lot 6, in ASSESSOR'S PLAT, Village of Germantown, Washington County, Wisconsin, in the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 20 East, described as follows, viz: Commencing at a point, 60 feet North of the east quarter post of said Section 22; thence North 17 feet; thence West, 200 feet; thence South, 17 feet; thence East, 200 feet to the place of beginning. ALSO: Out Lot 6A in ASSESSOR'S PLAT, Village of Germantown, Washington County, Wisconsin, in the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 9 North, Range 20 East.

Survey location: W156 N11599 Pilgrim Road
Buyer: Ronald Kadlubowski



Village of

Germantown

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

09/19/2025 11:04AM PRAVINA P
000978-0001
Payment effective date 09/19/2025

MISCELLANEOUS	
ZONING FEES (GENZON)	
2025 GENZON	
1 @ $1085.00	$1,085.00
	$1,085.00
Subtotal	**$1,085.00**
Total	**$1,085.00**
CHECK	$1,085.00
Check Number3018	
Change due	**$0.00**

Paid by: BRADLEY & BRENDA KUNZ

Thank you for your payment

Village of Germantown COPY
DUPLICATE RECEIPT

NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, November 10th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against the following application: REZONING the subject property described below from the B-3: General Business District to the Rd-2: One-Family and 2-Family Residential District pursuant to Section 17.21 of the Municipal Code.

Applicant: Bradley & Brenda Kunz, Property Owners
Property Address: W156N11599 Pilgrim Road (GTNV_221070)

Property Description:
THAT PART OF OUTLOT 6, IN ASSESSOR'S PLAT, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, DESCRIBED AS FOLLOWS, VIZ: COMMENCING AT A POINT, 60 FEET NORTH OF THE EAST QUARTER POST OF SAID SECTION 22; THENCE NORTH 17 FEET; THENCE WEST, 200 FEET; THENCE SOUTH, 17 FEET; THENCE EAST, 200 FEET TO THE PLACE OF BEGINNING. ALSO: OUT LOT 6A IN ASSESSOR'S PLAT, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, IN THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST.

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

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

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

Donna Ott, Village Clerk
Dated this 15th day of October 2025

To Be Published On: October 22nd and October 29th, 2025

SITE PLAN APPLICATION

11/10/25 Plan Commission Meeting

OneEnergy Development, LLC / Robert Overmier

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Possible reconsideration of the Plan Commission's action on October 13, 2025, to deny (and possible further action on) the Lime Kiln Solar Farm Site Plan application submitted by OneEnergy Development, LLC, agent for Robert Overmier, property owner, for the 54-acre Property located at N144W12531 Pioneer Road.

At the October 13, 2025, meeting, the Plan Commission acted to: (1) recommend that the Village Board DENY a conditional use permit (CUP) application for the Lime Kiln solar farm proposal; and (2) to DENY the site development plans for the same Lime Kiln solar farm proposal.

At their November 3, 2025 meeting, the Village Board took action to APPROVE a CUP for the Lime Kiln solar farm proposal with the conditions recommended by staff and the additional conditions added by the Plan Commission (prior to the PC action). The Board action was based in part on legal advice from the Village Attorney and attorney for OneEnergy that the Village lacked substantial evidence to deny the applications, a denial is outside the Village's limited authority given provisions in Wis. Stats., and that the Plan Commission's reasoning for their recommendation to deny was flawed and lacked substantial evidence (see October 30, 2025 letter from Atty David Shea, Michael Best & Friedrich). Further, the attorney's concluded that an action by the Village Board to deny the CUP and site plan application would likely result in a lawsuit being filed against the Village in Circuit Court.

For these reasons, the Village Attorney recommends that the Plan Commission reconsider their Oct 13 action to deny the site plan application, reconsider that application, and take the appropriate action.

A motion to reconsider by a member who voted for the denial would be appropriate. If the PC votes favorably to reconsider their action, then a new motion, discussion, and action would be appropriate.

CONDITIONAL USE PERMIT (CUP) & SITE PLAN APPLICATIONS

11/10/25 Plan Commission Meeting

OneEnergy Development, LLC / Robert Overmier

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

OneEnergy Development, LLC, Agent for Robert Overmier, Property Owner. Conditional Use Permit (CUP) and Site Plan applications for an approximate 35-acre Solar Energy Facility located at N144 W12531 Pioneer Road in the Rural Preservation District.

Location: N144 W12531 Pioneer Road

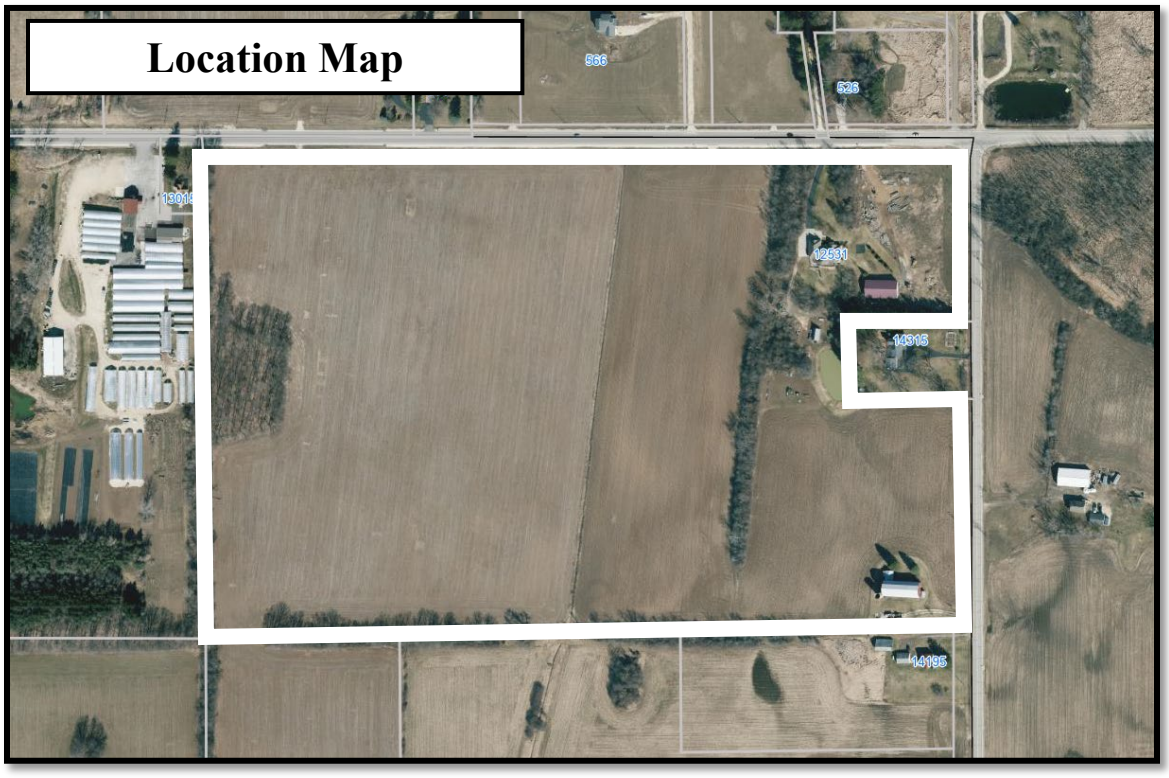
Applicant/ Owner:

OneEnergy Development, LLC
10 N Livingston Street, Suite 201
Madison, WI 53703

Robert Overmier
N144 W12531 Pioneer Road
Germantown, WI 53022

Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural/Residential (Town of Jackson)	N/A
South	Agricultural/Residential	A-1/A-2/Rs-1
East	Agricultural (City of Mequon)	N/A
West	Agricultural (Garden Center)/Residential	A-2/Rs-4



Background/Proposal

OneEnergy Development, LLC, agent for Robert Overmier, property owner, is seeking approval of a Conditional Use Permit (CUP) and site development plan to allow for an approximate 35-acre solar energy project. The site is zoned Agricultural (A-1) and is located at N144 W12531 Pioneer Road in the Rural Preservation District. As designated in the Comprehensive Plan institutional type uses are allowable in the Rural Preservation District, and the proposed use is a conditional use within the A-1 District requiring site plan review and approval.

As presented in the application, the proposed solar energy facility will consist of solar modules and associated collection equipment that delivers power to the electric grid serving local We Energies customers. The solar facility will have a capacity of six (6) megawatts (MW) capable of serving 1,400 average Wisconsin households. The on-site equipment will consist primarily of solar modules mounted on single-axis tracking racking. These panels generate direct current (DC) electricity. Approximately 24 inverters, situated throughout the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. Two (2) transformers increase the AC voltage produced by the inverters to the grid voltage of the existing 3-phase distribution line to which the project connects.

The facility will be an unmanned plant that will operate through local and remote control and monitoring. The solar photovoltaic (PV) system will be monitored remotely through the Utility Energy Management System and the integrated Data Acquisition System (DAS), which signals alerts for any irregular operating condition. Scheduled maintenance will occur occasionally to inspect all elements of the project to ensure optimal performance. After construction is complete (typically 4-6 months from start date and targeted for late 2026), there will be limited access to the site for periodic inspections, maintenance, and vegetation management. Per submittal documents, the following are additional details associated with the proposal:

- Hours of Operation: The solar facility will operate during daylight hours. This facility will not be continuously staffed and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel will access the site monthly for inspection or minor maintenance.
- Number of Employees: There will be no employees stationed at the facility. As noted in the previous bullet point, personnel will visit the site monthly for inspection and minor maintenance, as needed.
- Anticipated Customers: No customers will be served at the facility, and there will be no traffic associated with such customers. The renewable electricity generated from the facility will be used to serve the needs of local utility customers.
- Outside Storage: None proposed.
- Outdoor Activities: Inspection of the solar electric system and periodic maintenance as described above.
- Outdoor Lighting: No permanent outdoor lighting is proposed.
- Outside Loudspeakers: None.
- Proposed Signs: The site will only include necessary safety signage with contact information for the Project Operations team and an entrance sign.

- Trash Removal: There will not be trash generated at this site.

As it pertains to this proposal, the expected useful lifespan of the project is 30-50 years, meaning the project will be decommissioned and the site restored after there is no longer an economical reason for the solar facility to keep operating. Note that a Solar Generating Facility Decommissioning Plan was provided by the applicant and is attached. During the project's existence the property owner intends to continue farming the portion of land unaffiliated with the solar facility.

According to their website (link), *"OneEnergy is a Public Benefit Corporation with a mission to fight climate change by making clean energy the number one source of electricity for consumers and utilities."* The company has five (5) listed office locations with a regional office in Madison, WI. OneEnergy has a portfolio that includes implementation of solar energy projects across the country, including 55 projects in the Midwest and 39 of those being in Wisconsin. More information on the company and their profile statistics are included in the attachments section.

Conditional Use Permit (CUP)

This project includes a Conditional Use Permit (CUP) application. While the application details are described in greater detail on the following pages, please refer to the below that lists the specific CUP requested.

- Conditional Use in A-1 District
  - "Solar energy conversion system" consistent with and only to the extent allowed under Wis. Stat. § 66.0401

Site Plan

As indicated in the application and site plan, the proposed solar energy facility is approximately 35 acres in size and will contain the primary components of bifacial solar panels, inverters and transformers, access drive (16' width), perimeter 8' fencing, and vegetative screening. These components and additional details are spelled out further in this section.

Site & Land Use Summary

Total property acreage:	54.41
Solar facility acreage:	~35 (28.50 Fenced)
Access road acreage:	0.35
Module count:	13,200
Inverter count:	24
Solar Array Height:	~8' (Maximum Tilt Angle)

Landscape and Buffering

The applicant submitted a landscape plan that includes vegetative screening along the northern side of the solar facility. The screening is intended to provide a visual buffer from the public road (Pioneer Road) and nearby homes to the north. The vegetative screening will be comprised of a variety of native shrub species that will be installed and monitored to effectively grow/buffer the solar facility when looking from the north.
The properties to the west and south of the project, which contain a mixture of land uses

including a garden center, existing homestead, and agricultural activities, are mostly buffered by natural tree lines running between the properties. Finally, an 8' tall agricultural (i.e. deer-exclusion style) fence will enclose the site where the solar array panels are located.

Vegetation Installation and Stormwater Management

The project proposal includes the installation of native prairie plants on site. A vegetation plan was submitted specifying that the site will be managed for native pollinator habitat after the construction of the solar arrays. According to the submitted vegetation plan, there are several benefits of pollinator habitats with native plantings on solar sites, including but not limited to the following:

- Restores soil by preventing erosion.
- Improves soil structure and fertility.
- Increases carbon storage.
- Diversifies microbial communities.
- Increase value of soil for future agricultural production.

To implement the pollinator habitat, the plan lays out site preparation tasks, temporary/permanent seeding timing, management and monitoring guidelines, which includes invasive species management. While native prairie plants are known to prevent stormwater runoff and improve surrounding water quality, the applicant is required to supplement the submitted vegetation plan with a stormwater management plan. The applicant will be required to submit a stormwater management plan subject to review and approval by the Village Engineer prior to any construction activity or issuance of an Erosion Control Permit.

Access and Traffic Circulation

Access to the site will be provided through a private driveway entrance from Pioneer Road. The drive will extend several hundred feet straight south from Pioneer Road until its terminus in the center of the solar panel area. The drive is proposed at 16' in width and made of aggregate material. It will serve no use other than the solar facility.

Minimal traffic is anticipated in relation to the solar energy facility, as the applicant states the facility will not be continuously staffed and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel will access the site typically once per month for inspection or minor maintenance. There will be no employees stationed at the facility and no customers will be served at the facility. During construction, which is a 6-month period, there will be between 5-30 construction workers on site with 3-4 delivery trucks per day for materials. Parking for the construction staff has been included in the design of the laydown area within the site perimeter.

Utilities

As the purpose of this project is for the solar facility to produce and deliver power to the electric grid, there is a proposed point of connection with the electric grid at the site's entrance at Pioneer Road. Sanitary and water utilities are not needed/required to serve the proposed solar energy facility.

Signage

Signage proposed is limited to safety/wayfinding signage that includes contact information for the Project Operations team and an entrance sign.

Site Lighting & Glare Analysis

According to the application, no permanent outdoor lighting is proposed, and no lighting will be used on site during the construction process. The applicant submitted a Glare Analysis done by ForgeSolar with the application and is included per attachments.

Recap/Update* – *10/13/25 Plan Commission Meeting

This case was heard by the Plan Commission at its October 13 meeting. During the meeting there was an abundance of questions from the Plan Commission and the public, which the applicant responded to through their own presentation and Q&A. For a full summary of the discussion, please refer to the meeting minutes from the 10/13 meeting that are attached.

After the public comment period ended and further meeting discussion was had with the applicant, the Plan Commission voted on the Conditional Use Permit (CUP) and Site Plan applications submitted by the applicant. The vote resulted in a recommendation to DENY the CUP, which is forwarded to the Village Board for final action. The vote resulted in a DENIAL of the Site Plan application as well. Note that the Plan Commission's vote on the Site Plan is considered final action (subject to an appeal) and not forwarded to the Village Board for consideration. While the Village Board will only consider the CUP application at its meeting, the complete summary and supporting documentation covering both applications is included in the meeting packet for reference.

Staff Comments

Community Development: Planning and Zoning

The project site is in the "Rural Preservation District" under the Village's 2050 Comprehensive Plan and is zoned A-1 Agricultural. The Comprehensive Plan designation lists institutional type uses as allowable and the A-1 District is intended to provide for the continuation of general farming and related uses in those areas of the Village that are not committed to urban development. It is further the intent of the district to protect rural lands in the Village from urban development until their orderly transition into urban-oriented districts is required. The proposed use of a "solar energy conversion system" consistent with and only to the extent allowed under Wis. Stat. § 66.0401 is a conditional use within the A-1 District.

Wisconsin has enacted statutes that protect solar development and limit municipal oversight. Wisconsin Statute § 66.0401 explicitly limits the authority of municipalities to regulate solar energy systems. Under Wis. Stat. § 66.0401(1m), municipalities may not place any restriction on the installation or use of solar energy systems unless the restriction satisfies one of the following conditions:

- Serves to preserve or protect the public health or safety;
- Does not significantly increase system cost or decrease efficiency; or
- Allows for an alternative system of comparable costs and efficiency.

The above-mentioned statute is not superseded by municipal zoning powers. As proposed, however, the project complies with the A-1 District zoning standards. The solar array structures comply with setbacks and structure height, and the proposed agricultural fence complies with code where applicable. While there is no applicable lot coverage standard in the A-1 District, there is little change to the amount of impervious surface quantity through implementation of the project.

OneEnergy has committed through its lease agreement with the landowner to remove the system at the end of the project life, including provisions to ensure that there is adequate financial security set aside to perform such decommissioning. When the project is decommissioned, all infrastructure will be removed, and the site will be restored to predevelopment conditions for continued agricultural use with rested and restored soils. Please see attached Decommissioning Plan.

Additionally, the applicant submitted a Glare Analysis performed by ForgeSolar. According to the analysis there was no glare found for the photovoltaic (PV) solar arrays. The applicant has advised previously the solar panels track the sun, and any reflection would therefore be angled back at the sun and not at neighboring properties.

Community Development: Inspection Services
State agency (DSPS) approved plans and a $20,000 bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of Wisconsin and the Village of Germantown.

Public Works/Village Engineer
The Village Engineer has identified technical issues and plan revisions that need to be resolved or otherwise addressed by the applicant prior to commencing construction activities. The applicant will be required to submit a stormwater management plan subject to review and approval by the Village Engineer prior to any construction activity or issuance of an Erosion Control Permit. Staff is recommending a condition requiring all outstanding items and issues identified in the following review memo be resolved and reflected in additional information and/or revised plans submitted to staff for further review, comment, and approval prior to commencing any site construction:

- October 7, 2025 – Review Memo from Village Engineer

Village Forester
After review of the landscape screening and vegetation plan, the Village Forester had one comment for the applicant to address as follows: “Specify quantities and shrub species selection for the visual buffer with shrub planting/installation specifications.” The final landscape screening and vegetation plan is subject to acceptance/approval by the Village Forester prior to commencement of construction activities, which is reflected in the conditions.

Fire and Police Departments
The Fire Department is requiring a Knox Box at the main entrance gate to the solar facility. No comments were made by the Police Department.

VILLAGE STAFF RECOMMENDATIONS

APPROVE a Conditional Use Permit for an approximate 35-acre "solar energy conversion system" consistent with and only to the extent allowed under Wis. Stat. § 66.0401 located at N144 W12531 Pioneer Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting documents date stamped received July 17, 2025. Operations and site characteristics shall be limited to those specified in the CUP supporting documents and specified in Exhibit A of the CUP ordinance.
2. The owner/operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
6. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).
7. Applicant shall submit formal landscape plan that evaluates existing landscaping around the project area and provides for year-round screening around the entire solar farm. (ADDED BY PLAN COMMISSION)
8. Applicant shall be limited to spot spraying instead of widespread/broadcast spraying of herbicides to manage vegetation on site. (ADDED BY PLAN COMMISSION)

9. Applicant shall add the Village as an insured party on their Pollution Liability Insurance Policy. (ADDED BY PLAN COMMISSION)
10. The use of lithium batteries on site as part of the solar facility's operation shall be prohibited. (ADDED BY PLAN COMMISSION)

APPROVE the Site Plan application submitted by OneEnergy Development, LLC for an approximate 35-acre "solar energy conversion system" consistent with and only to the extent allowed under Wis. Stat. § 66.0401 for property located at N144 W12531 Pioneer Road, subject to the following conditions:

1. This approval is for the plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
    a. *Site Development Layout* (Sheet D-100) revised dated October 10, 2025.
    b. *Vegetative Screening and Management Plan* dated August 6, 2025.

   If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.
2. The Vegetative Screening and Management Plan shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
3. Approval of the Site Plan application is subject to approval/acceptance of the proposed private driveway access point to Pioneer Road by the Washington County Highway Department.
4. Per Fire Department, applicant shall install a Knox Box at the main entrance gate to the solar facility.
5. The technical issues and plan revisions identified in the October 7, 2025, memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities or issuance of an Erosion Control Permit.
6. Site operations are limited to the proposed activity by the applicant per the submitted/attached "Solar Generating Facility Operations Plan".
7. State agency (DSPS) approved plans and a $20,000 bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
8. Applicant shall install the 8' agricultural/wildlife perimeter fence with openings at the bottom (i.e. at-grade) to allow greater wildlife movement.
9. The maximum tilt angle height of the solar array panels (i.e. structures) shall be approximately 8' from established grade.
10. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations and requires a permit if/when allowed.
11. Applicant shall provide a commitment to the Village including provisions to ensure that there is adequate financial security set aside to perform the specified decommissioning of the project and any restoration needed to be

performed to the shared access drive after construction of the project or its decommissioning. Said commitment shall be reviewed and approved/accepted by the Village Attorney.

12. Applicant shall submit formal landscape plan that evaluates existing landscaping around the project area and provides for year-round screening around the entire solar farm. (ADDED BY PLAN COMMISSION)
13. Applicant shall be limited to spot spraying instead of widespread/broadcast spraying of herbicides to manage vegetation on site. (ADDED BY PLAN COMMISSION)
14. Applicant shall add the Village as an insured party on their Pollution Liability Insurance Policy. (ADDED BY PLAN COMMISSION)
15. The use of lithium batteries on site as part of the solar facility's operation shall be prohibited. (ADDED BY PLAN COMMISSION)

Michael Best & Friedrich LLP
Attorneys at Law
David N. Shea
T 608.416.1689
E dnshea@michaelbest.com

October 30, 2025

VIA EMAIL

Village of Germantown Village Board
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Conditional Use Permit for Lime Kiln Solar Project

Dear Village Board Members,

I represent OneEnergy Development, LLC ("OneEnergy") in connection with the proposed Lime Kiln Solar Project ("Project"), including its pending application for a Conditional Use Permit ("CUP") for the Project. OneEnergy understands that on October 13, 2025, the Plan Commission recommended denial of the CUP. For the reasons outlined below, we respectfully urge the Village Board to reject that recommendation and grant the CUP.

1. Legal Obligation to Grant the CUP

Under Wisconsin law, "If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city **shall** grant the conditional use permit." Wis. Stat. § 62.23(7)(de)(2)(a) (emphasis added). This statute applies to Villages through Wis. Stat. § 61.35. OneEnergy has met or agreed to meet all requirements and conditions set forth in the Village ordinance. OneEnergy has also agreed to the Village's proposed CUP conditions. In addition to the six conditions proposed in its CUP application, OneEnergy has agreed to comply with the four additional conditions recommended by the Plan Commission. OneEnergy has also demonstrated its ability to meet these conditions. With respect to "Amendment #1" proposed by the Plan Commission, OneEnergy requests only that this condition be worded to reflect the reality that natural vegetative and topographical barriers exist on all but the north-facing portion of the Project, which faces Pioneer Road. Because OneEnergy has met and will meet all applicable requirements and conditions, the Village Board is legally obligated to grant the CUP.

2. Compliance with Village Ordinance

Section 17.42 of the Village Zoning Code authorizes the issuance of a CUP when the proposed use aligns with the purpose and intent of the zoning chapter and is not hazardous, harmful, offensive, or otherwise adverse to the environment, neighborhood, or community. OneEnergy provided a detailed CUP application touching on all relevant aspects of the Project, gave a presentation to the Plan Commission describing the Project's features and benefits, and answered questions from commissioners about the Project. OneEnergy has provided substantial evidence demonstrating that the Project is safe, clean, and economically beneficial, with no negative impact on the environment or surrounding property values.

3. Lack of Substantial Evidence for Denial

Wisconsin law requires "substantial evidence" to support denial of a CUP—defined as facts and information, **other than merely personal preferences or speculation**, directly related to the applicable requirements and conditions, and which reasonable persons would accept in support of a conclusion. Wis. Stat. § 62.23(7)(de)(1)(b).The record contains no such evidence. To the contrary, Village Staff, who provided technical analysis of OneEnergy's proposed site plan and technical documents, found the CUP requirements met and recommended that the CUP be approved. There simply is no factual basis to conclude the Project does not meet the required statutory and ordinance criteria for CUP approval. Speculation from Project opponents and personal animus against solar energy is not evidence, let alone substantial evidence sufficient to deny a CUP application.

4. Denial is Outside the Village's Limited Authority to Restrict Solar

A village can only restrict a solar energy system if the restriction falls within one of three categories specifically enumerated by statute. *See* Wis. Stat. § 66.0401(1m)(a-c). There is no substantial evidence that precluding the Project by denying the CUP would serve to preserve or protect the public health or safety. *See* Wis. Stat. § 66.0401(1m)(a). The Plan Commission did not attempt to provide any such evidence when recommending denial. The Village Board's denial of the CUP application would significantly decrease the Project's efficiency because OneEnergy would not be allowed to construct it. *See* Wis. Stat. § 66.0401(1m)(b). The Village Board's denial of the CUP application would not allow for an alternative system of comparable cost and efficiency to the Project because OneEnergy would not have authority to construct any type of solar project at the proposed site. *See* Wis. Stat. § 66.0401(1m)(c).

Under Wis. Stat. § 66.0401, the Village Board can properly impose reasonable restrictions on the Project through CUP conditions. OneEnergy is amenable to Project conditions and has already agreed to ten of them. But outright denial of the Project's CUP is outside the limited discretion afforded to the Village Board by state statute.

5. Flawed Reasoning by the Plan Commission

The Plan Commission's recommendation to deny the CUP is fundamentally flawed and should be disregarded. The Commission expressly acknowledged that it lacked any substantial evidence to support denial. Instead, several commissioners openly admitted that their decision was based on personal opposition to the Project and frustration with state law limiting local discretion. One commissioner stated, acknowledging the lack of any legitimate basis for denial, "We're just kicking the can upward," while another said, "I don't like being pushed around," referring to the state's statutory framework that limits a Village's discretion to deny CUP applications.

This reasoning is not only legally insufficient—it is explicitly contrary to Wisconsin law. At bottom, the Commission's discussion reflects a general intent to restrict solar energy

development – they did not discuss whether and how CUP requirements were or were not met. Further, the Commission did not identify any specific, evidence-based human health, safety or environmental concerns that would justify denial of a CUP as a round-about path to restrict solar development under Wis. Stat. § 66.0401(1m)(a). Instead, the record reflects a desire to resist state mandates and a general dislike of solar and the Project's perceived impact on rural character—none of which constitute valid grounds for denial of the CUP.

Moreover, and crucial to this Board's determination, the Commission acknowledged that the applicant had agreed to all proposed conditions and had provided a detailed decommissioning plan, vegetation management plan, and safety protocols. These acknowledgements compel approval. Despite this, the Commission recommended denial of the CUP, knowing a denial would likely be overturned, and even discussed strategies to make such projects "more difficult" to approve in the future.

The Village Board should not endorse this legally unsupported and procedurally improper approach. The CUP should be granted in accordance with state law and the Village's own duly enacted ordinances.

Thank you for your consideration, and we look forward to speaking with you further on November 3.

Sincerely,

MICHAEL BEST & FRIEDRICH LLP

David N. Shea

cc: Donna Ott, Brian Sajdak

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid [signature] Date 7/16/25

Chk#6616

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

OneEnergy Development, LLC

Phone (262) 395 - 7172

Fax ( )

E-Mail peter@oneenergyrenewables.com

PROPERTY OWNER

Robert Overmier

Phone (414) 531 - 2598

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

OneEnergy Development, LLC

3 **PROPERTY ADDRESS**

To be assigned. Approximately 43.277345, -88.068404

CURRENT Address: N144W12531 Pioneer Rd

TAX KEY NUMBER

~~011991 and 011992,~~ which are now combined GTN-011987

4 **DESCRIPTION OF EXISTING OPERATION**

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Undeveloped/vacant property used for agricultural row cropping.

5 **DESCRIPTION OF PROPOSED OPERATION**

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

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

Proposed 6 MW ground-mounted solar facility that would occupy about 35 acres of the larger 57 acre parcel owned by Robert Overmeir. Solar panels will be mounted on racking and driven steel I-beams, enclosed with an 8' tall woven wire/deer exclusion fence. A 16' gravel access drive will allow for access to the site from Pioneer Rd. Electrical equipment would consist of inverters, transformers, and a remote monitoring system. The project will connect to the existing We Energies 3-phase distribution lines.

RECEIVED
JUL 17 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

The East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, Township 9 North, Range 20 East, EXCEPTING THEREFROM the following described property: That part of the East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, in Township 9 North, of Range 20 East, in the Town of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at a point in the East line of said quarter section 475 feet south of the northeast corner thereof; thence West on a line at right angles to the east line of said quarter section, 326.7 feet to a point; thence south on a line parallel to the east line of said quarter section, 200 feet to a point; thence east on a line at right angles to the east line of said quarter section 326.7 feet to a point in the east line of said quarter Section; thence North along the east line of said quarter section, 200 feet to the place of beginning. Please see attached Survey Map in Exhibit F

7 SUPPORTING DOCUMENTATION:

- [X] Site Plan and elevations for new construction (can be conceptual)
- [X] Photos of existing use and/or proposed use operating elsewhere
- [X] Conditional Use Permit / Project Narrative
- [X] Operations plan, decommissioning plan, vegetation management plan

8 READ AND INITIAL THE FOLLOWING:

PM I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

PM I will notify the Village if <u>any</u> aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

PM I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — 7/14/2025 Date

Owner — 07/14/2025 Date

SCANNED

Village of Germantown ...Willkommen

Fee must accompany application
- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☒ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID XR DATE 8/7/25 w/C.C

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

OneEnergy Development, LLC

Phone (262) 395 7172

E-Mail peter@oneenergyrenewables.com

PROPERTY OWNER

Robert Overmier

Phone (414) 531 2598

E-Mail

2 **PROPERTY ADDRESS**

To be assigned. Approximately 43.277345, -88.068404 GTN_011987

Current address: N144W12531 Pioneer Rd.

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

North TO Jackson Residential (Kloehn Ohm, Guidinger, Shumway, Bourbonais)	South A-1 Overmier, A-2 Gallun, RS-1 Gallun	East RS-3 Sprangers, Ozaukee Agricultural	West RS-4 Sadowski, A-2 Groth

4 **READ AND INITIAL THE FOLLOWING:**

PM I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

PM I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

PM I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 **SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 8/6/2025 Date

Owner (Aug 7, 2025 12:49:22 CDT) 08/07/2025 Date

RECEIVED AUG – 7 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

LIME KILN SOLAR
Project Overview

OneEnergy Renewables is in the process of developing a 6-Megawatt solar project in the Village of Germantown, Wisconsin. The project is located south of Pioneer Road and will lease about 35 acres of the 57-acre property (please see site plan on reverse).

Lime Kiln Solar has a useful life of 30-50 years and will provide clean, locally produced energy for nearby We Energies customers years to come. At the height of construction, roughly 30 local union workers will be employed on this project.

OneEnergy will develop, design, engineer, and construct Lime Kiln Solar. Based in Madison, our Midwest office has developed 55 solar projects over the last 6 years, including 39 in Wisconsin.

SYSTEM STATISTICS

6 Megawatts
~35 acres
~12,000,000 kWh per year

MAIN SYSTEM COMPONENTS

- Single-axis tracker (tracks the sun from east to west throughout the day)
- Bifacial solar panels
- Inverters
- Transformers

12,000,000 kWh of electricity per year, equivalent to…

1,400
AVERAGE WISCONSIN HOUSEHOLDS

9,241
TONS OF CO_2 AVOIDED, LIKE TAKING 1,600+ CARS OFF THE ROAD*

9,787
ACRES OF U.S. FOREST CARBON SEQUESTRATION*

*Source: EPA Greenhouse Gas Equivalencies Calculator

Sustainable Design and Construction

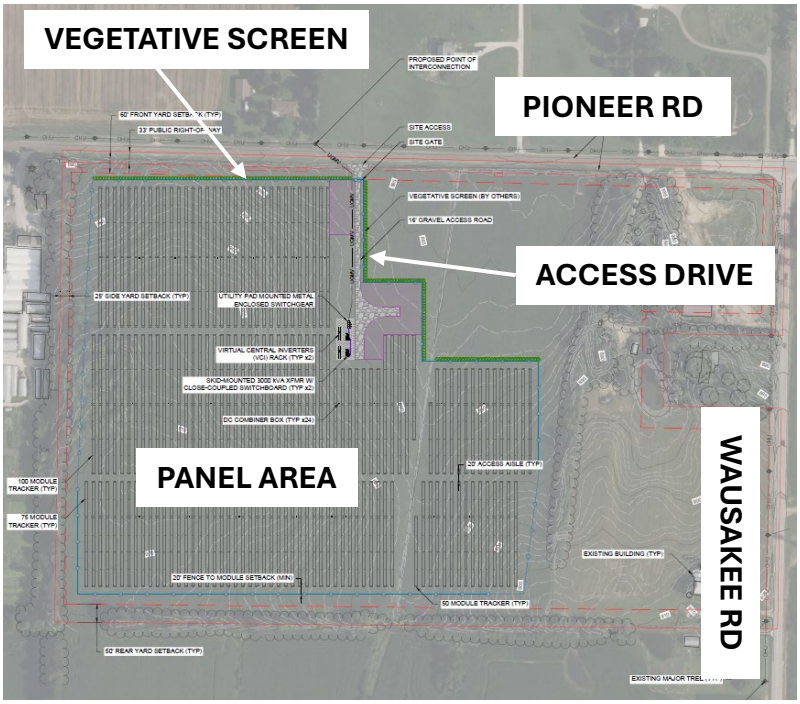
Our approach to solar development, engineering, and construction is low-impact and dual-use.

The area beneath and around the panels will be planted to a low-growing perennial pollinator mix. This increases water infiltration, improves runoff and erosion control, and enhances soil fertility over the lifetime of the project.

The project area will be fenced within an 8’ tall deer-exclusion style fence, similar to what one might find around an orchard. The area surrounding the project will continue to be farmed.

When the project is decommissioned, all infrastructure will be removed, and the site restored to pre-development conditions for continued agricultural use with rested and restored soils.

PROPOSED LIME KILN SOLAR PROJECT SITE PLAN



Contact

PETER MURPHY
PROJECT MANAGER

(262) 395-7172 |C

peter@oneenergyrenewables.com

10 N. Livingston St, Suite 201
Madison, WI 53703

Conditional Use Permit Application Addendum – Village of Germantown, WI

Lime Kiln Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St., Suite 201
Madison, WI 53703

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E. Wetland and Drainage Facilities 7
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Exhibits

Exhibit A – Site Plan

Exhibit B – Operations Plan

Exhibit C – Vegetation Management Plan

Exhibit D – Project Profile

Exhibit E – Decommissioning Plan

Exhibit F – Survey Map

Exhibit G – Glare Analysis

Exhibit H – Conditional Use Standards, A-1 Zoning District

Exhibit I – List of Properties within 300 feet

Exhibit J – Property Legal Description

Background

The Lime Kiln Solar Project (the "Project") is a proposed 6 Megawatt solar generation facility. OneEnergy Development, LLC ("OneEnergy" or "the Applicant") will develop, engineer, and construct the Project.

The Applicant will complete all environmental studies and surveys required to construct the Project, including the following: wetland delineation, Phase I Environmental Site Assessment, soil analysis, Wisconsin State Historical Preservation Office, and endangered resources review. The Project is not expected to impact natural resources.

The Applicant intends to start construction on the Project in the spring of 2026, pending receipt of all required permits and approvals and availability of key equipment for the project. Construction of the project is expected to take approximately 4-6 months. If construction starts in spring of 2026, the Project is expected to be completed by the end of 2026. If construction is delayed due to key equipment availability or other issues until spring of 2027, the project is expected to be constructed and operational by the end of 2027. Once complete, the Project will generate local power for local customers within We Energies' service territory.

Strobus Solar Project in Black River Falls, WI

A. General Land Use Description

Location

The Project is located on approximately 35 acres of vacant land in the Village of Germantown known as parcels GTNV_011987 to the south of Pioneer Road and west of Wasaukee Road. The land is part of a larger 57-acre parcel owned by Robert Overmier.

Zoning

The proposed Project is situated on land that is zoned A-1 Agricultural Preservation District. Adjacent parcels are farmsteads and residential homes zoned A-1, A-2, RS-4, RS-3 and RS-1.

Setbacks

OneEnergy commits to following all applicable Setbacks (please see Village of Germantown Ordinance 17.12(5) and 24.04)

(a) Front Setback. 60 feet, minimum.
(b) Side Yards. 25 feet, minimum, except that bee hives and buildings used for keeping livestock and poultry, and all new buildings constructed after the effective date of this Code shall have yards of not less than 50 feet.
(c) Rear Yard. 50 feet, minimum.
Setback from navigable waterway located to the north: 75'

Description of Equipment

Racking and Panels

The racking for the proposed project consists of driven steel I-Beams that are embedded approximately 10’ into the ground, and extend approximately 5’ above ground. A torque tube connects to the top of the I-Beams, and the panels are mounted to the top of the torque tube. All components of the racking system are made of steel.

Below is a depiction of the horizontal profile view of the panels and racking, which will run in rows from north to south throughout the site and will track the sun from east to west throughout the day. At their maximum angle in morning and evening, the panels are 50 degrees from horizontal facing either east (morning) or west (evening). At mid-day, the panels are flat. At their maximum tilt angle in morning and evening, the tallest part of the panel is ~8’ above ground level.

Figure 1 – Example of Horizontal Profile View panels and racking

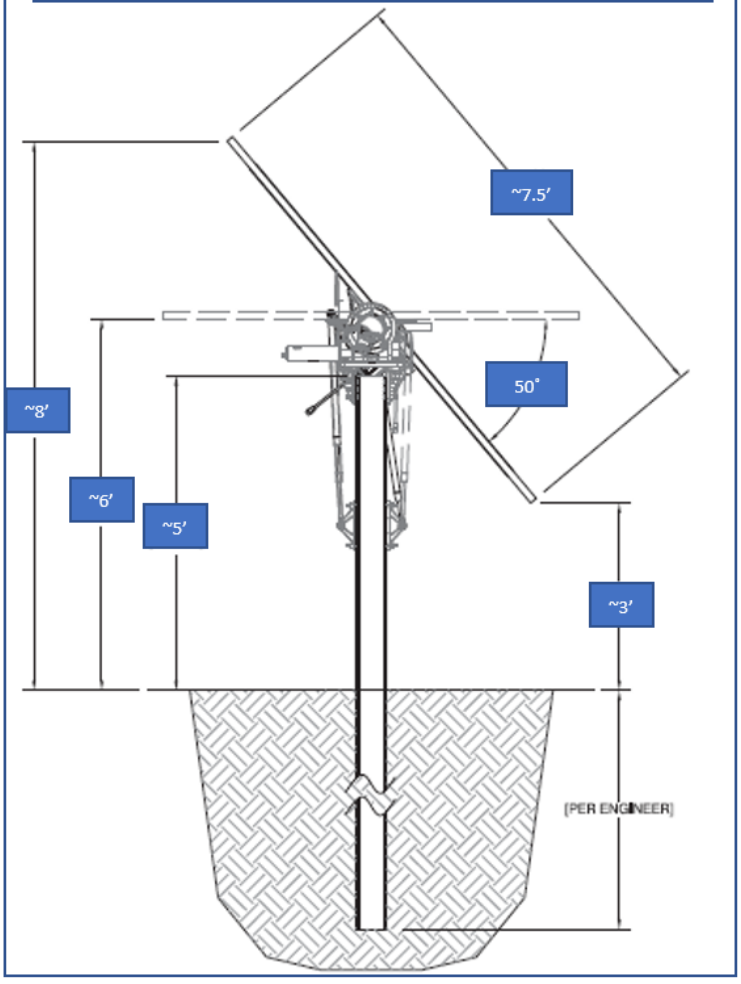


Image 2 - Strobus Solar Project in Merrillan, WI

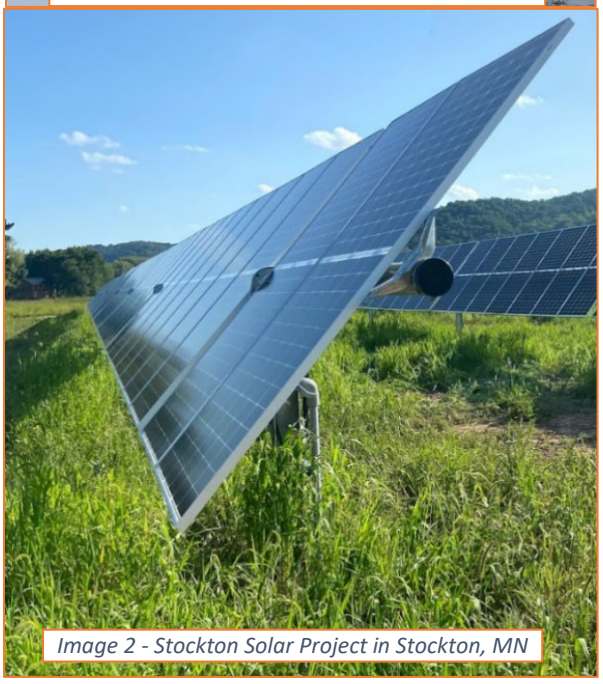


Image 2 - Stockton Solar Project in Stockton, MN

Solar Panels

Crystalline silicon solar PV panels, which represent ~95% of the installed solar panels in the US, consist primarily of tempered glass, silicon wafers, anodized aluminum, and wiring, all of which can recovered and recycled at the end of their useful life. PV panels are extremely durable and built for long service life, as indicated by their 30-year warranty.

Inverters, Transformer, Electrical Rack

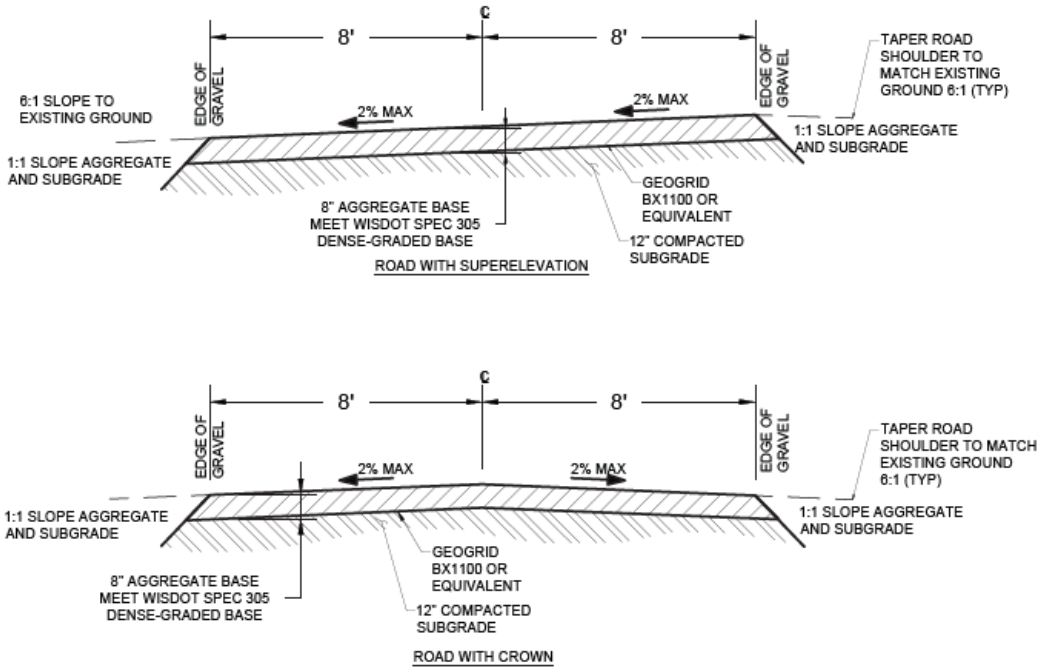
The inverters, electrical panels and transformers will be located in the middle of the project as depicted in the site plan. Most equipment (inverters, electrical panel, etc.) will be mounted on driven pilings similar to the pilings that support the solar panels and racking with a maximum height of 8 feet. The transformers and disconnects will be mounted on a steel skid. These pieces of electrical equipment look similar to what you would see at a large load service like a grocery store.

Image 3 – Inverter at Hodag Solar Project in Rhinelander, WI

Access Drive

The access drive is proposed to be 16’ wide and will come off of Pioneer Road. The access drive will be installed below depending on the slope. The access drive is installed at-grade to minimize changes to existing drainage patterns.

Figure 2 – Example of Access Drive Design Detail



Fence

A fence will surround the solar project and will be an 8’ tall agricultural-style fixed knot wildlife exclusion fence similar to what you might see around an orchard. The fence will have either wood or steel posts.

Image 4 – Fence at Rushford Village Solar Project in Rushford Village, MN

Image 5 – Fence at Blue Prairie Solar Project in Black River Falls, WI

B. Scale Map of the Project Site

Please see **Exhibit A - Proposed Site Plan** for dimensions and location of proposed facilities. OneEnergy designs our projects using highly efficient bifacial solar panels and single-axis tracking racking. Using this equipment, a 6 Megawatt solar system can be located on approximately 40 acres of relatively flat topography and, most importantly, consistent elevations in the north-south direction.

The proposed project is expected to produce enough electricity for approximately 1,400 average Wisconsin residences, or almost 17% of the electricity needs of the Village of Germantown's approximately 8,280 households.

C. Landscaping

Image 6 - Stockton Solar Project in Stockton, MN

The Project will be developed in a manner that complements the agricultural setting by using an agricultural-style fence, either a pasture for grazing sheep or a pollinator seed mix to attract bees and birds. Topsoil integrity will be preserved throughout construction by pre-seeding a cover crop prior to construction to minimize erosion and compaction, as well as by minimizing grading within the site. The permanent seeding will take place after construction is complete, and will conform with Wisconsin DNR recommendations for solar projects. The final landscape plan will be developed in partnership with the Wisconsin DNR and in compliance with all applicable stormwater requirements. By planting dense perennial vegetation beneath and around the solar panels, the project provides ecosystem services associated with pollinator benefits, soil building, increased water infiltration and reduced stormwater runoff compared to regularly tilled farmland. Please see **Exhibit C –Vegetation Management Plan**.

D. Wetland and Drainage Facilities

The project is designed to minimize soil disturbance and drainage alterations as much as possible. OneEnergy anticipates limited ground disturbance for the installation of the solar array and will ensure all grading is done in compliance with recommended best practices for stormwater and sediment erosion control. Because the project will occupy more than one acre, OneEnergy will be required to comply with the Wisconsin Department of Natural Resources NPDES Construction General Permit, which has the following requirements:

- Implement Best Management Practices to control sedimentation during construction, i.e. silt fencing, fiber logs, temporary stabilization, etc.
- Submittal of a Water Resource Application for Project Permits (WRAPP)
- Develop a Stormwater Management Plan approved by the Wisconsin DNR prior to commencement of construction

Sedimentation will be controlled from leaving the project area after construction by changing the land use of the project area from cultivated agricultural land to nearly 100% vegetated ground cover. The pollinator meadow growing beneath and around the solar panels acts as a vegetative buffer that covers ~95% of the site. Runoff from the access roads and gravel pads will travel through the vegetative cover prior to leaving the project area. Water that runs off panels into the proposed dense pollinator planting below will act as a natural vegetative buffer which will increase infiltration and act as erosion control to help the site meet required standards.

OneEnergy solicited records from the landowner on any known drain tile on the property, reviewed aerial photographs available on Google Earth, and studied the Project Area for evidence of drain tile. Based on all available information, there is not expected to be drain tile within the project area

E. Construction Schedule

OneEnergy's goal is to finalize engineering in the winter of 2025-2026, to enable purchasing of long-lead equipment in early 2025 and construction during the months of May to November 2026. If construction is delayed due to key equipment availability or other issues until spring of 2026, the project is expected to be constructed and operational by the end of 2026.

A project of this size typically takes 4-6 months to construct. The Project is intended to start construction in the summer of 2026 and be complete by the end of 2026. A tentative construction schedule is as follows:

Civil Work and Fencing Install	5/1/2026	5/31/2026
Pile Installation	6/1/2026	7/1/2026
Racking and Module Installation	7/1/2026	9/1/2026
Wiring and Transformer Installation	9/1/2026	10/15/2026
Pollinator Seeding and Revegetation	10/15/2026	11/1/2026
Target In-service Date	11/1/2026	

F. Operations & Vehicular Traffic Description

During operation, the Facility will be an unmanned plant that will operate through local and remote control/monitoring. Please see **Exhibit B –Operations Plan**. During construction, we anticipate that there will be between 5 and 30 construction workers on-site for the 6-month period (May-November) during which the bulk of construction will take place. No lighting will be used on site during construction or operations of the project. Adequate provision for parking of such construction staff has been included in the design of the laydown area within the site perimeter. Additionally, deliveries will be expected during business hours. It is not expected that more than 3-4 delivery trucks will arrive at the site per day during construction. Following construction, traffic will be very limited. We typically expect approximately one pickup truck to visit the site per month during the operational period for routine site maintenance and mowing.

G. Decommissioning and Removal

OneEnergy has committed through its lease agreement with the landowner to remove the system at the end of the project life, including provisions to ensure that there is adequate financial security set aside to perform such decommissioning. When the Project is decommissioned, all infrastructure will be removed, and the site will be restored to predevelopment conditions for continued agricultural use with rested and restored soils. Please see **Exhibit E – Decommissioning Plan.**

H. About OneEnergy

OneEnergy is a developer of community-scale solar projects in Wisconsin, focusing on projects that interconnect with the distribution grid and serve local loads. Our team, based in Madison, consists of developers, engineers, construction managers, legal, finance, and accounting professionals. Over the last 6 years, we have completed 55 projects in the Midwest, 39 of which are in Wisconsin, including:

- A series of four 7.5 Megawatt projects for WE Energies located in Kenosha, Washington, Walworth and Shawano Counties in 2023.
- A portfolio of 10 projects for rural electric cooperatives in Western Wisconsin in 2023.
- A series of 5-6 Megawatt projects for WE Energies and Wisconsin Public Service located in Langlade, Fond du Lac, Racine, and Walworth Counties in 2024.

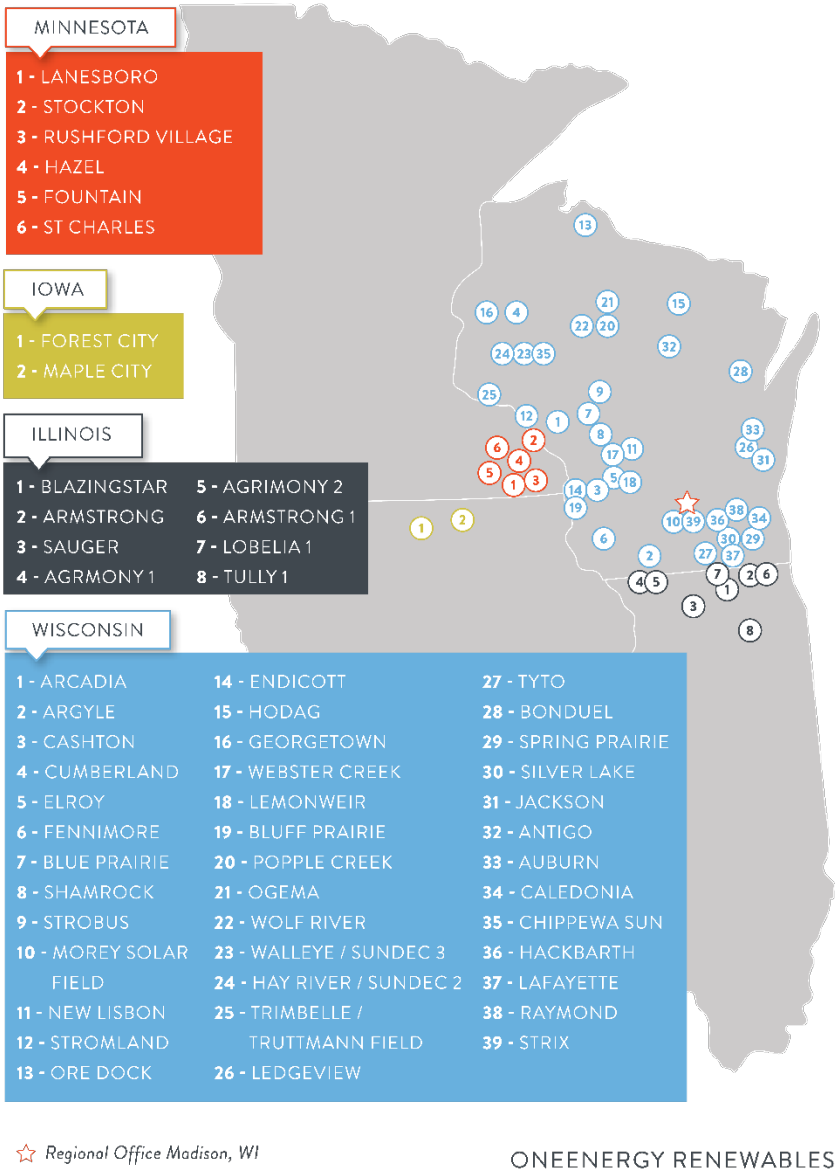


Figure 3 – OneEnergy Midwest Solar Projects

Exhibit H – Conditional Use Standards
A-1 Farmland Preservation Zoning District
Village of Germantown, Wisconsin

Lime Kiln Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

Lime Kiln Solar Project Conditional Use Standards
Zoning District A-1, Farmland Preservation

The use of the property for the project is consistent with uses allowed by the Farmland Preservation Statute, Wis. Stat. §91.46(1)(f). The term "Utility Use" has been further defined by the Department of Agriculture, Trade and Consumer Protection (DATCP), with respect to farmland preservation, and "includes facilities for the generation of electricity from sunlight,…" See Wis. Admin. Code Department of Agriculture, Trade and Consumer Protection §ATCP 49.01(19).

In addition, the Village of Germantown Zoning Ordinance lists "wind energy conversion systems and solar energy conversion systems consistent with and only to the extent allowed under Wis. Stat. §66.0401" as approved conditional uses in the A-1, Farmland Preservation Zoning Districts (Sec. 17.12(2)(jj)).

Thus, the proposed solar project meets the definition of allowed "Utility Use" in farmland preservation districts per DATCP statute §91.46(1)(f) and is consistent with the Village of Germantown Zoning Ordinance Sec. 17.12(2)(jj) as a conditional use in the A-1 Farmland Preservation District, as further supported below and by the Department of Agriculture, Trade and Consumer Protection's promulgated rules.

A. **The use and its locations in the farmland preservation zoning district are consistent with the purposes of the farmland preservation zoning district.**

In addition to the Department of Agriculture, Trade and Consumer Protection rules described above that allow solar generation as a conditional use, the Project is consistent with the purpose of the farmland preservation zoning district for the following reasons:

- The areas outside the fence will continue to be farmed.
- Either a pollinator pasture mix for grazing sheep or a pollinator prairie mix will be planted to establish habitat for bees and other pollinators, consistent with the intended use of agricultural land around the project.
- The Project does not involve any buildings or structures, will operate quietly and with no permanent on-site staff, and will not change the traffic patterns, development, or uses of adjacent properties.
- The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life – the solar project is a temporary and reversible land use. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses.

B. **The use and its location in the farmland preservation zoning district are reasonable and appropriate, considering alternative locations, or are specifically approved under state or federal law.**

Solar, or Utility Use, is an approved Conditional Use in the Farmland Preservation District. The site's proximity to existing electrical distribution makes this "utility use" of the property economically feasible, as well as minimizes the environmental impact associated with interconnection of the project.

C. **The use is reasonably designed to minimize the conversion of land, at and around the site of the use, from agricultural use or open space use.**

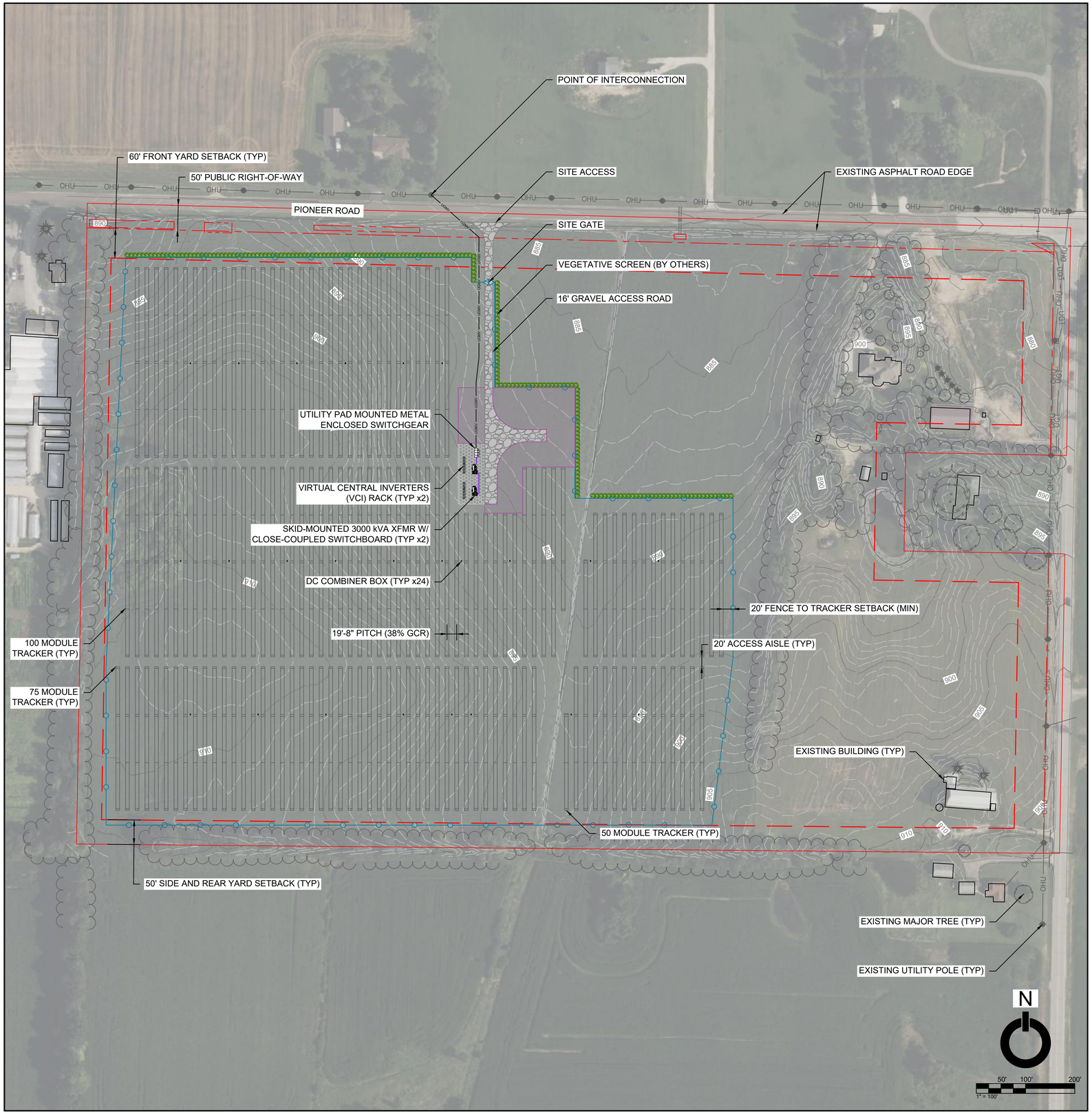
Solar projects generally do not trigger additional growth and will not contribute to the conversation of land around them. Instead, the Project will enable preservation of the area and its continued and future use for agriculture. The Project preserves the agricultural potential of the land, maintains rural character and open space of the area, and minimizes conflicts with other nearby agricultural uses.

D. **The use does not substantially impair or limit the current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.**

The Project will not limit or impact adjacent uses, including agricultural uses. In fact, the remaining property is planned to be farmed right up to the fence line. The Project area can be returned to agricultural production upon decommissioning of the project once it has reached the end of its useful life – the solar project is a temporary and reversible land use.

E. **Construction damage to land remaining in agricultural use is minimized and repaired, to the extent feasible.**

The Project is designed to minimize any disturbance to agricultural land. The Project will be submitted, reviewed, and approved by the Wisconsin Department of Natural Resources for a Construction Site Storm Water Runoff Permit prior to commencement of construction, meaning the post-construction hydrology of the site must be the same or improved from the current condition. The Project uses a driven piling racking system which, when decommissioned, is easily removed from the site. In addition, all topsoil will remain on-site and the site plan is designed to minimize grading required. At the end of the Project's useful life, all components are removed and the land returned to substantially the same condition as it was previously.



LIME KILN SOLAR

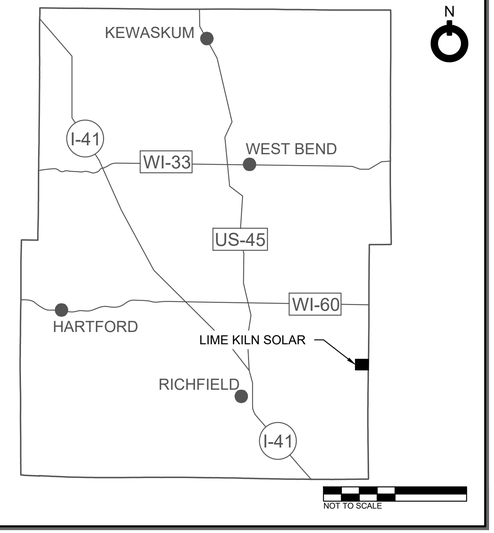
WASHINGTON COUNTY, WISCONSIN

SOLAR PV PROJECT
6.000 MVA

LEGEND

- PARCEL BOUNDARY
- ZONING SETBACK
- EASEMENT
- RIGHT-OF-WAY
- NEIGHBORING PARCEL
- TREE LINE (E)
- FENCE (E)
- PERIMETER FENCE (P)
- GRAVEL ACCESS ROAD
- LAYDOWN AREA
- UGMV — UG MV (P)
- UGMV — UG MV (P, UTIL)
- OHU — OH ELECTRICAL (E)
- UGT — UG TELEPHONE (E)

WASHINGTON COUNTY MAP



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 6.000 MVA SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN A SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY.

SITE DETAILS:

PARCEL ID	GTNV_011987
OWNER:	ROBERT AND TERRI OVERMIER
ACREAGE:	57.00
EXISTING ZONE:	A-1 AGRICULTURAL

LAND USE SUMMARY:

TOTAL PARCEL AREA (ACRES):	57.00
TOTAL LEASED AREA (ACRES):	TBD
TOTAL FENCED AREA (ACRES):	28.50
GRAVEL ACCESS ROAD (ACRES):	0.35
LAYDOWN AREA (ACRES):	0.77

DESIGN SUMMARY:

MODULE POWER:	590 W
MODULE COUNT:	13200
ARRAY DC VOLTAGE:	1500 VDC
INVERTER SIZE:	250 kVA
INVERTER COUNT:	24
DC SIZE:	7.788 MWDC
AC SIZE:	6.000 MVA
DC/AC RATIO:	1.298
GROUND COVERAGE RATIO:	38.0%
ASCE 7-16 GSL:	30 PSF
ASCE 7-16 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM ALTA DATA
- PARCEL DATA TAKEN FROM ALTA DATA
- WETLAND BOUNDARIES SOURCED FROM FIELD DELINEATION
- FEMA FLOOD HAZARD ZONE FROM GIS DATA

OneEnergy RENEWABLES
10 N Livingston St, Suite 201
Madison, WI 53703
oneenergyrenewables.com
206 922 7072

WRITTEN DIMENSIONS ON THIS PLAN SHALL SUPERCEDE SCALED DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. THIS DRAWING, DESIGN, CONCEPT AND ARRANGEMENT REMAIN THE PROPERTY OF ONEENERGY RENEWABLES AND SHALL NOT BE COPIED, DISCLOSED OR REPRODUCED WITHOUT CONSENT.

PRELIMINARY

NOT FOR CONSTRUCTION

REVISION LOG

REV	DESCRIPTION	DATE	BY	CK'D	SME
A	5% SUBMITTAL	10.10.2025	JAL	AC	

LIME KILN SOLAR
LIME KILN SOLAR WI, LLC
43.277345°, -88.068404°
WASHINGTON COUNTY, WISCONSIN

SHEET TITLE: DEVELOPMENT LAYOUT

SHEET NO: D-100

Exhibit B – Operations Plan

Lime Kiln Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

Lime Kiln Solar Project

Solar Generating Facility Operations Plan

Type of Activity Proposed: OneEnergy Development, LLC is proposing to build a solar generation project (the "Facility" or "Project") located on approximately 35 acres, consisting of solar modules and associated collection equipment that delivers power to the electric grid. The Facility will have a maximum capacity of 6 MW AC. The on-site equipment at the Facility will consist primarily of solar modules mounted on single-axis tracking racking. These panels generate direct current (DC) electricity. Approximately 24 inverters, situated throughout the array area, convert the DC electricity to alternating current (AC) electricity to allow it to be delivered to the existing electric distribution system. Two transformers increase the AC voltage produced by the inverters to the grid voltage of the existing three-phase distribution line to which the Project connects.

The Facility will be an unmanned plant that will operate through local and remote control and monitoring. The PV system will be monitored remotely through the Utility Energy Management System and the integrated Data Acquisition System (DAS), which signals alerts for any irregular operating condition. Scheduled maintenance will occur once annually to inspect all elements of the project to ensure optimal performance. After construction is complete, there will be limited access to the site for periodic inspections (monthly), maintenance and vegetation management.

The Facility will provide solar electricity to serve the needs of local utility customers.

1. **Hours of Operation**: The solar facility will operate during daylight hours. This Facility will not be continuously staffed and will not be open to the public. It is anticipated that once construction is complete, operations and maintenance personnel (one or two people) will access the site once or twice per month for inspection or minor maintenance.
2. **Number of Employees**: There will be no employees stationed at the Facility. As noted in Item No. 1 above, one or two people will visit the site a once or twice each month for inspection and minor maintenance, as needed.
3. **Anticipated Customers**: No customers will be served at the Facility, and there will be no traffic associated with such customers. The renewable electricity generated from the Facility will be used to serve the needs of local utility customers.
4. **Outside Storage**: None proposed.
5. **Outdoor Activities**: Inspection of the solar electric system and periodic maintenance as described above.
6. **Outdoor Lighting**: No permanent outdoor lighting is proposed.
7. **Outside Loudspeakers**: None.
8. **Proposed Signs**: The site will only include necessary safety signage with contact information for the Project Operations team and an entrance sign.
9. **Trash Removal:** There will not be trash generated at this site.

Lime Kiln Solar

Exhibit C

Vegetation Installation and Management Plan

Date: 8/6/2025
Site Location: 43.277345, -88.068404

ONEENERGY RENEWABLES • 2003 WESTERN AVE • STE 225 • SEATTLE, WA 98121
WWW.ONEENERGYRENEWABLES.COM

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3 Site Preparation and Temporary Seeding 3

4 Permanent Seeding 4

5 Vegetative Screening 5

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1 Site Overview

Lime Kiln Solar is a 6 MWac solar generation facility that will be developed, engineered, and constructed by OneEnergy Development, LLC. The Project is located directly south of Pioneer Road and just to the southwest of the intersection of Pioneer and Wausakee in the Village of Germantown in Washington County, Wisconsin.

The 35-acre project site is currently used for agricultural production and was most recently planted in corn and soybeans. The predominant soils on site are well drained Ritchey silt loam, and Theresa silt loam. Max Extent Wetland indicator Soils, mapped wetlands or mapped FEMA Floodplains were not identified within the Project area.

Following the construction of the solar facility, the site will be planted with a mix of native prairie species that will provide habitat for pollinators and other wildlife.

2 Benefits of Pollinator-Friendly Solar

There are many benefits to installing native prairie plant communities on solar sites. Pollinator friendly solar sequesters carbon into the soil through plants, while carbon emissions are simultaneously reduced by using renewable solar energy. Planting native prairie species restores soil by reducing erosion, improving soil structure, increasing carbon storage, diversifying microbial communities, and increasing soil fertility. In addition to supporting native wildlife, these improvements to the soil will increase the value of the soil for future agricultural production once the solar panels are removed. Agricultural benefits are not limited to future land use. Supporting native pollinator populations can increase yields of nearby pollinator-dependent crops such as soybeans, apples, and many vegetables.

The aesthetic benefits of pollinator habitat provide additional services to the local community for those who appreciate observing the wildflowers, birds, butterflies, and other species that are drawn to the solar site. Native prairie plants reduce stormwater runoff and improve surrounding water quality, which is an important consideration following the construction of solar projects. While the initial costs and amount of planning needed for installing and managing native pollinator habitat may be greater than turfgrass, the benefits outweigh the costs. Following the first five years of management, as the hardier native plant communities become established, reduced maintenance needs are anticipated for the remainder of the time the solar array is in operation.

3 Site Preparation and Temporary Seeding

The Project site will be in agricultural crop production until the fall prior to construction. After row crops are harvested, a cover crop of winter wheat will be seeded at a rate of 131 lbs per acre as recommended by the WDNR Technical Standard (1059) and the WisDOT seeding specification (630).

There will be some areas of disturbance in the Project area due to grading. Soil will not be removed from the site and will be stockpiled until it is replaced following disturbance. During construction, a cover crop of oats will be seeded at a rate of 131 lbs/acre where grading has occurred. At a minimum, erosion control measures will include 2803 lf of silt fence, 1677 lf of sediment control logs, and 1500 sy of erosion control blanket. Oats will also be seeded in any areas disturbed by construction activities. The site will be mowed regularly during construction to control noxious and invasive species.

After construction, discing and deep ripping may be used to decompact the soil depending on the level of compaction. The soil surface will be smoothed using a spike tooth harrow or similar implement. Soil compaction will be tested across the site using a soil penetrometer, and any soil with a penetration resistance above 250 psi at a minimum of 12 inches below the soil surface will be decompacted until the penetration resistance is 250 psi or less.

Any invasive species observed on site will be treated with herbicide prior to seeding. The herbicide will be selected and applied by an Environmental Specialist. Herbicides may be used to treat additional noxious or invasive species identified on site prior to seeding. Following herbicide treatment, a waiting period may be necessary before disturbing the soil or seeding.

The Environmental Specialist overseeing site preparation activities and selecting and applying herbicide treatments for noxious and invasive species suppression will have comprehensive knowledge and experience selecting and applying herbicides for restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the Environmental Specialist will have a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration and vegetation assessments.

4 Permanent Seeding

Permanent seeding with a native prairie mix will occur in the fall after construction has been completed. Seeding will take place from October 15th until the soil freezes. If seeding is delayed due to construction or weather conditions, permanent seeding will take place the following spring from April to May.

A nurse crop of winter wheat will be added to the native seed mix to reduce weed growth and erosion until the native species are established. If seeding is delayed until the following spring, a nurse crop of oats will be used instead of winter wheat. Drill seeding is the preferred method of seeding the native prairie mix. Seed may be broadcast spread if drill seeding equipment is unavailable at the time of planting. A cultipacker would be used to improve seed to soil contact following broadcast seeding.

The permanent/upland seed mix used will be a diverse mix of around thirty native plant species designed by the Environmental Specialist to suit site-specific soil and microclimate conditions and to provide forage and habitat for pollinators. All species reach maximum heights of approximately thirty inches to prevent vegetation from shading panels at maximum tilt. The seed mix includes flowering species with a wide range of bloom times to cover each season pollinators are active. Additionally, a lowland seed mix for hydric soils will be used where any intermittent streams or wetlands are located. The upland and lowland seed mixes can be found in Appendix B.

Changes to plant species and their proportions in the mix may be necessary depending on seed availability at the time of planting, but the diversity of species and quality of the mix will be maintained. Seed will be sourced within 175 miles of the project location if available. The project owner will review and approve all final seed mixes. Seeding records that include spatial locations of seeding, seed mixes, seed tags or packing slips, seeding rate, seeding method, and date installed will be kept.

5 Vegetative Screening

A vegetative screen comprised of native shrubs will be planted along the northern sides of the project panel (see Appendix A). Shrubs will be planted at approximately 2 ft tall or in a 2-gallon container size.

Native shrub species may include Allegheny serviceberry (*Amelanchier laevis*), pagoda dogwood (*Cornus alternifolia*), red osier dogwood (*Cornus sericea*), highbush cranberry (*Viburnum trilobum*), and ninebark (*Physocarpus opulifolius*). Final shrub species and their quantities will depend on local nursery availability.

Shrubs will be mulched and watered immediately following installation. Vegetation around the shrubs will be mowed at least three times during the first year of vegetation establishment and vegetation growing through mulch will be removed at the time of mowing. Shrubs will be watered a minimum of two times during the first growing season or as needed based on weather conditions.

6 Vegetation Monitoring

The following objectives will be achieved through vegetation monitoring:

1. Document the presence of targeted native species.
2. Document the presence of noxious and invasive species.
3. Provide recommendations for appropriate corrective actions to promote and maintain the planned vegetative cover and limit noxious and invasive species.

Vegetation monitoring data will be collected through a timed meander survey or equivalent surveying method. Observations will be recorded and visually depicted on a site map using a GIS field application during the vegetation monitoring site visit. Observations will include the presence of any noxious or invasive species, native species, and estimated percentage of vegetation cover of each. Erosion or other issues observed on site will be recorded. Reference maps will be produced from this collected data and will be used to make management recommendations and evaluate progress toward establishing the target plant community.

Records in the GIS field application will be shared between vegetation management crews and project managers. Recommended vegetation management actions based on these observations will be communicated with the project owner within one week of a vegetation monitoring visit, and an estimated date for corrective management actions will be provided.

7 Vegetation Management

The Environmental Specialist overseeing vegetation management will have comprehensive knowledge and experience restricting invasive species and managing vegetation to encourage native plant communities. Additionally, the Environmental Specialist will have a degree in biology, botany, natural areas management, or a related field, detailed knowledge of Wisconsin flora, excellent vegetation identification skills, and experience in ecological restoration that includes overseeing and conducting native prairie restoration. The Environmental Specialist may direct employees or subcontractors that do not meet the qualifications of the Environmental Specialist to complete vegetation management activities selected and supervised by the Environmental Specialist.

Vegetation will be managed to achieve the following objectives:

1. Establish native vegetation cover as prescribed in the selected pollinator seed mixes.
2. Maintain complete vegetation cover while limiting weed and invasive species to less than 5% cover.
3. Encourage the growth of flowering species to provide continuous forage and habitat for pollinators.

Vegetation management objectives will be measured using the following performance standards:

1. Stabilized soils will have no significant erosion, and, if any erosion does occur, corrective action will be taken and include reseeding of repaired areas with the planned vegetation.
2. Noxious and invasive weed species will have a maximum coverage of 5% of the project area.

3. The following milestones for minimum coverage of planted perennial species will be achieved:
    a. A minimum of 20% cover of planted perennial species by the end of the first growing season following seeding.
    b. A minimum of 40% cover of planted perennial species by the end of the second growing season.
    c. A minimum of 70% cover of planted perennial species by the end of the third growing season.

During the first year of establishment, vegetation will be mowed 2 to 3 times to a height of 8 inches. After the first year of establishment, vegetation will be mowed to a height of 10 to 12 inches. During the second year of establishment, vegetation will be mowed twice. During the third year of management, vegetation will be mowed once or twice. There will be a dormant mow during the fourth year of establishment. Following this establishment period, if there is a minimum of 70% cover of planted perennial species and less than 5% cover of noxious and invasive species, the site will be mowed as needed for noxious and invasive species control and to intermittently remove excess biomass. In addition to mowing the entire Project area, spot-treatment of invasive species with targeted mowing and herbicide treatment will be completed as needed, depending on observations made during vegetation monitoring visits.

A comprehensive Vegetation Management Report (VMR) will be prepared at the end of each calendar year and will summarize vegetation observations and management actions. The VMR will also contain recommendations for the following year's vegetation management actions and a plan for carrying out those recommendations.

7.1 Noxious and Invasive Species Management

Plant species will be suppressed if they are likely to either outcompete the native species planted or grow to a height that would potentially shade the solar panels. Noting noxious and invasive species through well-timed site inspections and proactively controlling these species during the establishment phase is critical for the long-term success of native vegetation establishment. Plant species will be considered invasive if they are listed in Wis. Admin. Code NR 40, which prohibits the possession, transportation, or introduction of certain invasive species in Wisconsin without a permit.

Control of noxious and invasive species may include spot-spraying, spot-mowing, hand weeding, wicking, or other methods selected by the environmental specialist and depending on the target species and time of year. Vegetation monitoring data will be used to schedule mowing before the predominant noxious or invasive species develop seeds.

If necessary, the following herbicides may be used for spot-treatment: glyphosate, triclopyr, clopyralid, or aminopyralid. Glyphosate is a non-selective systemic herbicide used to treat

broadleaf weeds, grasses, and woody plants, and triclopyr is a selective systemic herbicide used to control woody and herbaceous broadleaf species. Clopyralid and aminopyralid are selective herbicides used to target broadleaf weeds, especially clover and thistle. Herbicide contact with native species will be limited and herbicides will not be used when wind speeds exceed 10 mph to prevent drift.

Other herbicides may be utilized based on the target species observed and identified for management. Environmental specialists will identify actual herbicide prescriptions based on observations during site inspections. The site will be inspected before each vegetation management visit to plan appropriate management actions.

8 Vegetation Monitoring and Management Timeline

Year 0		
Seedbed Preparation	Deep ripping and discing will be used to decompact soils following construction. Herbicide will be applied as needed to remove invasive species prior to seeding.	Aug-Oct
Seeding	The pollinator seed mix will be seeded along with a cover crop of winter wheat. *Seeding may be delayed until the following spring from Apr to May.*	Oct 15th until the ground freezes
Year 1		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
1st Herbicide treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Late May to early Jun
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Mid-Jun
2nd Herbicide treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
2nd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jul
3rd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late July
3rd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Aug-Sep
3rd Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable

Year 2		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jun
1st Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Mid-Jun
2nd Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	Jul-Aug
2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
Year 3		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
1st Herbicide Treatment	Spot treatment of noxious and invasive species as needed. Herbicide treatment may be concurrent with mowing visit.	Variable
1st Mow	Complete site mow to control noxious and invasive species and encourage growth of native plant community.	May
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Mid-Jun
2nd Herbicide Treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Mow	Complete or targeted site mow, as needed, to control noxious and invasive species and encourage growth of native plant community.	Jul-Aug
Year 4		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Late Apr to early May
Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation, and observations will be recorded in the GIS field application.	Mid-Jun

Mow	Complete or targeted site mow, as needed, to control noxious and invasive species and encourage growth of native plant community.	Variable
Years 5-25		
1st Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation; observations will be recorded in the GIS field application.	Late Apr to early May
Herbicide treatment	Spot treatment of noxious and invasive species as needed.	Variable
2nd Vegetation Inspection	Timed meander survey or equivalent surveying method to monitor vegetation; observations will be recorded in the GIS field application.	Mid-Jun
Optional Dormant Mow	Mow every two to three years to remove thatch.	Oct-Nov

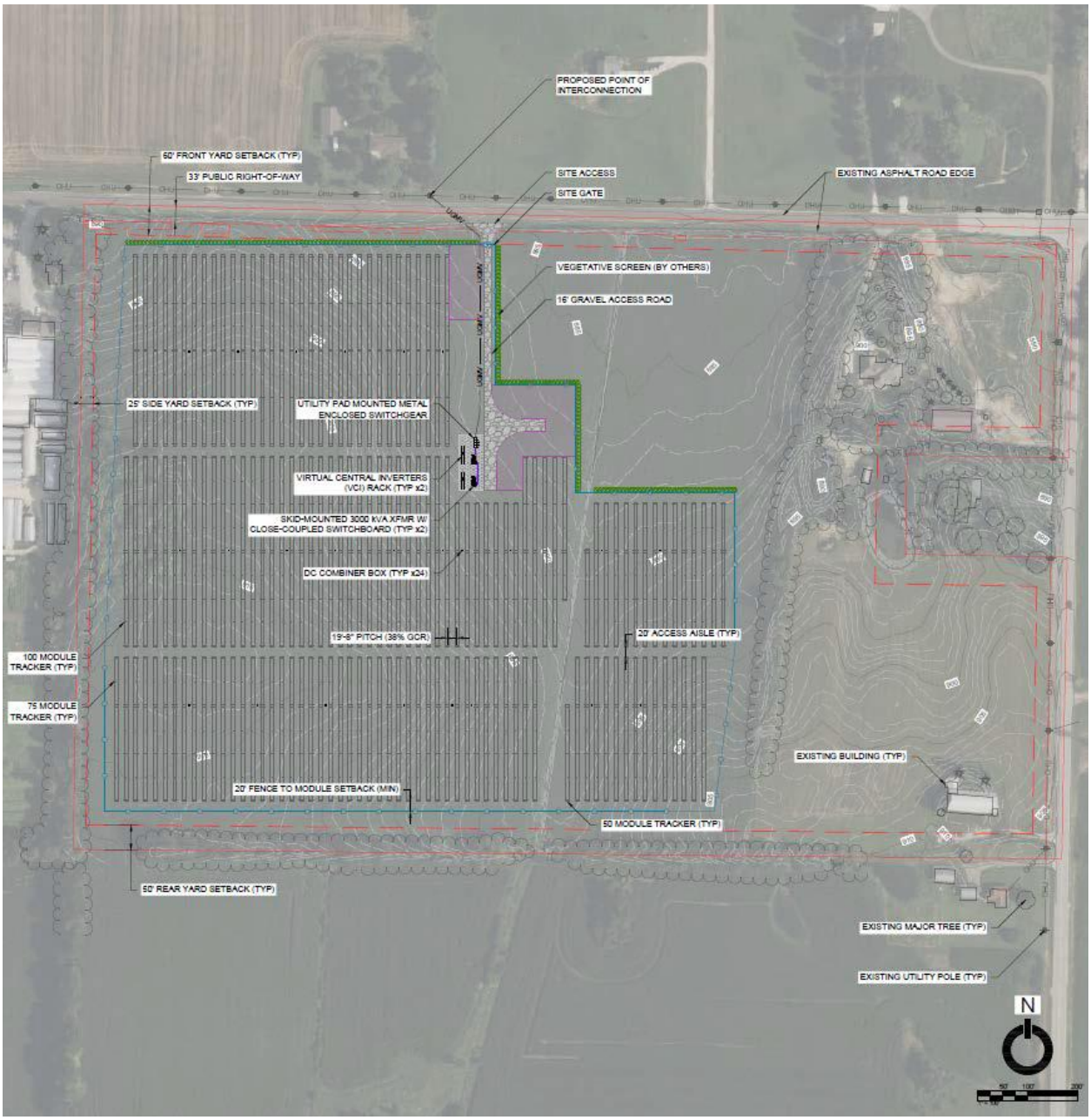
9 References

Siegner, K., Wentzell, S., Urrutia, M., Mann, W., & Kennan, H. (2019) Maximizing land use benefits from utility scale solar: A cost benefit analysis of pollinator-friendly solar in Minnesota. *Yale Center for Business and the Environment*. https://cbey.yale.edu/research/maximizing-land-use-benefits-from-utility-scale-solar.

Walston, L. et al. (2018) Examining the potential for agricultural benefits from pollinator habitat at solar facilities in the United States. *Environmental Science & Technology 52* (13), 7566-7576. https://doi.org/10.1021/acs.est.8b00020.

Walston, L. et al. (2020) Modeling the ecosystem services of native vegetation management practices at solar energy facilities in Midwestern United States. *Ecosystem Services* (47), 101227. https://doi.org/10.1016/j.ecoser.2020.101227

10 Appendix A – Project Layout



11 Appendix B – Pollinator Seed Mixes

Percentage of mix is the based on seed weight.

Upland Mix

Common Name	Scientific Name	% of Mix	Seeds/ft^2
Grasses			
Sideoats Grama	*Bouteloua curtipendula*	27.27%	6.61
Blue Grama	*Bouteloua gracilis*	7.27%	11.75
Plains Oval Sedge	*Carex brevior*	2.55%	2.98
June Grass	*Koeleria macrantha*	1.82%	14.69
Little Bluestem	*Schizachyrium scoparium*	33.45%	20.28
Prairie Dropseed	*Sporobolus heterolepis*	0.36%	0.24
Forbs			
Common Yarrow	*Achillea millefolium*	0.36%	2.62
Anise Hyssop	*Agastache foeniculum*	0.09%	0.33
Prairie Onion	*Allium stellatum*	0.73%	0.32
Lead Plant	*Amorpha canescens*	1.36%	0.88
Wild Columbine	*Aquilegia canadensis*	0.18%	0.28
Common Milkweed	*Asclepias syriaca*	0.36%	0.06
Butterfly Milkweed	*Asclepias tuberosa*	0.91%	0.16
Whorled Milkweed	*Asclepias verticillata*	0.10%	0.20
Sky Blue Aster	*Symphyotrichum oolentangiense*	0.18%	0.59
Upland White Goldenrod	*Solidago ptarmicoides*	0.73%	1.88
Partridge Pea	*Chamaecrista fasciculata*	2.73%	0.30
Lanceleaf Coreopsis	*Coreopsis lanceolata*	1.09%	0.88
White Prairie Clover	*Dalea candida*	4.55%	3.49
Purple Prairie Clover	*Dalea purpurea*	5.82%	4.23
Rough Blazing Star	*Liatris aspera*	0.27%	0.18
Spotted Bee Balm	*Monarda punctata*	0.18%	0.66
Large-flowered Beardtongue	*Penstemon grandiflorus*	0.73%	0.41
Prairie Wild Rose	*Rosa arkansana*	0.09%	0.01
Black-eyed Susan	*Rudbeckia hirta*	2.09%	7.77
Gray Goldenrod	*Solidago nemoralis*	0.09%	1.10
Ohio Spiderwort	*Tradescantia ohiensis*	0.45%	0.15
Hoary Vervain	*Verbena stricta*	1.73%	1.95
Heartleaf Alexanders	*Zizia aptera*	0.36%	0.18
Golden Alexanders	*Zizia aurea*	2.18%	0.97

Seeding Rate: 85.9 seeds/ ft^2

Exhibit G – Glare Analysis

Lime Kiln Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

FORGESOLAR GLARE ANALYSIS

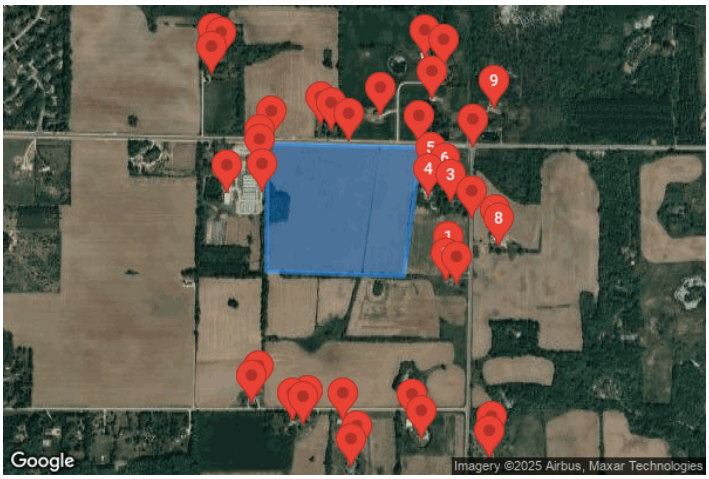
Project: **Lime Kiln Solar**

Lime Kiln Solar will include approximately 40 acres of agricultural land in the city of Germantown, WI. Some light grading and clearing may take place but there will be little change to the quantity of impervious surface. It is expected that the project will generate 6MW of power.

Site configuration: **Untitled**

Created 03 Mar, 2025
Updated 03 Mar, 2025
Time-step 1 minute
Timezone offset UTC-6
Minimum sun altitude 0.0 deg
DNI peaks at 1,000.0 W/m^2
Category 1 MW to 5 MW
Site ID 142900.24171

Ocular transmission coefficient 0.5
Pupil diameter 0.002 m
Eye focal length 0.017 m
Sun subtended angle 9.3 mrad
PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,700,000.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array 1
Description: 6MW
Axis tracking: Single-axis rotation
Backtracking: Shade-slope
Tracking axis orientation: 180.0°
Max tracking angle: 52.0°
Resting angle: 52.0°
Ground Coverage Ratio: 0.5
Rated power: 6000.0 kW
Panel material: Light textured glass with AR coating
Reflectivity: Vary with sun
Slope error: correlate with material

Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	43.278976	-88.070858	889.36	7.00	896.36
2	43.275571	-88.070901	912.10	7.00	919.10
3	43.275446	-88.065858	907.50	7.00	914.50
4	43.278867	-88.065236	884.19	7.00	891.19

Discrete Observation Point Receptors

Name	ID	Latitude (°)	Longitude (°)	Elevation (ft)	Height (ft)
OP 1	1	43.275743	-88.064206	912.15	5.50
OP 2	2	43.275297	-88.064303	909.87	5.50
OP 3	3	43.277391	-88.064153	900.22	17.50
OP 4	4	43.277539	-88.064936	895.98	5.50
OP 5	5	43.278117	-88.064861	900.08	17.50
OP 6	6	43.277828	-88.064335	892.92	5.50
OP 7	7	43.276453	-88.062511	899.38	5.50
OP 8	8	43.276227	-88.062382	901.36	17.50
OP 9	9	43.279882	-88.062543	878.63	5.50
OP 10	10	43.280148	-88.064818	887.17	5.50
OP 11	11	43.280999	-88.064378	893.00	17.50
OP 12	12	43.281232	-88.065086	884.58	5.50
OP 13	13	43.279716	-88.066717	878.73	17.50
OP 14	14	43.279304	-88.068521	892.34	17.50
OP 15	15	43.279452	-88.068907	890.25	5.50
OP 16	16	43.281281	-88.072823	879.36	5.50
OP 17	17	43.280805	-88.072888	885.17	17.50
OP 18	18	43.278586	-88.071107	894.46	5.50
OP 19	19	43.278321	-88.071139	900.22	5.50
OP 20	20	43.277665	-88.071045	905.63	5.50
OP 21	21	43.277643	-88.072311	899.12	5.50
OP 22	22	43.272289	-88.071150	913.13	5.50
OP 23	23	43.271476	-88.069550	914.74	17.50
OP 24	24	43.271589	-88.069915	915.93	17.50
OP 25	25	43.271585	-88.068091	919.03	5.50
OP 26	26	43.270355	-88.067759	905.93	17.50
OP 27	27	43.270703	-88.067565	906.65	5.50
OP 28	28	43.271557	-88.065559	923.59	5.50
OP 29	29	43.271127	-88.065189	920.84	17.50
OP 30	30	43.270950	-88.062649	917.12	5.50
OP 31	31	43.270582	-88.062724	920.78	17.50
OP 32	32	43.276958	-88.063380	895.93	10.00
OP 33	33	43.278864	-88.063337	875.92	10.00
OP 34	34	43.278958	-88.065289	883.53	10.00
OP 35	35	43.279020	-88.067864	884.32	10.00
OP 36	36	43.279067	-88.070697	888.14	10.00
OP 37	37	43.271633	-88.069376	916.26	5.50
OP 38	38	43.272063	-88.071419	914.38	17.50
OP 39	39	43.281171	-88.072551	875.38	17.50
OP 40	40	43.275198	-88.063906	909.26	17.50

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt	Orient	Annual Green Glare		Annual Yellow Glare		Energy
	°	°	min	hr	min	hr	kWh
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	17,700,000.0

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 1	0	0.0	0	0.0
OP 2	0	0.0	0	0.0
OP 3	0	0.0	0	0.0
OP 4	0	0.0	0	0.0
OP 5	0	0.0	0	0.0
OP 6	0	0.0	0	0.0
OP 7	0	0.0	0	0.0
OP 8	0	0.0	0	0.0
OP 9	0	0.0	0	0.0
OP 10	0	0.0	0	0.0
OP 11	0	0.0	0	0.0
OP 12	0	0.0	0	0.0
OP 13	0	0.0	0	0.0
OP 14	0	0.0	0	0.0
OP 15	0	0.0	0	0.0
OP 16	0	0.0	0	0.0
OP 17	0	0.0	0	0.0
OP 18	0	0.0	0	0.0
OP 19	0	0.0	0	0.0
OP 20	0	0.0	0	0.0
OP 21	0	0.0	0	0.0
OP 22	0	0.0	0	0.0
OP 23	0	0.0	0	0.0
OP 24	0	0.0	0	0.0
OP 25	0	0.0	0	0.0
OP 26	0	0.0	0	0.0
OP 27	0	0.0	0	0.0
OP 28	0	0.0	0	0.0
OP 29	0	0.0	0	0.0
OP 30	0	0.0	0	0.0
OP 31	0	0.0	0	0.0
OP 32	0	0.0	0	0.0
OP 33	0	0.0	0	0.0
OP 34	0	0.0	0	0.0
OP 35	0	0.0	0	0.0
OP 36	0	0.0	0	0.0
OP 37	0	0.0	0	0.0

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
OP 38	0	0.0	0	0.0
OP 39	0	0.0	0	0.0
OP 40	0	0.0	0	0.0

PV array 1 and OP 1

No glare found

PV array 1 and OP 2

No glare found

PV array 1 and OP 3

No glare found

PV array 1 and OP 4

No glare found

PV array 1 and OP 5

No glare found

PV array 1 and OP 6

No glare found

PV array 1 and OP 7

No glare found

PV array 1 and OP 8

No glare found

PV array 1 and OP 9

No glare found

PV array 1 and OP 10

No glare found

PV array 1 and OP 11

No glare found

PV array 1 and OP 12

No glare found

PV array 1 and OP 13

No glare found

PV array 1 and OP 14

No glare found

PV array 1 and OP 15

No glare found

PV array 1 and OP 16

No glare found

PV array 1 and OP 17

No glare found

PV array 1 and OP 18

No glare found

PV array 1 and OP 19

No glare found

PV array 1 and OP 20

No glare found

PV array 1 and OP 21

No glare found

PV array 1 and OP 22

No glare found

PV array 1 and OP 23

No glare found

PV array 1 and OP 24

No glare found

PV array 1 and OP 25

No glare found

PV array 1 and OP 26

No glare found

PV array 1 and OP 27

No glare found

PV array 1 and OP 28

No glare found

PV array 1 and OP 29

No glare found

PV array 1 and OP 30

No glare found

PV array 1 and OP 31

No glare found

PV array 1 and OP 32

No glare found

PV array 1 and OP 33

No glare found

PV array 1 and OP 34

No glare found

PV array 1 and OP 35

No glare found

PV array 1 and OP 36

No glare found

PV array 1 and OP 37

No glare found

PV array 1 and OP 38

No glare found

PV array 1 and OP 39

No glare found

PV array 1 and OP 40

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.
Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.
Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.
Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.
The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.
The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)
The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.
The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.
The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.
Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.
Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.
Refer to the Help page at **www.forgesolar.com/help/** for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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Exhibit E – Decommissioning Plan

Lime Kiln Solar Project

Applicant:
OneEnergy Development, LLC
10 N. Livingston St. Suite 201
Madison, WI 53703

OneEnergy Renewables

Lime Kiln Solar Project

Solar Generating Facility Decommissioning Plan

1. Introduction

The Decommissioning Plan provides an overview of activities that will occur during the decommissioning phase of the Germantown Solar Project, the "Project," including activities related to the restoration of land and management of materials and waste.

The Project has an estimated useful lifetime of 40 years. This Decommissioning Plan assumes at the point it is no longer economical or prudent to continue operating, the Project will be dismantled, and the site restored to a state similar to its pre-construction condition.

Decommissioning activities include but are not limited to, disconnecting the Solar Facility from the electrical grid and removal of all components, including:

- Photovoltaic (PV) modules, panel racking, and supports
- Inverter units, transformers, and other electrical equipment
- Wiring cables, communications, and perimeter fence

The Decommissioning Plan is based on current best management practices and procedures. This Plan may be subject to revision based on new standards and best management practices at the time of decommissioning. Permits will be obtained as required and notification will be given to stakeholders prior to decommissioning.

Project Information

Address: To be assigned

County: Washington, Wisconsin

AHJ: Village of Germantown

Project Size: 6 MWac

2. Decommissioning Process

At the time of decommissioning, the installed components will be removed, reused, disposed, and recycled where possible. The site will be restored to a state similar to its pre-construction condition. All removal of equipment will be done in accordance with any applicable regulations and manufacturer recommendations. All applicable permits will be acquired before decommissioning activities begin.

Equipment Dismantling and Removal

Generally, the decommissioning of a Solar Project proceeds in the reverse order of the installation.

1. The Project will be disconnected from the utility power grid.
2. PV modules will be disconnected, collected, and disposed at an approved solar module recycler or reused/resold on the market. Although the PV modules will not be cutting edge technology at the time of decommissioning, they are expected to produce approximately 80% of the original electricity output at year 40 and offer value for many years.
3. All aboveground and underground electrical interconnection and distribution cables will be removed and disposed off-site at an approved facility.
4. Steel PV module support and racking system support posts will be removed and disposed off-site at an approved facility.
5. Electrical and electronic devices, including transformers and inverters will be removed and disposed off-site at an approved facility.
6. Fencing will be removed and disposed off-site at an approved facility.

Environmental Effects

Decommissioning activities, particularly the removal of project components, could result in environmental effects similar to construction such as ground disturbance (erosion/sedimentation). Mitigation measures employed during the construction phase of the Project will be implemented. These will remain in place to mitigate erosion and silt/sediment runoff and prevent any impact to the natural features located adjacent to the site.

Road traffic will temporarily increase due to the movement of decommissioning crews and equipment. Work will be undertaken during daylight hours to conform to any applicable restrictions.

Site Restoration

Upon completion of the decommissioning phase, the site will be restored to a state similar to its pre-construction condition. Rehabilitated lands may be seeded with native seed mixes to help stabilize soil conditions, enhance soil structure, and increase soil fertility.

Managing Materials and Waste

During the decommissioning phase, a variety of excess materials and wastes (listed in the table below) will be generated. Most of the materials used in a Solar Project are reusable or recyclable and some equipment may have manufacturer take-back and recycling requirements. Any remaining materials will be removed and disposed of off site at an appropriate facility. Policies and procedures will be established to maximize recycling and reuse and project owners will work with manufacturers, local subcontractors, and waste firms to segregate material to be disposed of, recycled, or reused.

Solar module manufacturers are looking for ways to recycle and/or reuse solar modules when they have reached the end of their lifespan. OneEnergy works with The Retrofit Companies, Inc. (TRC) in Minnesota to recycle panels that are damaged during shipping or installation and intends to partner with TRC or another similar panel recycler to recycle any panels that require disposal in the future. Modules will be disposed in the best way possible using best management practices at the time of decommissioning.

Material / Waste	Means of Managing Excess Materials and Waste
PV Panels	If there is no possibility for reuse, the panels will either be returned to the manufacturer for appropriate disposal or will be transported to a recycling facility where the glass, metal, and semiconductor materials will be separated and recycled.
Mounting racks and supports	These steel and other metal materials will be disposed off-site at an approved facility
Transformer	The small amount of oil from the transformer will be removed on-site to reduce the potential for spills and will be transported to an approved facility for disposal. The transformers will be sent back to the manufacturer, recycled, reused, or safely disposed off-site in accordance with current standards of the day.
Inverters	The metal components of the inverters will be disposed of or recycled, where possible. Remaining components will be disposed of in accordance with the standards of the day.

Cables and Wiring	All electrical wiring will be disconnected and disposed of at an approved facility, associated electronic equipment (isolation switches, fuses, metering) will either be returned to the manufacturer for recycling or disposed off-site in accordance with current standards and best practices.
Fencing	Fencing will be removed and recycled at a metal recycling facility.
Debris	Any remaining debris on the site will be separated into recyclables/residual wastes and will be transported from the site and managed as appropriate.

Decommissioning Notification

Decommissioning activities will require the notification of stakeholders given the nature of the works at the site. Twelve months prior to the start of decommissioning activities the list of stakeholders will be updated and notified. Federal, county, and local authorities will be notified as needed to discuss the potential approvals required to engage in decommissioning activities.

Approvals

Well-planned and well-managed renewable energy facilities are not expected to pose environmental risks at the time of decommissioning. Decommissioning of the Project will follow all standards of the day. Any required permits will be obtained prior to the start of any decommissioning activities.

This Decommissioning Report will be updated as necessary in the future to ensure that changes in technology and site restoration methods are taken into consideration.

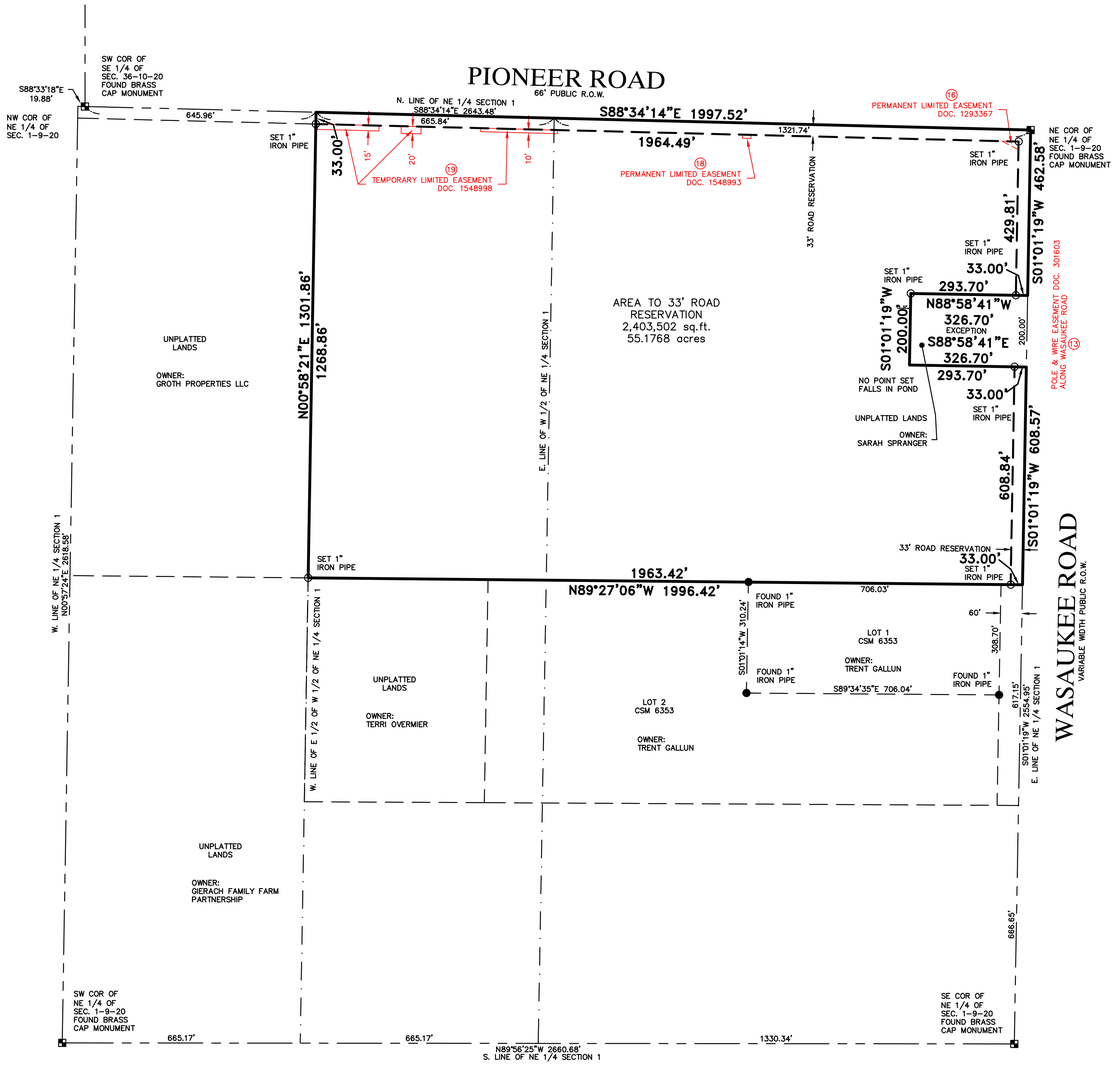
ALTA/NSPS LAND TITLE SURVEY

The East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, Township 9 North, Range 20 East, EXCEPTING THEREFROM the following described property: That part of the East 60 acres of the North 1/2 of the Northeast 1/4 of Section 1, in Township 9 North, of Range 20 East, in the Town of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at a point in the East line of said quarter section 475 feet south of the northeast corner thereof; thence West on a line at right angles to the east line of said quarter section, 326.7 feet to a point; thence south on a line parallel to the east line of said quarter section, 200 feet to a point; thence east on a line at right angles to the east line of said quarter section 326.7 feet to a point in the east line of said quarter Section;; thence North along the east line of said quarter section, 200 feet to the place of beginning.

For informational purposes only:
Property Address: N144W12531 Pioneer Rd, Germantown, WI 53022 Tax Key Number: GTNV-011-991 and GTNV-011-992

Prepared for: Lime Kiln Solar WI, LLC.
Survey No. 169550-RMK

VICINITY MAP – NOT TO SCALE



GRAPHIC SCALE
100 0 100 200 400
(IN FEET)

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
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- ROUND INLET
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- STORM SEWER END SECTION
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- SANITARY CLEANOUT OR SEPTIC VENT
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- HYDRANT
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- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- ~~~~~~ –EDGE OF TREES
- ——S—— –SANITARY SEWER
- ——STO—— –STORM SEWER
- ——W—— –WATERMAIN
- ——G—— –MARKED GAS MAIN
- ——E—— –MARKED ELECTRIC
- ——OHW—— –OVERHEAD WIRES
- ——B—— –BUREAU ELEC. SERV.
- ——T—— –MARKED TELEPHONE
- ——TV—— –MARKED CABLE TV LINE
- ——FO—— –MARKED FIBER OPTIC
- ——(P)—— –UTILITY PER PLAN
- 780 INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 20244314326

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

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A. Basis of Bearings
Bearings are based on the East line of the Northeast 1/4 of Section 1-9-20, which bears South 01°01'19" West. Wisconsin County Coordinate System, Washington County.

B. Title Commitment
This survey was prepared based on Knight Barry Title Advantage LLC title commitment number 2298568, commitment date October 7, 2024, which lists the following easements and/or restrictions from schedule B-II:

14-15, 17. Not survey related.

12. Pole Line Rights and other matters contained in the instrument recorded October 6, 1927 as Document No. 139742. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

13. Easement to Wisconsin Electric Power Company and Wisconsin Telephone Company and other matters contained in the instrument recorded July 23, 1968 in Volume 452, Page 81 as Document No. 301603. Lies within or crosses the surveyed property - it is a blanket easement - its location is not shown.

16. Permanent Limited Easement and other matters contained in the instrument recorded December 19, 2011 as Document No. 1293367. Lies within or crosses the surveyed property - its location is shown.

18. Permanent Limited Easement and other matters contained in the instrument recorded November 15, 2021 as Document No. 1548993. Lies within or crosses the surveyed property - its location is shown.

19. Temporary Limited Easement and other matters contained in the instrument recorded November 15, 2021 as Document No. 1548998. Lies within or crosses the surveyed property - its location is shown.

C. Flood Note
According to flood insurance rate map of the Village of Germantown, community panel number 55131C0289E, effective date of 2/25/2022, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

D. Elevations
Elevations refer to NAVD88 Datum.

E. Municipal Zoning
The zoning information listed is taken from the Village of Germantown website - site is zoned A-1 - Agricultural District.

Front setback - 60'
Side yard setback - 25 feet, minimum, except 50 feet for bee hives and buildings used for keeping livestock and poultry, and all new buildings constructed after the effective date of the zoning code.
Rear yard setback - 50'
Maximum height - 45 feet, except barns, elevators, grain dryers and silos.

F. Notes
As to table A item 11
Surveyor's responsibility to coordinate markings shall be limited to one marking request to 811 (national "call before you dig" number) based on the property address, as provided by the client.
Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked within will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response.
As of the field date indicated below in certificate (most recent site visit/inspection), it appears some underground utilities were not marked. This affected the surveyor's assessment of the location of the utilities resulting in partial illustration and/or mapping per plan. Where additional or more detailed information is required, the client is advised that excavation may be necessary.

There is no visible evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There are no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction or observed in the process of conducting the fieldwork.

There is no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

To: Lime Kiln Solar WI, LLC; OneEnergy Development, LLC; Knight Barry Title Advantage LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(2), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The fieldwork was completed on November 6, 2024.

Date of Plat or Map: November 13, 2024

I CERTIFY, that this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter A-E 7 of the Wisconsin Administrative Code.

Michael J. Ratzburg
Professional Land Surveyor
Registration Number S-2236
michael.ratzburg@rasmith.com

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

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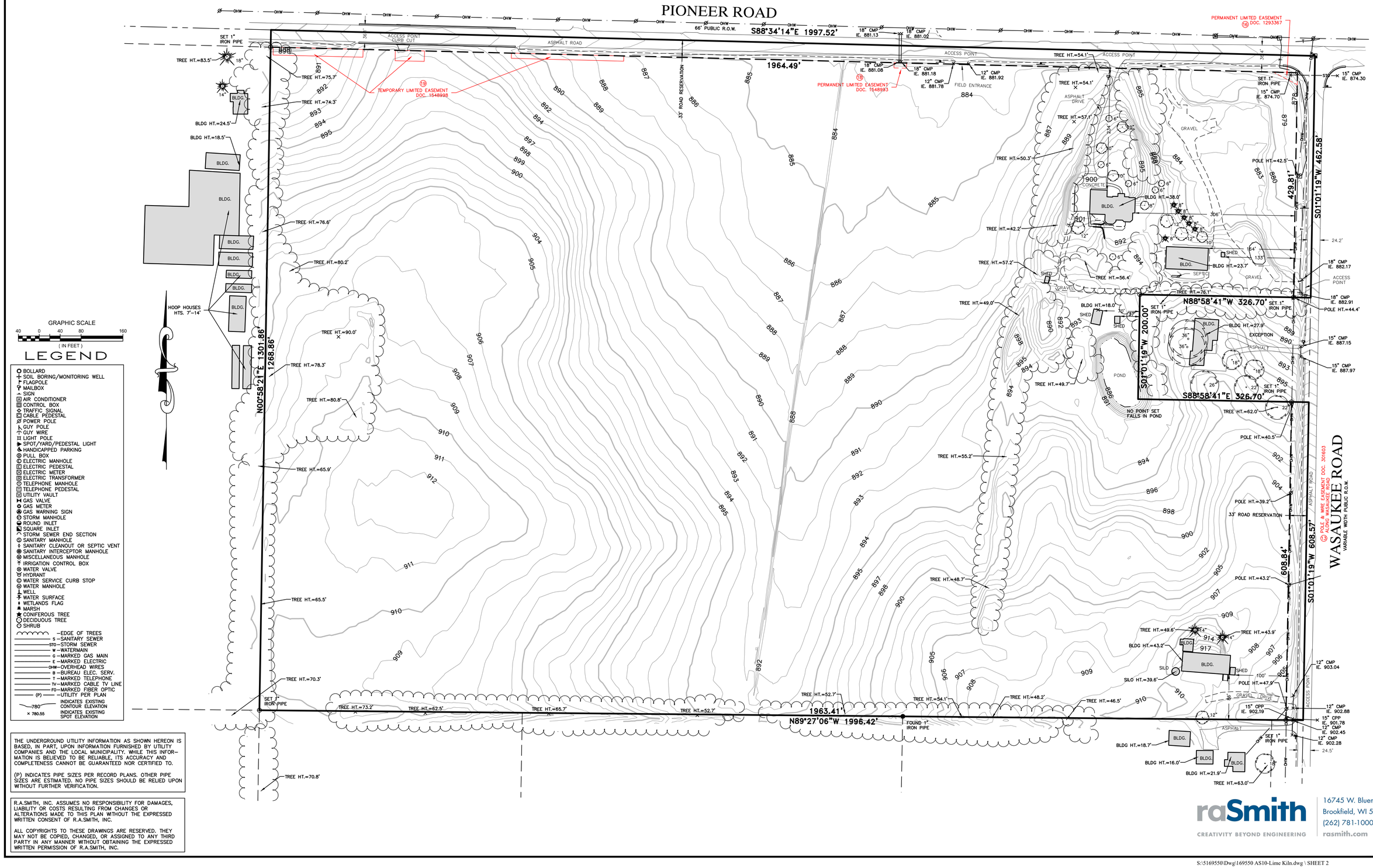
ALTA/NSPS LAND TITLE SURVEY



LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
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(262) 781-1000
rasmith.com

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CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Document # **1617683**
MAP # **7417**
VOLUME: **58** PAGE: **41**
WASHINGTON COUNTY WISCONSIN
2025-07-28 2:04:00 PM

LISA BUDISH
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**
Fee Exempt: **2R**
Pages: **7**

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE E. LINE OF THE NE 1/4 OF SECTION 1, T9N, R20E, WHICH BEARS S01°18'22"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83/2011).

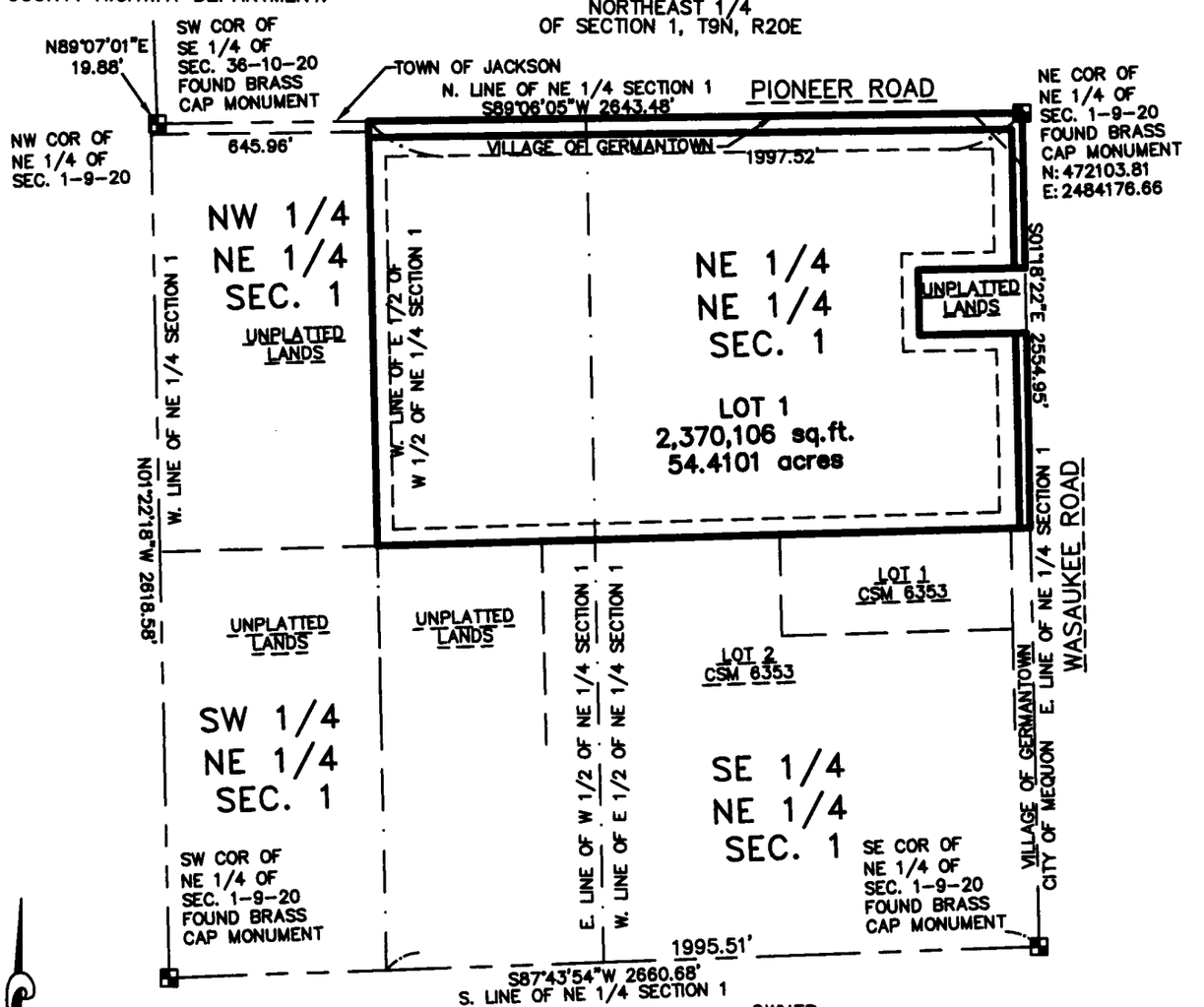
Ⓓ INDICATES DEDICATED TO THE FOR PUBLIC ROAD PURPOSES.

● INDICATES FOUND 1" IRON PIPE

O INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

NO NEW ACCESS POINTS OR NO SUBSTANTIAL CHANGE IN USE OF EXISTING ACCESS ON PIONEER RD. WITHOUT AN APPROVED ACCESS PERMIT FROM THE WASHINGTON COUNTY HIGHWAY DEPARTMENT.

LOCATION MAP
NORTHEAST 1/4
OF SECTION 1, T9N, R20E



OWNER:
ROBERT B. OVERMIER & TERRI L. OVERMIER
N144W12531 PIONEER ROAD
GERMANTOWN, WI., 53022

GRAPHIC SCALE
0 250 500
1" = 200'

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

3/11/2025
REV. 5/7/2025
Rev. 6/17/2025

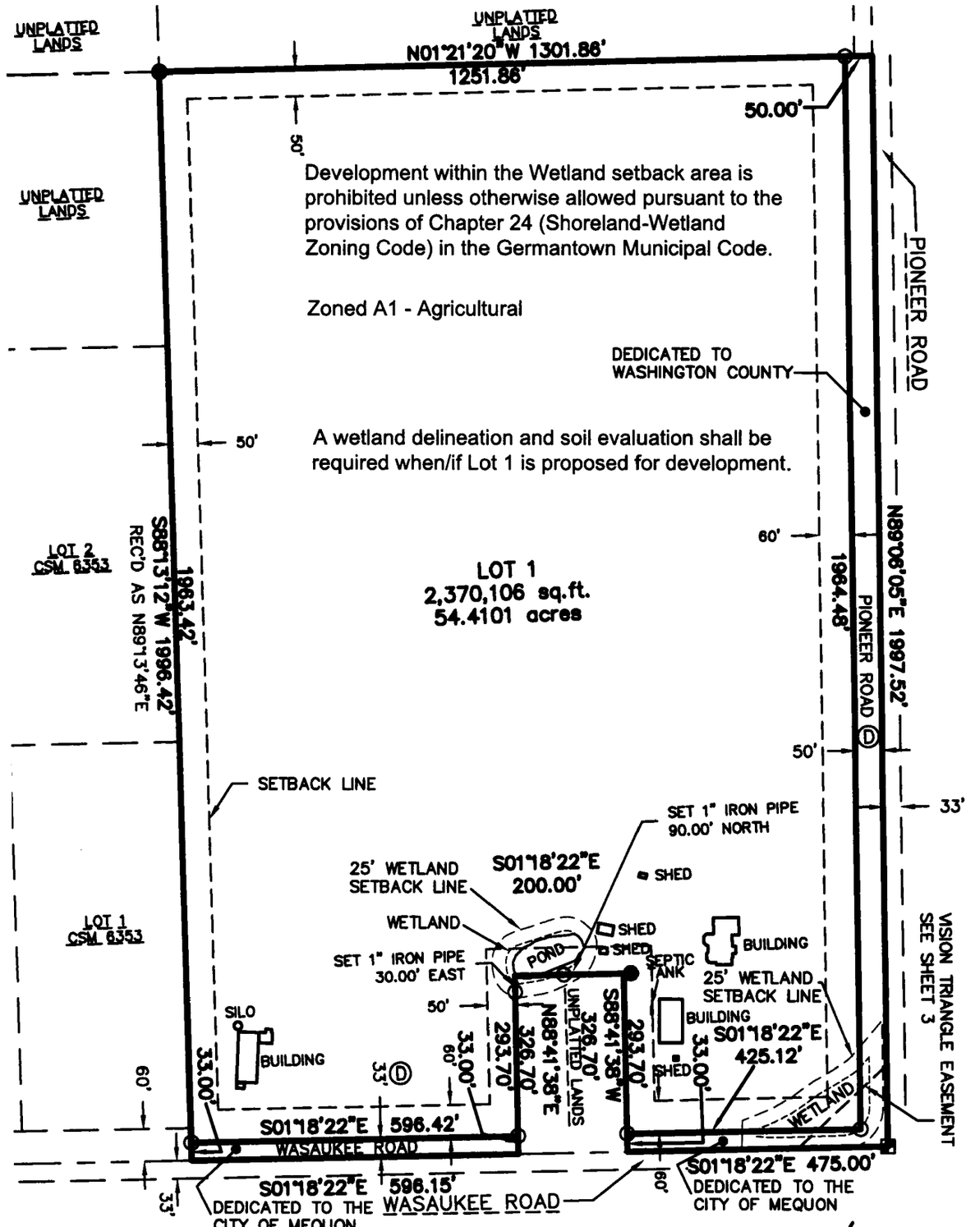
Prepared by:
raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5169550\Dwg\169550 CS10.dwg \ SHEET 1

Sheet 1 of 7 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Area of road dedication:
133,581 square feet or 3.0666 acres

GRAPHIC SCALE
0 125 250
1" = 250'

3/11/2025
REV. 5/7/2025
REV. 6/17/2025

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
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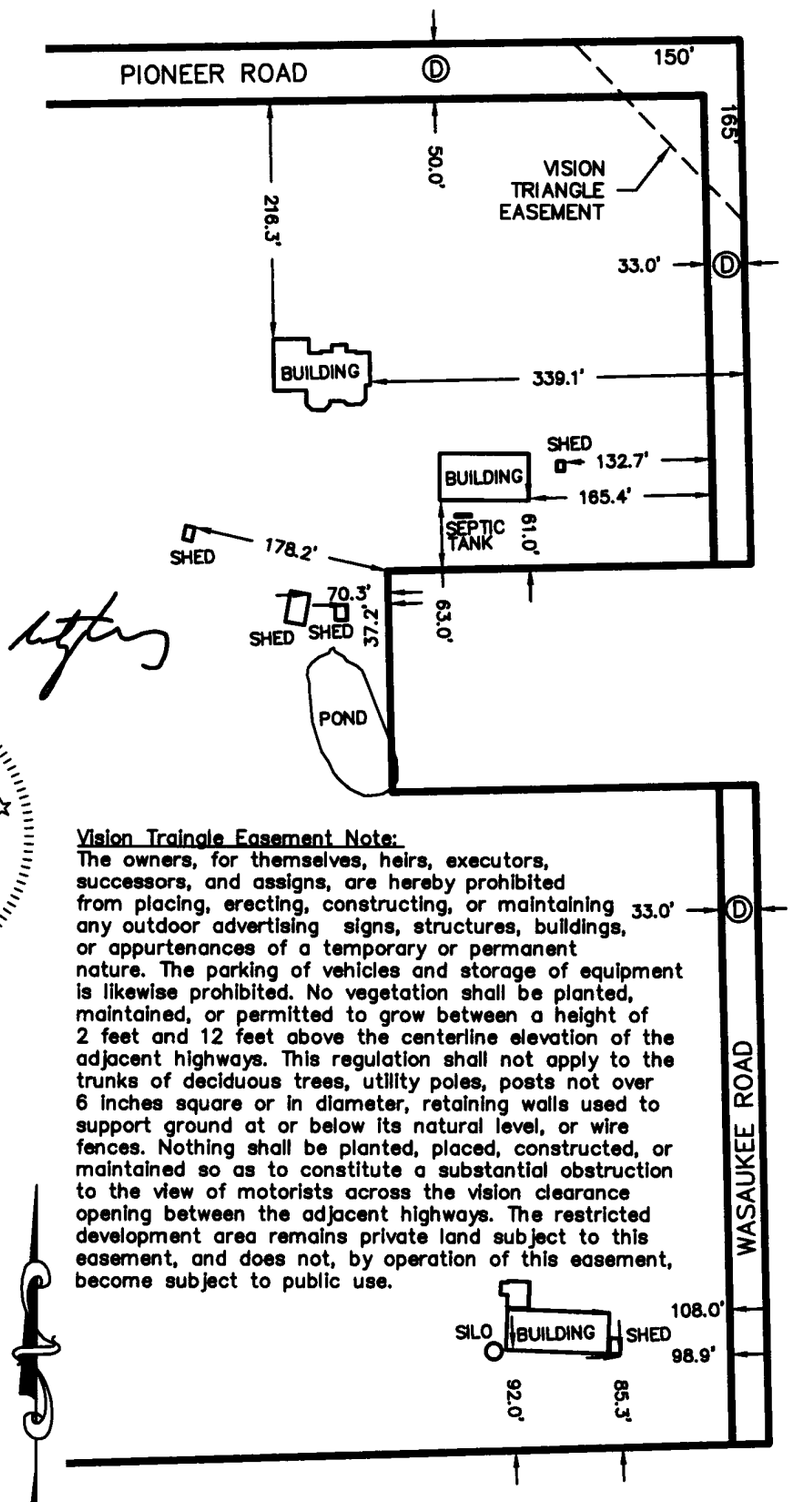
S:\5169550\Dwg\169550 CS10.dwg \ SHEET 2

MAP #7417 VOLUME: 58 PAGE: 42

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Vision Traingle Easement Note:
The owners, for themselves, heirs, executors, successors, and assigns, are hereby prohibited from placing, erecting, constructing, or maintaining any outdoor advertising signs, structures, buildings, or appurtenances of a temporary or permanent nature. The parking of vehicles and storage of equipment is likewise prohibited. No vegetation shall be planted, maintained, or permitted to grow between a height of 2 feet and 12 feet above the centerline elevation of the adjacent highways. This regulation shall not apply to the trunks of deciduous trees, utility poles, posts not over 6 inches square or in diameter, retaining walls used to support ground at or below its natural level, or wire fences. Nothing shall be planted, placed, constructed, or maintained so as to constitute a substantial obstruction to the view of motorists across the vision clearance opening between the adjacent highways. The restricted development area remains private land subject to this easement, and does not, by operation of this easement, become subject to public use.

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

3/11/2025
REV. 5/7/2025
REV. 6/17/2025

GRAPHIC SCALE
0 75 150
(IN FEET)

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5169550\Dwg\169550 CS10.dwg \ SHEET 3

Sheet 3 of 7 Sheets

MAP #7417 VOLUME: 58 PAGE: 43

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
:SS
WAUKESHA COUNTY }

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of a part of the Northwest 1/4, Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the Northeast corner of said Northeast 1/4 of said Section;
thence South 01° 18' 22" East along the East line of said 1/4 Section 475.00 feet to a point;
thence South 88° 41' 38" West 326.70 feet to a point;
thence South 01° 18' 22" East 200.00 feet to a point;
thence North 88° 41' 38" East 326.70 feet to a point in the East line of said 1/4 Section;
thence South 01° 18' 22" East along said East line 596.15 feet to a point;
thence South 88° 13' 12" West along the North line of Certified Survey Map No. 6353 and its extension a distance of 1996.42 feet to a point in the West line of the East 1/2 of the Northeast 1/4 of said 1/4 Section;
thence North 01° 21' 20" West along said West line 1301.86 feet to a point to a point in the North line of said 1/4 Section;
thence North 89° 06' 05" East along said North line 1997.52 feet to the point of beginning.

Said land contains 2,503,687 square feet or 57.4767 acres.

THAT I have made the survey, land division and map by the direction of ROBERT B. OVERMIER & TERRI L. OVERMIER, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinances in surveying, dividing and mapping the same.

3/11/2025
Field date

REV. 5/7/2025
REV. 6/17/2025

WISCONSIN
MICHAEL J.
RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

MICHAEL J. RATZBURG
PROFESSIONAL LAND SURVEYOR S-2236

raSmith
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16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER CERTIFICATE

ROBERT B. OVERMIER & TERRI L. OVERMIER, as owners, certify that we have caused the land described on this map, to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the requirements of the Village of Germantown Municipal Code.

ROBERT B. OVERMIER & TERRI L. OVERMIER, do further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

ROBERT B. OVERMIER & TERRI L. OVERMIER, as owners, we hereby dedicate that part of Pioneer Road and Wasaukee Road to the Village of Germantown for public road purposes as represented on Sheet 2 of 7 sheets of this Certified Survey Map.

IN Witness Whereof, ROBERT B. OVERMIER & TERRI L. OVERMIER, have caused these presents to be signed on this 30 day of June, 2025.

ROBERT B. OVERMIER

TERRI L. OVERMIER

STATE OF Wisconsin }
:SS
Washington COUNTY }

PERSONALLY came before me this 30th day of June, 2025,

ROBERT B. OVERMIER & TERRI L. OVERMIER, to me known as the persons who executed the foregoing instrument and acknowledged the same.

Haylee Christon
Haylee Christon
(print name)
Notary Public, State of Wisconsin
My commission expires 7/11/2028

HAYLEE CHRISTON NOTARY PUBLIC STATE OF WISCONSIN

(Notary Seal)

WISCONSIN MICHAEL J. RATZBURG S-2236 WAUKESHA WI LAND SURVEYOR

3/11/2025
REV. 5/7/2025
REV. 6/17/2025

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, duly organized and existing under and by virtue of the laws of the State of _____, as mortgagee of the above described land, consents to the surveying, dividing, mapping and restricting of the land described on this map and in the surveyor's certificate, and to the certificate of the owner of said land.

Date: _____

Entity Name: _____

Signature: _____

Print Name: _____

Title: _____

STATE OF _____}
}SS
_____ COUNTY }

PERSONALLY came before me this_____day of_____, 20_____,

_____, the _____ of the above named organization, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

(Notary Seal)

_____

_____
(print name)
Notary Public, State of Wisconsin

My commission expires_____

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

3/11/2025
REV. 5/7/2025
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CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby APPROVED by the Planning Commission of the of the Village of Germantown on

this 12th day of MAY, 2025.

Date: 7/21/25 Robert A. Soderberg, Chairman

Date: 6/30/25 Deborah J. Remich, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Pioneer Road and Wasaukee Road for public road purposes as shown on this Certified Survey Map is hereby accepted by the Village Board of Trustees of the Village of Germantown

on this 2nd day of JUNE, 2025.

Date: 7/7/25 Robert A. Soderberg, Village President

Date: 7/7/25 Donna Ott, Village Clerk

WISCONSIN
MICHAEL J. RATZBURG
S-2236
WAUKESHA
WI
LAND SURVEYOR

3/11/2025
REV. 5/7/2025
REV. 6/17/2025

THIS INSTRUMENT DRAFTED BY MICHAEL J. RATZBURG, S-2236
S:\5169550\Dwg\169550 CS10.dwg \ SHEET 7

Sheet 7 of 7 Sheets

MAP #7417 VOLUME: 58 PAGE: 47

Engineering Department Memorandum

To: **Jeff W. Retzlaff, AICP, Community Development Director**

From: **Kevin R. Driscoll, PE, Village Engineer**

Date: **10/7/2025**

Re: **Site Plan Review – Solar GTNV_011987, N144 W12531 Pioneer Road**

Items Reviewed:

1. Site Plan Review Application Dated: 8/7/2025

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines identified in the Village Code of Ordinances, Section 17.43. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project is anticipated to require a WRAPP/NOI from the DNR. Please contact WDNR and submit a copy of an approved WDNR permit prior to construction.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Permits for work within the ROW are required. Contact the Village Engineering Department to obtain a driveway permit and permit for excavation in the right of way.
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Storm Water Management

1. Sheet D-100 – Identify area of disturbance. Identify area of new impervious surface.
2. Identify wetlands on parcel. Identify distance from wetlands to proposed area of disturbance.
3. Provide erosion control plan including area near drainage swale. Identify proposed setbacks from centerline and channel embankments, per Erosion Control requirements listed in the Development Handbook Section 1.4.

Road Plan

1. Complete a driveway permit and permit for excavation in the right of way. Include depth of proposed point of interconnection.
3. Label Street names.
4. Add site address and/or parcel ID to drawing, Sheet D-100.

5. Sheet D-100 shows 33-ft public right of way and 60-ft front yard set back. Update to current County ROW (100-ft) and establish setback behind ROW, not from roadway centerline.

September 8, 2025

DEAR [NEIGHBOR NAME],

We are writing to introduce ourselves and our company, OneEnergy Renewables. OneEnergy develops, constructs, and operates solar projects. We are proposing to construct a ground-mounted solar project called Lime Kiln Solar in the Village of Germantown, WI located southwest of the corner of Pioneer Road and Wasaukee Road.

Lime Kiln Solar Project Details:

Size	6 Megawatts
Location	Village of Germantown Southwest of the intersection of Pioneer Road and Wasaukee Road
Acreage	~ 35 acres of ~ 57 acre parcel
Number of homes the project can provide power for	Approximately 1,400 average WI homes (around 17% of the electricity needs of the Village of Germantown's 8,280 households)

The project would interconnect to the existing electric distribution lines along Pioneer Road and serve local We Energies customers. Our projects are planted with a perennial pollinator mix, which improves water infiltration and soil health, as the deep-rooted native prairie plants get established and rebuild the soil over the life of the project. Pictured on the next page is an overview of the proposed site layout. More information about the Lime Kiln solar project is available at limekilnsolar.com

There are two upcoming meetings regarding the proposed solar project that we invite you to attend to learn more:

- Open House: **Monday, September 29th from 4:00 p.m. – 6:00 p.m. at Germantown Community Library – N112W16957 Mequon Rd, Germantown, WI 53022**
- Village of Germantown Plan Commission Meeting: **Monday, October 13th at 6:30 p.m. at Germantown Village Hall – N112 W17001 Mequon Rd, Germantown, WI 53022**

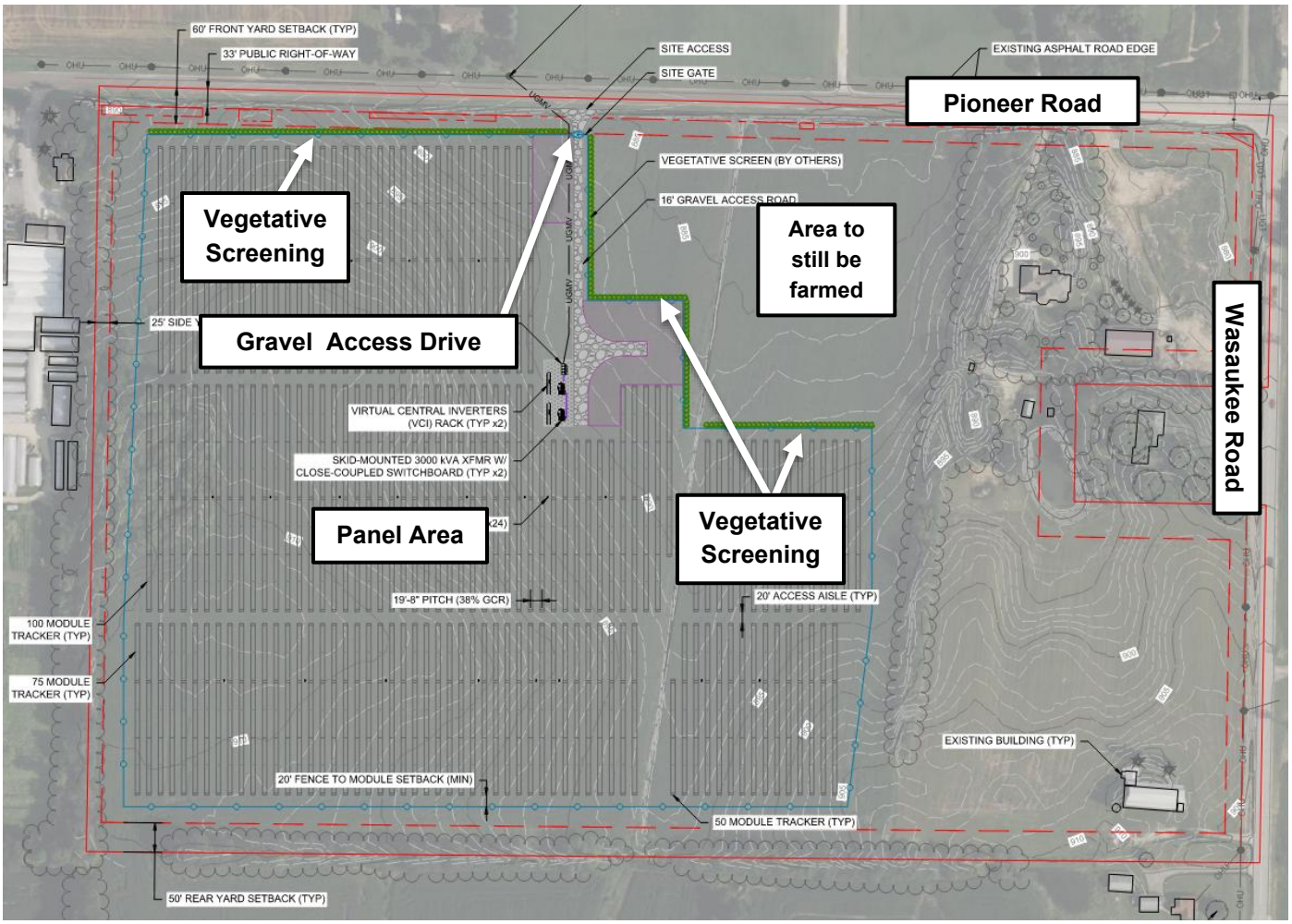
In addition, we are available to discuss the proposed project and respond to any questions you may have. We work out of our Madison office and would be happy to schedule a time to meet with you in person at a convenient location or over the phone. Please reach out via our contact information below.

Sincerely,

Peter Murphy
Project Manager
OneEnergy Renewables
(262) 395-7172
peter@oneenergyrenewables.com

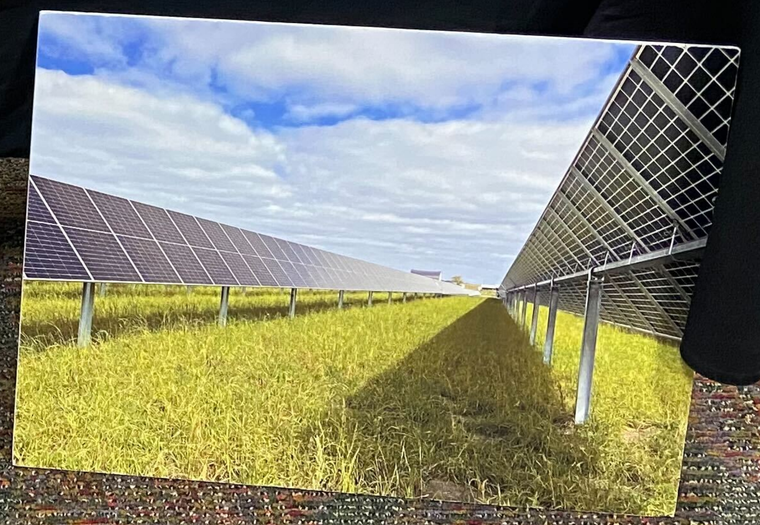
Seamus Fitzgerald
Project Manager
OneEnergy Renewables
(414) 403-3930
seamus@oneenergyrenewables.com

Proposed Site Layout



Native prairie in bloom at another of our projects

Example Perimeter Fence – 8' tall deer-exclusion style



LIME KILN SOLAR
OneEnergy

PNAS RESEARCH ARTICLE | ECONOMIC SCIENCES

Impact of large-scale solar on property values in the United States: Diverse effects and causal mechanisms

Chenyang Hu[a], Zhenshan Chen[a,1], Pengfei Liu[b], Wei Zhang[a], Xi He[a], and Darrell Bosch[a]

Affiliations are included on p. 9.

Edited by Catherine Kling, Cornell University, Ithaca, NY; received September 10, 2024; accepted April 24, 2025

As the renewable energy transition continues into less receptive communities, local opposition is expected to intensify, potentially slowing the process. Since the local impacts are neither well quantified nor widely recognized, we lack policies and common practices to mitigate the potential associated welfare loss in affected communities. Based on a nationwide dataset combining property transactions and large-scale solar photovoltaic (LSSPV) sites, we analyze the heterogeneous effects of LSSPV on property prices and the associated causal pathways. Difference-in-differences estimates show that LSSPV significantly increases agricultural or vacant land value by about 19.4% within a 2-mile radius, while simultaneously reducing residential property values within 3 miles by about 4.8%. The estimated average negative impact on home values is primarily driven by site proximity and diminishes with both distance and time. Effect estimates are more robust to alternative specifications when proximity pairs with visibility rather than invisibility, but no evidence suggests visibility significantly amplifies the proximity effect. Heterogeneous effect estimates indicate that high solar lease potential, being in heavily Democratic-leaning counties, and brownfield redevelopment largely mitigate the negative residential value impact. The analysis reveals no significant heterogeneity across a few factors, including varying site visibility, directional orientation of properties relative to the LSSPV site, and different tracking systems. Evidence indicates that the negative impact on residential values might mainly stem from negative perceptions, but channels through physical conditions cannot be entirely dismissed. Our assessment provides benchmark information for local externality mitigation plans, potentially reducing community opposition and expediting the renewable energy transition.

solar energy | economic valuation | econometric analysis | renewable energy transition

Significance

Large-scale solar projects are crucial for decarbonizing the US economy, but growing local resistance may impede the renewable energy transition. We estimate the impact of large-scale solar on property prices and the underlying pathways using 8.8 million sales and 3,699 solar sites in the United States. Exposure to solar sites decreases nearby residential home values but increases land values. For large-lot homes, the increase in land value largely mitigates the negative residential impact. Varying county political leaning and land use histories result in significantly different residential value impacts. Empirical evidence indicates that the current negative residential impact might represent a stigma effect attached to solar sites. Our findings provide important insights for addressing local resistance against large-scale solar projects.

As the cost of solar energy continues to decline (1), solar is likely to remain the leading source of renewable energy in the United States (2). Although the climate benefits of large-scale solar photovoltaic (LSSPV) are widely recognized, the siting of LSSPV projects has encountered increasing local resistance (3–5). As the renewable energy transition deepens into less receptive communities, local opposition is expected to intensify and slow down the transition process. Anecdotal and qualitative evidence suggests that the local concerns are primarily driven by negative aesthetic impacts, decreased property values, environmental injustice, and adverse impacts on local agriculture (3, 6, 7). However, these negative impacts are not well quantified, and we lack policies or common practices to mitigate the potential welfare loss in affected communities.

LSSPV facilities can significantly alter local amenities in residential areas. Recent studies suggest that proximity to a solar site may reduce home values (8, 9) due to diminished amenities such as adverse visual impact (10). The geometric and highly reflective surfaces of LSSPV facilities can be seen as unattractive and disruptive, particularly in natural or agrarian settings (11). There are other potential disamenities associated with LSSPV that may not be revealed immediately after site installation, including disrupted ecosystems and wildlife habitats (12, 13), increased soil erosion and water runoff, and degraded air quality (14). Moreover, negative perceptions of disamenities could lead to property value losses that are unrelated to actual levels of physical disamenities, a phenomenon known as the stigma effect in the housing market (15, 16).

Solar development can affect land prices considerably. An LSSPV facility typically requires between 5 and 10 acres per MWac of generating capacity. Agricultural land has been the most common land type for LSSPV development, due to its suitability, such as being flat, dry, cleared of natural vegetation, and close to electric infrastructure (17, 18). A recent projection from the American Farmland Trust shows that solar projects could occupy over 7 million acres by 2040, with 83% of new installations on farmlands and ranchlands, half of which are on highly productive land (19). If we consider the potential future surge in

Author contributions: C.H., Z.C., and P.L. designed research; C.H. and Z.C. performed research; C.H. and Z.C. contributed new reagents/analytic tools; C.H. and Z.C. analyzed data; C.H. processed geographic data and aggregated the data; Z.C. provided property data, processed geographic data and edited the paper; P.L. and W.Z. provided property data and edited the paper; X.H. provided property data and edited paper; D.B. edited the paper; and C.H., Z.C., and P. L. wrote the paper.

The authors declare no competing interest.

This article is a PNAS Direct Submission.

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Although PNAS asks authors to adhere to United Nations naming conventions for maps (https://www.un.org/geospatial/mapsgeo), our policy is to publish maps as provided by the authors.

[1]To whom correspondence may be addressed. Email: zhenshanchen@vt.edu.

This article contains supporting information online at https://www.pnas.org/lookup/suppl/doi:10.1073/pnas.2418414122/-/DCSupplemental.

Published June 9, 2025.

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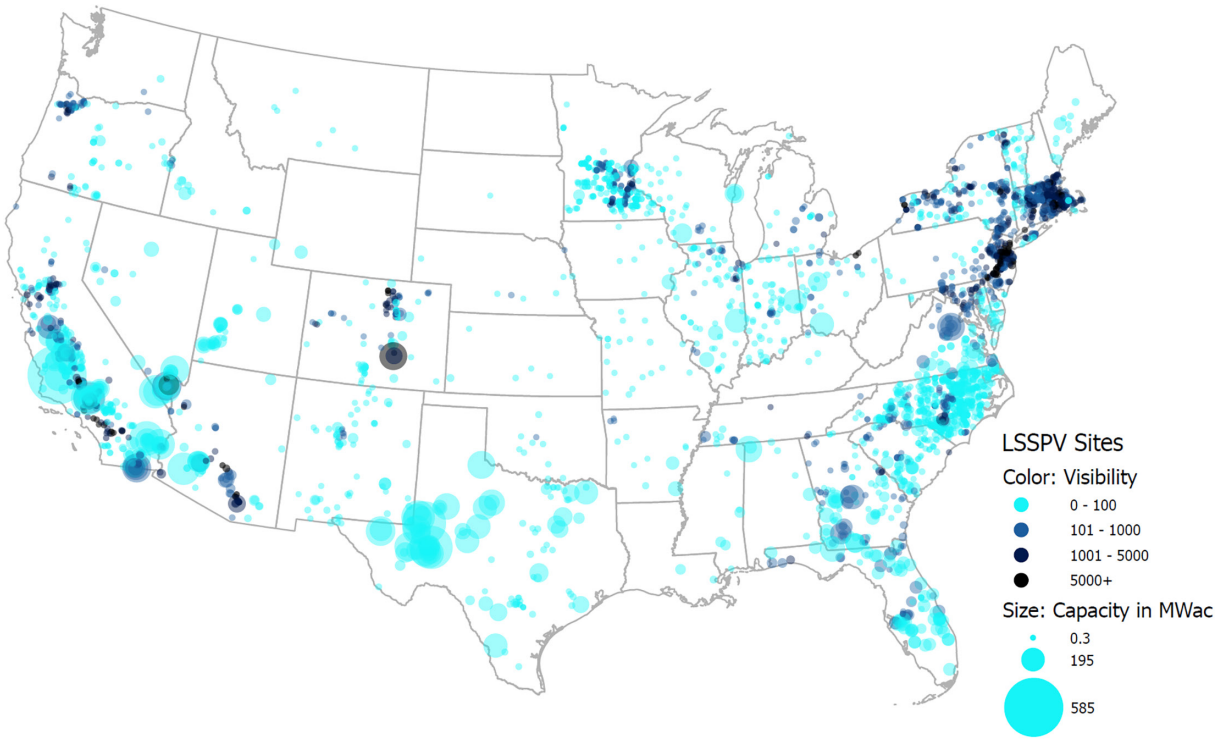

Fig. 1. Map of LSSPV locations, capacity, and visibility. The size of circles indicates the capacity of each LSSPV site. The colors represent the visibility of each site. Visibility is measured in the number of local (<6 miles) residential homes with a view of that LSSPV site.

energy demand, e.g., electrifying the transportation sector and establishing AI data centers, the required farmland for solar energy production could be much higher than the projected 5.8 million acres. In the long run, the land use competition between solar development and agricultural production is likely to increase the scarcity of farmlands, especially at the urban fringe. In the short run, leasing the land for solar energy production provides higher financial returns than traditional agricultural operations, which may drive up farmland prices and elevate farming costs.

Existing studies provide suggestive evidence that visual impacts and loss of property values are the two leading concerns for local oppositions (3, 10).* These local impacts of LSSPV represent classically defined externalities, as no widely established mechanism exists for solar site owners to compensate neighboring communities for potential negative effects. Quantifying these externalities is important to establishing solar siting procedures that adequately compensate the community and allow socially optimal allocations of resources. More importantly, as solar sites are initially developed in receptive communities, siting efforts are expected to become more challenging when the renewable energy transition continues. Studies have suggested that a major proportion of proposed LSSPV projects were denied or withdrawn due to local resistance (5, 10).† Clarifying and addressing the externalities of LSSPV development will help alleviate local opposition to solar development and accelerate the energy transition.

Utilizing property-level transaction data and detailed LSSPV site information, we present a comprehensive nationwide analysis to estimate and quantify the externalities of LSSPV facilities facing nonresidential and residential properties. We employ a Difference-in-Differences (DID) identification framework to investigate the effects of solar projects on nearby property values. Previous studies have employed similar methods to investigate the property value effects of solar site exposure in a few selected states (8, 9, 20). While viewshed analyses and visual impact investigations are prevalent for wind site studies (e.g., refs. 21–25), previous solar studies have not measured site visibility or quantified the associated visual impact, despite some indicating its relevance (e.g., ref. 26). In contrast to previous solar studies focusing on site proximity, we additionally assess the impact of site visibility and its interaction with proximity. Specifically, we create a geospatial database showing the visibility from every residential home to nearby LSSPV facility in the contiguous United States (Fig. 1, see *Data and Methods* for details). With the average effects showing the general size of welfare changes in the neighborhood, we further differentiate the impact mechanisms and provide information for a compensation plan for the local externalities generated by LSSPV sites.

Our analysis demonstrates that LSSPV sites affect local residential property values and land values differently. We separately analyze transactions on three types of properties. The first type is residential properties (hereafter "residential homes" or "residential") with a lot size under five acres (i.e., the typical minimum acreage requirement for a solar lease), where LSSPV effects primarily stem from impacts related to residential amenities. The second type involves agricultural or vacant land above five acres (hereafter "agricultural land" or "ag-land"), where LSSPV effects mainly result from potential solar lease-induced land use value changes. The third

*Crawford et al. (3), based on 33 interviews with residents, found that the top three of residents' most common concerns of large-scale solar are "negative aesthetic impact", "decreased property values", and "misuse of agricultural land". Moreover, a survey conducted in 2023 by Nilson et al. (10) shows that 123 developers report visual concerns to be the most common concern for utility-scale solar, followed by property value loss and agricultural land loss.

†An earlier study from Mulvaney (5) showed that nearly half of the LSSPV projects proposed from 2005 to 2016 in the Southwest US were denied or withdrawn, largely due to local resistance. A survey conducted in 2023 by Nilson et al. (10) suggests that among solar industry respondents across the US, 95% agree that community opposition will get in the way of decarbonization goals. The same survey shows that about 40% of planned solar projects were canceled while the remaining 60% were delayed by at least 6 months in the last 5 y, and local ordinances and community opposition are among the leading causes of cancellation.

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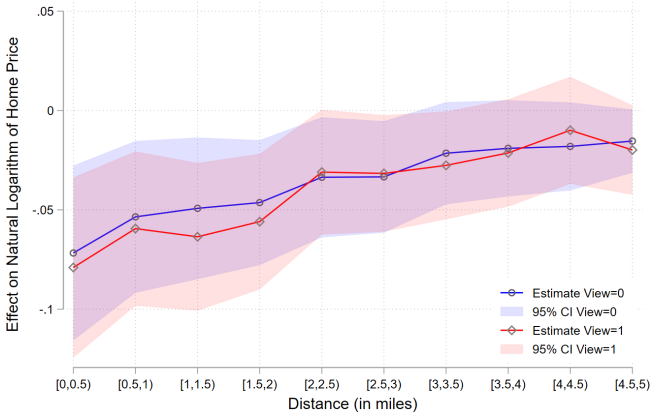

Fig. 2. Effects of proximity and view on residential home value. The blue line connects the coefficient estimates of proximity bins without view, obtained by interacting the proximity bins, the binary posttreatment indicator, and the no-visibility indicator (i.e., equals 1 if no site view). The red line connects coefficient estimates of proximity bins with view, obtained by interacting the proximity bins, the binary posttreatment indicator, and the visibility indicator (i.e., equals 1 if with site view). The number of observations (N) in this analysis is 8,303,074, excluding singleton observations on the census-tract by year level. The 95% CIs are constructed with two-way clustered SEs at the census tract and year level. The control group is properties in the 5-to-6-mile proximity bin.

type includes properties over five acres with residential structures (hereafter "large-lot homes"), where LSSPV effects may include both residential amenity and land use value impacts. Within the analysis of each property type, we further investigate the impact heterogeneity across a range of dimensions, including rural–urban status, census region, lot size, county political leaning, median household income, solar site scale, site historical land use, state siting regulation, among others. To make sure our estimates are not specific to the five-acre segregation criterion, we conducted robustness checks in *SI Appendix*.[‡]

1. Results

1.1. LSSPV Impact on Residential Home Value. We first present the results for residential properties under five acres, which include approximately 8.3 million property transactions within a 6-mile radius of LSSPV sites from 15 y before the installation of each site through 2020. Further analytical details are provided in *Data and Methods*.

1.1.1. Residential proximity and visibility. We first use distance decay specifications within the DID framework (see Section 3.5 for model details) to decide the proper treatment variable, assuming solar site exposure is determined by proximity and visibility. The view-specific distance decay results (Fig. 2) show that proximity is the major driver of the negative residential value impact. We find that, without LSSPV view, LSSPV proximity reduces residential sales price by up to 7.2% within a 0.5-mile radius, and the bin-specific estimates gradually decrease with distance and remain statistically significant up to 3 miles from the LSSPV site. Having LSSPV in the viewshed of a home incurs slightly more negative effects (i.e., up to 7.9% within 0.5 miles) compared to the pure proximity effects,[§] and the bin-specific effects also diminish with distance. Beyond 3 miles, both the proximity effect and the visibility effect become indistinguishable from zero, suggesting that visibility does not independently generate negative impacts in the absence of proximity.

1.1.2. Residential treatment—site within 3 miles. As shown in Table 1 column (1), when examining the average treatment effect of proximity within 3 miles (regardless of visibility), the estimate is 4.8% and statistically significant at the 5% level. We further investigate the interaction between proximity and visibility in column (2). When the solar site is visible and within 3 miles, property values, on average, decrease by about 5.2%. The corresponding effect of an invisible site is estimated at 4.6%. While both estimates are statistically significant at the 5% level, a statistical test shows that the difference between them is not significant at all (test P-value = 0.746), indicating that site visibility may not impose a significant additional average effect beyond proximity and supporting the validity of proximity-based specifications in prior studies (e.g., refs. 8 and 9). We also checked an alternative specification that excludes no-view properties within the 3-mile radius in column (3) of Table 1, which provides a similar interaction effect of visibility and proximity. These average effect analyses, combined with the distance decay results, suggest that site proximity alone largely drives the residential home effect. Consequently, site proximity within a 3-mile radius [as presented in Table 1 column (1)] serves as the principal treatment variable, representing LSSPV exposure, in subsequent event study and heterogeneity analyses. Examining the sensitivity of estimates to alternative control group specifications in *SI Appendix*, Table S6, we find that the interaction effect of visibility and proximity remains robust across the board, while the pure proximity effect becomes insignificant in some of the alternative

Table 1. DID Estimates for Residential Homes

	(1)	(2)	(3)
	ProxT	ProxT × ViewT	ProxT × ViewT
ProxT	−0.076**		
	(0.022)		
β_3: ProxT × Post	−0.048*		
	(0.020)		
ProxT × 0.ViewT		−0.078**	
		(0.022)	
ProxT × 1.ViewT		−0.070**	−0.044
		(0.023)	(0.029)
$\beta_3^{no_view}$: ProxT × 0.ViewT × Post		−0.046*(0.020)	
β_3^{view}: ProxT × 1.ViewT × Post		−0.052*	−0.046+
		(0.020)	(0.023)
N	4975808	4975808	2444983
Covariates	Yes	Yes	Yes
Census Tract × Year	Yes	Yes	Yes
Test (H_0: $\beta_3^{no_view} = \beta_3^{view}$): z-Statistic = 0.324 P-value = 0.746			

Note: In Column (1), ProxT, standing for site proximity below 3 miles, is used as the treatment. In Column (2), proximity without view (ProxT×0.ViewT) and proximity with view (ProxT×1.ViewT) are used as treatment. In Column (3), properties that satisfy ProxT = 1 and ViewT = 0 are excluded. β_3 s represent the treatment effects specified in Section 3.5.1. SE, two-way clustered at census tract and year level, are reported in parentheses: $^{+}P < 0.1$, $^{*}P < 0.05$, $^{**}P < 0.01$, $^{***}P < 0.001$. Census tract by year fixed effects and property-level covariates are included in all specifications but not displayed. The control group is properties in the 5-to-6-mile proximity bins of the LSSPV sites, and properties located within 3 to 5 miles from the LSSPV sites are excluded. The number of observations, N, is calculated excluding singleton observations on the census-tract by year level. The coefficient for Post is omitted due to collinearity with fixed effects.

[‡]The results are presented in *SI Appendix*, Table S8, which suggest that the main estimates are robust to alternative acreage thresholds for segregating the small-lot properties and large-lot properties (e.g., 5 miles to 0.3 miles for small-lot properties and 5 miles to 9 miles for large-lot properties). Therefore, the main conclusions of this study are not sensitive to changes in the five-acre threshold.

[§]As pointed out in the *Data and Methods* section below, our visibility measure potentially overrepresents the true visibility especially when the viewpoint and the target are close, limited by structural elevation data availability (36). This measurement bias introduces attenuation in the treatment variable, potentially leading to an underestimation of the visibility impact (and hence the difference between visibility and proximity impact in Fig. 2).

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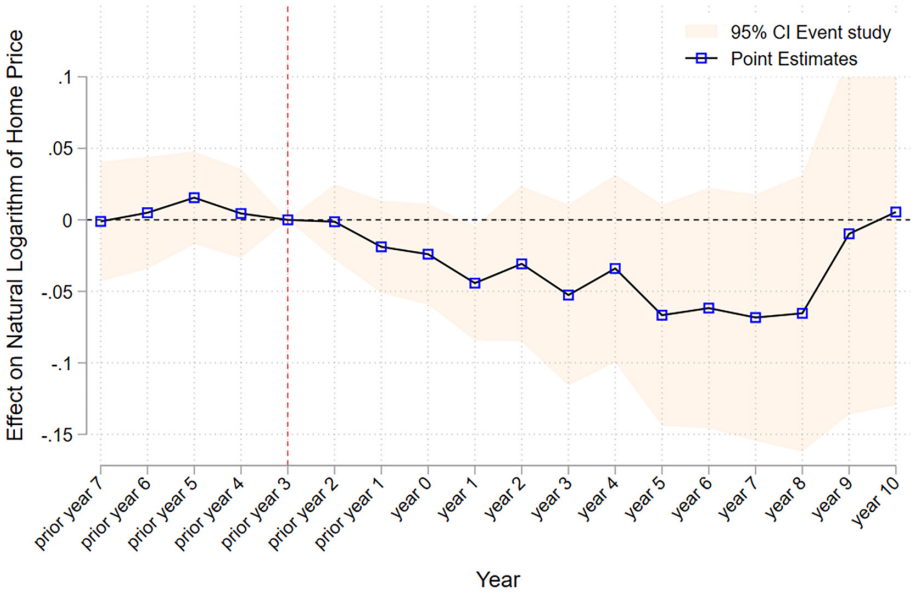

Fig. 3. Event study on residential home value. The treatment (LSSPV site within 3 miles) effect on residential home values is illustrated across different years relative to the year of LSSPV installation. The blue squares on the black line indicate the coefficient estimates, obtained by interacting the treatment variable with year indicators. The reference year is defined as 3 y before the LSSPV installation, and the control group is properties in the 5-to-6-mile proximity bin. The shaded areas represent the 95% CIs, constructed using two-way clustered SEs at the census tract and year level.

specifications. This implies that site visibility appears to reinforce the proximity effect in the sense that it improves the robustness of the home value effect estimate across various alternative control group specifications. To provide a comprehensive view of the proximity effect, we present both the specifications from column (1) and column (2) in the pretrend tests and robustness checks in the *SI Appendix*. Pretrend tests with placebo treatments in *SI Appendix*, Table S5 show that the parallel trend assumptions are satisfied for all specifications in Table 1. More robustness checks in *SI Appendix*, Tables S8 and *S9* confirm that all estimates in Table 1 remain consistent when applying alternative sample selection criteria based on acreage and the number of observations per tract-year cluster.

1.1.3. Residential event-study results. We explore the timing of the LSSPV exposure effect (i.e., site visible within 3 miles) based on an event study where the base year is specified as 3 y prior to the LSSPV installation[¶] (Fig. 3). The average negative price impact on residential homes is minor after the base year but becomes pronounced following the installation. The effect generally maintains its magnitude over time and fades after the ninth year postinstallation. There are potential explanations for the observed effect dynamics. Right after the base year, the gradual dissemination of the LSSPV site information may not have reached many home buyers or led them to fully realize the potential negative price impact of the site, but the installation event makes the impacts clear and manifested in the market. The diminishing effect after 9 y might come from the shrinking sample size as most of the LSSPV sites were developed after 2010. However, if the diminished effect is true, it does not necessarily imply that the negative amenity impacts disappear after 9 y since many of the negative impacts, such as soil erosion and dust pollution, may take a long time to manifest (14, 27, 28). A more plausible explanation of the faded price impact may be linked to residential sorting and demographic shifts (29–31), as individuals less concerned about LSSPV facilities move into the affected neighborhoods. This indirectly suggests that the negative price impact might be more closely related to psychological factors than to the amenities themselves, which will be explored further in subsequent analyses and discussions.

1.1.4. Residential Effect Heterogeneity. We explore the heterogeneity of LSSPV exposure effect on residential homes across various dimensions, as shown in *SI Appendix* and Fig. 4.[#] We observe noticeable heterogeneity across census regions, county political leaning, county median household income, and historical land use of the LSSPV sites. Statistical tests results are available in *SI Appendix*, Table S10. LSSPV sites in the Northeast region impose significantly more negative impacts than those in other regions. Heavily Democratic-leaning counties (over 65% Democratic votes in 2016) experience a positive LSSPV effect (+0.0374, insignificant), which is significantly different from more politically conservative counties (−0.0538, significant at the 5% level). Greenfield LSSPV development leads to a negative effect (−0.0466, significant at the 10% level), while brownfield redevelopments lead to a positive residential value effect (+0.225, significant at the 10% level), significantly different from the effect of Greenfield LSSPV.[‖] Observed differences along other dimensions are not statistically significant. Moreover, we observe almost zero heterogeneity across different rural status, different lot sizes, different site capacities, and different levels of site visibility. A higher level of visual exposure ("High View" in Fig. 4) or directly facing the solar panels (i.e., in the south of the solar panels,

[¶]This approximately represents the time when some residents may become aware of the upcoming LSSPV site through permitting, contracting, community engagement, or other site preparation activities.

[#]We also investigate the heterogeneous pure proximity and visible proximity effects in *SI Appendix* Fig. S7. The results show that both effects have very similar heterogeneities as the main results in Fig. 4: the negative property value impact is significantly higher in more politically conservative counties, and brownfield sites may have a positive property value impact.

[‖]Brownfields include sites such as hazardous waste facilities, abandoned contaminated areas, and inactive mines (53). Solar projects on brownfields often require site cleanup, which can reduce negative externalities and undesirability of these sites and positively affect property values. This aligns with Gaur et al. (54), who found that residents are willing to pay more for solar projects on brownfields, as these sites are otherwise undesirable. Meanwhile, respondents in Gaur et al. request compensation for solar project developed on greenfields, suggesting that they perceive brownfields as the more appropriate land type for LSSPV development than greenfields.

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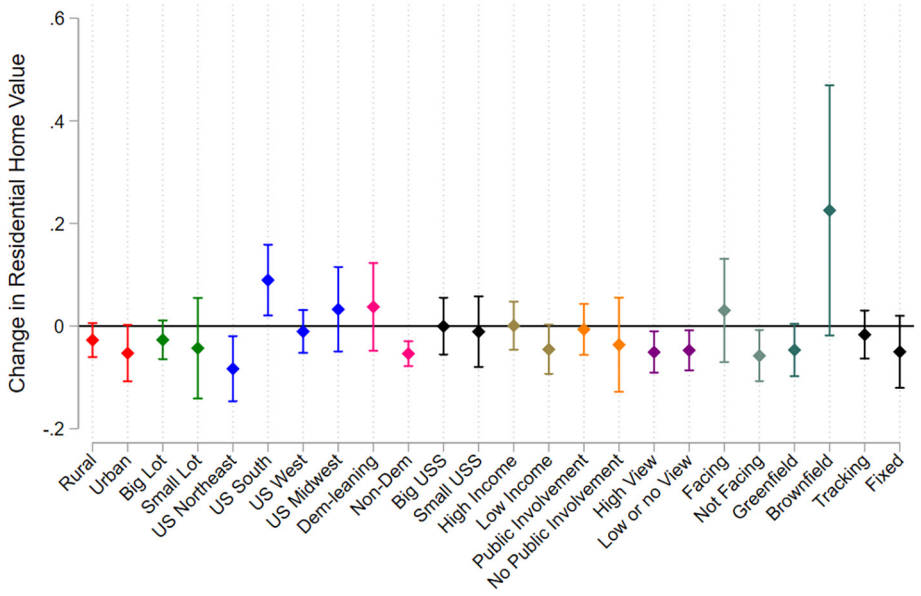

Fig. 4. Heterogeneous effects of LSSPV exposure by different dimensions. Diamonds are the point estimate of the effect of LSSPV on nearby residential home values based on DID models. The treatment is LSSPV within 3 miles, and the control group is properties in the 5-to-6-mile proximity bin of the LSSPV site. The 95% CIs of the estimates are shown as bars, having clustered SEs at the census tract and year level. Check *SI Appendix* for the details of all factors investigated here. More heterogeneity checks differentiating visible and invisible sites are available in *SI Appendix,* Fig. S7.

"Facing" in Fig. 4) does not lead to a more negative residential value effect, providing further evidence that more view exposure may not lead to significantly more negative impacts. While we lack direct data on glint and glare effects, indirect evidence suggests they may not be a primary mechanism, as we find no evidence to support that being exposed to a site with tracking systems (i.e., potentially more susceptible to glare impacts, "Tracking" in Fig. 4) or facing the solar panels lead to more negative impacts. Instead of visual levels or details, impacts appear to stem from psychological factors, such as negative perceptions of industrialization and altered scenic views. These negative perceptions are expected to be amplified by conservative ideology or mitigated by progressive ideology, aligning with the empirical finding that more politically conservative counties are associated with more negative impacts.

Fig. 5. Distance decay results for agricultural/vacant land and large-lot homes. The top subfigure shows estimates for agricultural and vacant land above five acres. The bottom subfigure shows estimates for large-lot homes, defined as properties over five acres with residential structures. The results show the value effects of LSSPV for a range of proximity bins, defined with 2-mile intervals. The blue line connects the coefficient estimates of proximity bins, obtained by interacting the proximity-bin indicators with the binary posttreatment indicator. The treatment groups are properties within these proximity bins, while the control group is properties within the 18-to-20-mile proximity bin. The 95% CIs are constructed with two-way clustered SEs at the county-site and year level.

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1.2. LSSPV Impact on Agricultural Land Value. Our Ag-land analyses show that having LSSPV sites within 2 miles of agricultural or vacant land increases the sales price per acre by an average of 19.4%,[**] which is statistically significant at the 5% level (Fig. 5). The positive effect rapidly declines and becomes insignificant beyond 2 miles, similar to estimates in ref. 32. This positive effect is likely due to the demand increase from potential solar leases, as further expansion of existing LSSPV sites is less costly than constructing new sites and likely involve nearby agricultural or vacant land. Pretrend tests in *SI Appendix,* Table S5 show that the parallel trend assumptions are satisfied. Robustness checks in *SI Appendix,* Table S7 suggest that our main ag-land estimate is robust against different control group selection criteria. Event-study results in *SI Appendix,* Fig. S5 show that the positive land value effect manifests 3 y after the site installation and fades away 6 y later. *SI Appendix,* Fig. S6 presents our analysis of heterogeneous ag-land effects. We find that LSSPV sites of larger than-median scale have virtually zero effect on land value, while sites of smaller scale display a positive effect on land value (significant at the 10% level). Considering that smaller sites have a larger potential for expansion, this observation seems to confirm our speculation that the nearby land value increase is mainly driven by the potential of future solar lease. We also find that agricultural or vacant lots of large acreage bear virtually zero effect while smaller lots show a significantly (at the 5% level) positive effect. However, these differences are not statistically significant. More robustness checks in *SI Appendix,* Table S8 suggest that our land value estimates remain consistent when applying alternative sample selection criteria based on acreage. Finally, robustness checks in *SI Appendix,* Table S9 reveal that when focusing solely on county-site-year clusters containing more than a few sales, the land price effect of LSSPV rises dramatically, reaching 86.1% when excluding less-than-20-land-sales clusters (corresponding to a coefficient of 0.621). Given that we have excluded sales of land hosting LSSPV sites, the mechanism behind this substantial effect on land prices remains unclear but warrants further investigation.

1.3. LSSPV Impact on Large-Lot Home Value. Our empirical results show that LSSPV sites have a dual effect: they decrease residential property values via reduced residential amenity, while simultaneously increasing nearby land prices due to enhanced land use potential. For large-lot residential homes with over five acres of land, we expect the LSSPV to impact property values through both channels. Our distance decay analysis (Fig. 5, *Bottom*) suggests that the overall LSSPV impact on large-lot home price is close to zero and statistically insignificant for all nearby proximity bins. Robustness checks in *SI Appendix*, Tables S8 and S9 confirm that these large-lot-home estimates remain small and insignificant when applying alternative sample selection criteria based on acreage and the number of observations per tract-year cluster. Therefore, the LSSPV property value impacts via amenity reduction and increased land use potential seem to offset each other in residential homes with over five acres of land.

2. Discussion

This study provides a comprehensive nationwide assessment of the externalities associated with LSSPV installations in the United States focusing on their impacts on property values. We leverage a rich property transaction dataset with detailed geospatial information of LSSPV sites to estimate the effects on both residential properties and agricultural/vacant land. We apply advanced geospatial methods to overcome computational challenges and develop a comprehensive nationwide database on LSSPV visibility. Our findings reveal that LSSPV installations negatively affect the value of residential properties located within 3 miles, while increasing prices for agricultural and vacant land within 2 miles. Moreover, when the impacts through reduced residential amenity and increased land use potential coexist, the LSSPV effect on large-lot homes is indistinguishable from zero. We also explore the dynamics and heterogeneities of the local property value effects of LSSPV.

Our analyses and heterogeneity checks indicate that a nearby solar site may act as a stigmatizing nuisance (i.e. a psychological disamenity, see refs. 15, 16, 33) and 34). Evidence supporting this claim includes the minimal variation in effects across different levels of site visibility, in effects across properties to the south and to the north of the site, and in effects across sites with different tracking systems, as they suggest that the view details of solar sites (including view extent, the exact view composition, and potential difference in glare effects) do not significantly impact residential values. The negative impact on nearby residences appears to operate primarily through psychological channels rather than through the degree of visibility or specific visual details. Considering disamenities other than visual impact, the scale of the site likely results in different disamenity levels and impacts, but this is also not observed (i.e., "Big USS" vs. "Small USS" in Fig. 4). One explanation can be linked to negative perceptions that solar sites are industrial/commercial uses that alter rural land use and scenic views (15). The disparities in effects between brownfield and greenfield sites align with this mechanism. Another piece of evidence is the significantly higher property value loss in more conservative counties compared to Democratic-leaning counties. This disparity is likely due to solar sites being more aligned with progressive values prevalent in Democratic-leaning counties and less frequently associated with negative perceptions. However, we cannot entirely rule out causal channels related to actual disamenity variations. First, our nationwide analysis may obscure heterogeneities under certain conditions – for example, sites with a larger scale may have a stronger negative effect in the Northeast but a weaker one in the West, potentially canceling out in a pooled sample. Second, unexplored physical channels, such as vegetation and soil management practices (e.g., refs. 9 and 27), might also contribute to the negative LSSPV impact on residential values.

Our findings highlight the complex interplay between the benefits and costs of LSSPV development. In *SI Appendix,* Table S11, we performed a back-of-the-envelope calculation to estimate the benefits and costs of LSSPV solar sites included in our analysis, including the mitigation value (i.e., avoided social cost of carbon emission), the appreciation of nearby agricultural or vacant land value, the value loss of nearby residential properties, and the agricultural production loss on land utilized for hosting LSSPV. The results suggest that the assessed benefits of existing LSSPV significantly outweigh the assessed total costs. The carbon mitigation benefit is the major benefit (about $22.2 billion annually), while the loss in residential home value is the dominant cost (about -$4.1 billion annually). Therefore, property value losses constitute a major proportion of negative externalities of LSSPV. While the expansion of solar energy is crucial for the renewable energy transition, it is imperative to address the localized externalities to ensure equitable outcomes for affected communities. Quantitative evidence, such as that generated by this study, can inform policymakers and stakeholders in designing compensation mechanisms and siting strategies that mitigate negative impacts while promoting the broader adoption of solar energy.

[**]The coefficient estimate is 0.177, which reflects the effect on the logarithm of price. When this is converted to the actual proportional price effect, the result is $e^{0.177} - 1 = 19.4\%$.

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To illustrate how our results or similar studies could be used to develop a community compensation plan, we design a prototype evidence-based community compensation plan for a site proposal in (*SI Appendix,* Fig. S12). First, property value impact studies should be carefully conducted with empirical data from comparable solar sites (e.g., similar size, similar demographics, in counties or states of similar regulations, etc.), where the effect of distance decay, dynamics, and heterogeneities across a wide range of dimensions should be analyzed. The sample choice of LSSPV sites needs to balance site similarity and statistical power of analysis. Second, based on the property value study, compensation specifics should be decided for different properties in the neighborhood. Taking our main results as an example, compensation rates could be set at 5.2% of the annualized property value for 10 y for residential homes within 3 miles of the LSSPV site with a site view, 4.8% for those without a view, and 19.4% of annual agricultural land rental costs[††] for 4 y for leasing farmers within 2 miles. Third, the community compensation plan can involve communication with stakeholders ahead of the permitting process, and stakeholders' input should be involved in the revision process before reaching a final plan. A comprehensive compensation plan should also consider local externalities that might not visibly manifest in property prices. We would like to stress that the specific community compensation plan developed based on our nationwide study here should be merely taken as an example, and we recommend conducting targeted studies to determine appropriate community compensation plans for a specific LSSPV site.

3. Data and Methods

The analysis primarily utilizes data of three categories: The US LSSPV data, the real estate transaction and assessment records, and geospatial data.

3.1. LSSPV Data. The LSSPV data acquired from the US Large Scale Solar Photovoltaic Database (USPVDB) (35) contain 3,699 LSSPV facilities investigated in the study. This dataset provides detailed information on LSSPV site footprint, area, capacity, and installation year, spanning from 1986 to 2021 (*SI Appendix,* Fig. S1 shows the total acreage developed per year, and *SI Appendix,* Table S1 shows the summary statistics of LSSPV projects). The facility polygons are digitized along the boundaries of the solar arrays, within an accuracy of 10 m.

3.2. Property Transaction. The property data are purchased from CoreLogic through a data agreement. CoreLogic data contain comprehensive information on property and transactions from the whole United States and enables researchers to work on property-level research questions. We developed a process to exclude non-arm's-length transactions (i.e., purging price outliers, foreclosure sales, multiple sales, sales between relatives, sales involving institutional buyers or sellers, and others as detailed in *SI Appendix*) so that our analyses only include transactions reflecting fair market values. The transaction prices are adjusted for inflation to reflect their values in 2017 dollars using the Consumer Price Index data from the US Bureau of Labor Statistics. We also exclude potential home flipping events by removing transactions of the same property that occur within 120 d of each other. As the majority of LSSPV sites have been developed within the past decade, we keep transactions up to 15 y before the installation of nearest LSSPV to make the time frame generally centered around the LSSPV development. The final dataset for analysis comprises both single-family residential properties and agricultural or vacant land, spanning 40 states[‡‡] from 1993 to 2020. To avoid the potential impact from market disequilibrium, we drop observations during the Great Recession (i.e., 2008 to 2010). *SI Appendix,* Tables S2–S4 show the summary statistics of residential homes, agricultural and vacant land, and large-lot homes, respectively. *SI Appendix,* Figs. S2–S4 illustrate the distribution of post-LSSPV-installation transactions of residential homes, agricultural or vacant land, and large-lot homes, respectively, across different proximity bins.

3.3. Geospatial Data. The geospatial data consist of a collection of geographic layers obtained from the US Census Bureau TIGER/line geodatabase (USCB TIGER) and US Energy Information Administration (EIA), which includes shapefiles of primary roads, transmission lines, and metropolitan areas. To support heterogeneity analyses, we also collected data on median household income, median land values, political leanings, and state-level siting policies, among other factors (see *SI Appendix* for details).

To acquire solar site proximity and other (dis)amenities, we generated geographic variables that represent the Euclidian distance between a property and the boundary of the nearest five solar sites, transmission line, primary road, and metropolitan area. The geographic variables were then matched with the property data. To alleviate identification concerns that attributes of control observations (i.e., properties far away from sites) might considerably deviate from treated observations (i.e., properties with solar site exposure), we only kept residential homes that are less than or equal to 6 miles away from the nearest solar sites. For properties above five acres (i.e., agricultural land or large-lot homes), we use a 20-mile radius inclusion criterion due to the general low density and low transaction volumes of such properties. The final sample includes 8.3 million transactions for residential homes, 68 thousand transactions for agricultural or vacant land, and 416 thousand transactions for large-lot homes.

3.4. Visibility Analysis. We establish a visibility database for LSSPV across the continental United States and investigate the property value effect of LSSPV visibility. We calculate the visibility from residential properties to large-scale solar sites within 6 miles. This visibility analysis proceeds in three steps. First, we acquire Digital elevation models (DEMs) of the continental United States from the Shuttle Radar Topographic Mission (SRTM) produced by NASA.[§§] Our analysis uses the 2018 version of SRTM DEMs at a resolution of 90 m by 90 m. The DEMs employed reflect terrain elevation but may not capture structures (e.g., houses or trees), and hence could overstate visibility especially when the viewpoint and the target are close (36). Nonetheless, the employed DEMs are the best available public data for our analysis, as structural elevation data (e.g., Light Detection and Ranging, or LiDAR, data) are not available for most solar sites and their neighborhoods.

Second, we calculate the viewsheds from solar sites to decide the areas from which the sites are visible, utilizing the duality of vision following ref. 21 (i.e., if and only if viewpoint A has a view on target B, a viewpoint on B has a view on target A). This approach greatly reduces computational effort since the number

[††]Note that this compensation assumes that the land price increase will induce a similar change in land rent costs. If land rent data is available, it could be used as the outcome in a similar DID study to decide the land rental cost impact of LSSPV site, which could serve as the baseline of the compensation to leasing farmers.

[‡‡]The other ten states (i.e., Alaska, Hawaii, Idaho, Kansas, Louisiana, Maine, Mississippi, Montana, Utah, and Wyoming) are excluded from the final analysis due to the absence of LSSPV sites, a lack of available transactions near LSSPV sites, or their non-continental status.

[§§]DEMs provide crucial information on the ground topography of the study area. The Shuttle Radar Topographic Mission by NASA employs remote sensing technology to gather laser light measurements of the earth's surface. The mission started in 2000, with a goal to create the first near-global topographical map of Earth and collect data on nearly 80 percent of the planet's land surfaces. Data are available at https://srtm.csi.cgiar.org/.

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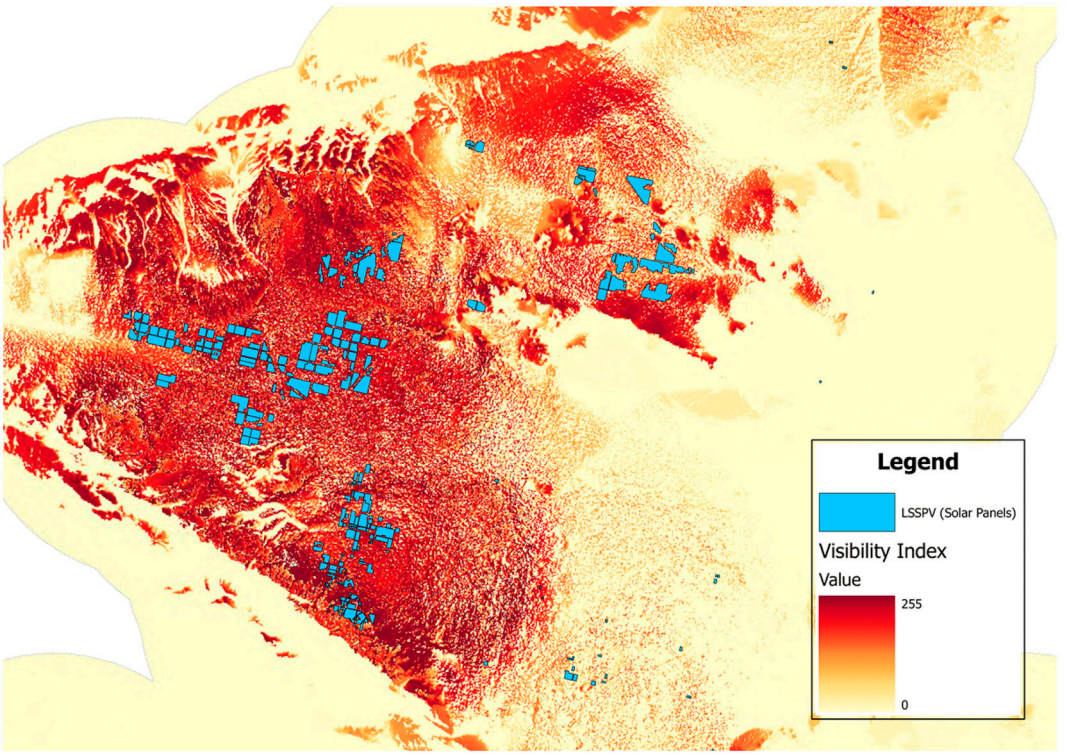

Fig. 6. Surface of Visibility Index. The visibility index measures the number of visible perimeter points of nearby solar sites. Intuitively, the red color denotes regions with solar view, and regions in darker red can see a larger area of solar panels.

of solar sites (3,699) is much smaller than the number of properties (about 5.9 million). Unlike the wind turbines that require height specifications for accurate viewshed analyses, LSSPV sites span broad areas, necessitating a proper way to account for partial views of a large solar site. Specifically, we set viewpoints along the perimeter of each site, where the viewpoints are defined with a random start point, an interval distance D, and a height of two meters. In practice, D is set at 500 m to balance the computation workload and the accuracy of partial view accounting.

Third, we aggregate the viewsheds from all site perimeter viewpoints and overlay the aggregated viewshed layer with properties to calculate the visibility variables. The aggregation of viewsheds will generate the visibility index (Fig. 6) for each geographic unit defined by the raster resolution (90 m by 90 m). Overlaying with the property layer, the visibility index will represent the number of perimeter viewpoints that can see a property, or the number of solar site perimeter points that the property has view on based on the duality of vision. This property-specific visibility index quantifies the extent of solar site visibility for each property and can be converted into a binary visibility variable that serves as the treatment variable in a DID model. For more details of the visibility analysis, refer to *Visibility Analysis* Details section in *SI Appendix*.

3.5. Econometrics: Property Value Effect Models. Previous studies have used econometric models to analyze and identify a variety of characteristics that could consistently influence property values, such as the productivity of the farmland (e.g., ref. 37), the influences of urbanization (e.g., ref. 38), and environmental factors (e.g., refs. 39–41). To estimate the impact of solar projects on nearby property values, it is crucial to control for potential confounders. We employ a DID approach to investigate the effects of LSSPV installation on nearby property values. Intuitively, this approach compares the change in property values before and after installation for properties close to the LSSPV site against the value change for properties farther away but still within the defined vicinity.

3.5.1. Analyses for residential homes. The general DID framework of our residential home study is as follows:

$$\ln(P_{it}) = \beta_0 + \beta_1 Post_{it} + \beta_2 T_i + \beta_3 Post_{it} \times T_i + \delta_k \sum_{k=1}^{K} X_{it}^k + \gamma_k \sum_{k=1}^{K} (Post_{it} \times X_{it}^k) + \tau_{ct} + \varepsilon_{it}. \quad [1]$$

In Eq. **1**, each observation corresponds to a transaction of residential home i that occurred in year t, with the dependent variable being the natural logarithm of transaction price $\ln(P_{it})$. $Post_{it}$ is a binary indicator that denotes whether the transaction of residential home happened after the LSSPV installation. T_i is the binary indicator that denotes whether a residential home was assigned to a treatment group, and the exact definition of treatment is explained below. The coefficient β_3 associated with the interaction term between $Post_{it}$ and T_i captures the impact of LSSPV installation on the outcome variable, which resembles a proportional change in the residential home prices. Previous studies show that the proximity to transmission lines could have an impact on the value of nearby property (42), and this impact could change after an LSSPV installation in the vicinity (20). To account for housing and lot characteristics that could affect home values and the estimation of β_3, we include property-level control variables X_{it}^k and $Post_{it} \times X_{it}^k$ (43, 44), where X_{it}^k include total bedroom number, total bathroom number, building age, and natural logarithms of distances to the nearest transmission line, the nearest primary road, and the nearest metropolitan area. To absorb the time-varying external location-specific shocks in the housing market, we incorporate fixed effects on the census tract by year level, denoted as τ_{ct}. All SE are two-way clustered at the census tract and year level.

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To detect the proper site-proximity treatment in the average effect models (i.e., Eq. **1**), we employed a distance decay version of the DID approach, as shown in Eq. **2**. The distance decay study uses proximity intervals ($T_i^m, \forall m \leq M-1$) as the treatment variables instead of a single binary treatment (as T_i in Eq. **1**). The distance-decay model shown in Fig. 2 uses 0.5-mile intervals from 0 to 6 miles, with properties in the 5 to 6 mile ring (i.e., T_i^M) serving as the control group. To investigate the role of visibility, we further interact the proximity intervals with a binary visibility variable to produce the results in Fig. 1 (i.e., the treatment variables become $T_i^m \times 1(View = 1)$ and $T_i^m \times 1(View = 0)$). The model specifications in Eq. **2** are identical to Eq. **1** except for differences in the treatment variables,

$$\ln(P_{it}) = \beta_0 + \beta_1 Post_{it} + \sum_{m=1}^{M-1} \beta_2^m T_i^m + \sum_{m=1}^{M-1} \beta_3^m Post_{it} \times T_i^m + \delta_k \sum_{k=1}^{K} X_{it}^k + \gamma_k \sum_{k=1}^{K} (Post_{it} \times X_{it}^k) + \tau_{ct} + \varepsilon_{it}. \quad [2]$$

Based on the proximity cut-off point suggested in the distance decay results, we specify a proximity treatment (i.e., results suggest properties within 3 miles) for the average treatment model in Eq. **1**. Moreover, we can test the average treatment effect of the interaction between visibility and proximity, by slightly modifying Eq. **1** to allow for two treatment groups [i.e., effects shown as β_3^{view} and $\beta_3^{no_view}$ in Table 1 column (2)]. The empirical results of these specifications decide the appropriate treatment to use for subsequent studies, where the control group specification will also be consistent with the exploratory specifications.[¶¶] Details of subsequent event study and heterogeneity analyses are presented in *SI Appendix*.

Our DID model relies on the assumption that the LSSPV siting process is independent of the price trends over time conditional on the covariates (i.e., the parallel trends assumption). We conduct pretrend tests with placebo treatments by setting a pseudo-post variable mimicking a fake installation event 6 y before the actual installation and dropping observations that are actually treated after the actual site installation. Null effect estimates from the placebo tests support the plausibility of the parallel trends assumption. Moreover, the event study model could also display pretreatment effects where pretreatment trend differences would show up and suggest a violation of the parallel trends assumption.

3.5.2. Analyses for agricultural land and large-lot homes. We use a distance-decay model to detect the cut-off proximity for the treatment variable in the DID analysis for agricultural or vacant land and large-lot homes as the potential impact mechanism is related to site proximity. The ag-land distance-decay model is built on Eq. **2** with three key differences. First, the outcome variable is the natural logarithm of land price per acre. Second, the control variables X_{it}^k do not include house characteristics. Finally, based on the volume of ag-land transactions, the proximity intervals are selected every two miles from 0 to 20 miles, the fixed effects used are on the county-site (i.e., an interaction between county and the LSSPV site identifier)[##] by year level, and the SE are two-way clustered at the county-site and year level. We also conduct the event study and heterogeneity analyses using the treatment variable suggested by the ag-land distance-decay model. Furthermore, we conduct pretrend tests for the ag-land analysis to check the plausibility of parallel trends assumption. The large-lot-home analysis retains the outcome and control variables from the residential analysis while adopting the same proximity bins and fixed effects used in the ag-land analysis. More details of ag-land and large-lot-home analyses are provided in *SI Appendix*.

Data, Materials, and Software Availability. Our replication package (https://github.com/Starfallchen/SolarViewHedonic) provides all code used in this study, including Stata and Python code for raw data processing, geospatial variable processing, viewshed analysis, data aggregation, and estimation analysis (45). All analyses are conducted in Stata 18MP (https://www.stata.com/order/) (46) and Python 3.9.18 https://www.python.org/downloads/release/python-3918/) (47). The replication package also shares datasets that are from unrestricted data sources. The property transaction data are acquired from CoreLogic Solutions, LLC (https://www.corelogic.com/360-property-data) (48). Restricted by contract with CoreLogic, all variables derived from raw CoreLogic data will not be shared. To replicate our study, we recommend acquiring CoreLogic national-level property data with transactions from 1993 to 2020 and applying the data processing code in the replication package. Other raw data are from publicly available sources. The large-scale solar site data are available at the US Large Scale Solar Photovoltaic Database webpage: https://eerscmap.usgs.gov/uspvdb (49). Digital Elevation Models in the viewshed analysis are produced by NASA's Shuttle Radar Topographic Mission and available at https://srtm.csi.cgiar.org (50). Geospatial data on states, counties, census tracts, primary roads, and metropolitan areas are from US Census Bureau TIGER/line geodatabase, available at https://www.census.gov/geographies/mapping-files/time-series/geo/tiger-geodatabase-file.html (51). Geospatial data on transmission lines are obtained from US Energy Atlas hosted by Energy Information Administration, available at https://atlas.eia.gov/search (52). Data for heterogeneity analysis are drawn from multiple public sources, with details described in the *SI Appendix*.

ACKNOWLEDGMENTS. We gratefully acknowledge financial support from the Sustainable Agricultural Systems Grant 2019-68012-29904 and Hatch projects 7006196, 7006059, and 1024040 from the United States Department of Agriculture National Institute of Food and Agriculture. We sincerely thank editor Catherine Kling and two anonymous reviewers for their insightful and valuable feedback. Property data were acquired from CoreLogic. The results and opinions are those of the author(s) and do not reflect the position of funding institutions.

[¶¶]This is to say, if pure proximity with a 3-mile cut-off point is decided as the most meaningful treatment to use, the control group in the main average effect model will be properties within the 5-to-6-mile proximity bin. This would involve the exclusion of properties within the 3-to-5-mile bin from the analyses. The subsequent event study and heterogeneity analysis models will follow the same sample and covariate specifications as the main model.

[##]The site identifier is based on the nearest LSSPV site. If a group of properties are within a 20-mile radius of the same site and the site is the nearest site to all of them, they share the same identifier. They span a relatively large region, potentially covering more than one county. To control for both site-level and county-level shocks, we use the county-site by year fixed effects here.

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Updated Impact of Proximity to Solar Farms on Property Values

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Original version : April 28, 2025
Updated version: June 11, 2025

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This work is supported by the Institute for Rural Partnerships Program project award no. 2023-70500-38915 from the U.S. Department of Agriculture's National Institute of Food and Agriculture. Any opinions, findings, conclusions, or recommendations expressed in this publication are those of the authors and should not be construed to represent any official USDA or U.S. Government determination or policy.

Context

In response to stakeholder questions, this report summarizes the academic and non-academic literature about the impact of Wisconsin solar farms on nearby property values (both farmland and homes). We found several studies that examined impacts on home values and three that analyzed the impacts of solar farms on agricultural land values. Published results were generally mixed – studies found positive, negative or no statistical effect of solar farms on nearby property values or sales prices. However, a new comprehensive study (Hu et al. 2025) likely settles the academic debate for the time being, so we have updated our April report to reflect these new findings. We summarize the results from these studies and then discuss implications for Wisconsin and the importance of public perception for these effects.

Highlights

- Based on a new comprehensive study, agricultural land values jump 19.4% for properties within 2 miles of large-scale solar farms, but this effect is temporary, peaking 3 years after installation and dissipating within 6 years.
- Based on this same study, residential properties within 3 miles of a large-scale solar farm experience price declines of 4.8%, but this effect fades within 9 years of installation.
- We found no comprehensive study that specifically covered Wisconsin.
- Larger effects seem possible for agricultural land in Wisconsin because more areas have specialized agricultural needs with more limited availability of land to replace losses.
- Public perception of large-scale solar farms and proximity play a key role in these effects, while perceptions of community-scale solar farms remain unclear.

Primary Findings

Early peer-reviewed research produced mixed findings – some found positive effects, while others found negative effects or no statistically significant effects. The new comprehensive analysis of Hu et al. (2025) reveals a consistent pattern: farmland prices jump near large-scale solar installations while nearby home prices dip, and both effects diminish with distance and time. This is the average effect – home and farmland values are highly variable because the specific context for each property matters.

Hu et al.'s (2025) study covers 40 states with a comprehensive database for both agricultural and residential parcels and a thorough analysis that supersedes previous studies for the time being. For agricultural land, Hu et al. (2025) finds an average price increase of 19.4% for parcels within 2 miles of large-scale solar installations, but this effect disappears beyond 2 miles. This price effect is also temporary, peaking 3 years after installation and dissipating within 6 years. They interpret these price patterns as the option value – agricultural and non-vacant lands can be added to the existing solar farm, but as one moves further away and as the installation matures, this option value declines.

If a similar study were conducted for Wisconsin, we expect effects similar to the Hu et al. (2025) pattern, but to vary in magnitude and by location. Wisconsin has many areas devoted to specialized agricultural uses. Intensive dairy regions need land for manure, and crops like potatoes, vegetables, cranberries, and ginseng require special types of land. Loss of land to solar farms in these areas would likely have a larger impact on surrounding farmland values because alternative land to replace these losses is limited. However, the effect would likely be smaller in areas with more traditional agricultural land use for which substitute land is available nearby. Hu et al. (2025) also show that price increases are most evident for smaller parcels, because they can host incremental expansions of large-scale solar installations. By contrast, almost no price effect is observed for larger parcels.

For residential land, Hu et al. (2025) find drops of 7.2% in value for parcels within half a mile of a large-scale solar farm and 4.8% for those within 3 miles, and no statistically significant effect beyond that distance. Prices for residential properties return to their baseline about 9 years after solar construction. We anticipate similar effects in Wisconsin, a 4%-7% decline in residential property values within half a mile of large-scale solar farms that disappears after about 9 years.

Public perception plays an important role. Whether real or perceived, farmers and homeowners near solar farms are concerned about actual or potential effects on the value of their land and perceptions of potential buyers. In rural areas, opposition to solar farms is often explained by the perception that solar farms use rural resources for the benefit of urban areas – a phenomenon known as the "rural burden". However, not all solar farms are the same. Smaller community-scale solar farms are built to serve a community or a set subscriber base, while larger utility-scale solar farms are designed to provide electricity for cities or regions often further away. Since most research focuses on large-scale solar farms, it is unclear how results and perceptions would differ for community-scale solar farms. In the context of the "rural burden", community-scale solar farms could plausibly be seen favorably in rural and agricultural areas, as a source of pride for energy independence. Hu et al. (2025) finds some evidence supporting this effect, but the topic remains largely unexplored empirically. Understanding these effects on property values in Wisconsin would require survey or focus group work that is outside the scope of this assessment.

Updated Impact of Proximity to Solar Farms on Property Values

Context

Renewable energy technologies, such as solar panels, wind turbines, and biofuel technologies have gained increased attention in recent years, but not all renewable energy technologies are the same. Solar is more controversial because installing a solar farm requires a fundamental land-use change compared to producing wind energy or biofuels (Geiger 2025; Maguire et al. 2024). Attention commonly focuses on potential impacts on nearby home and agricultural land values. For this brief report, we searched both the academic and non-academic research to summarize what others have found. We found several studies that examined impacts on home values and a few that analyzed the impacts of solar farms on agricultural land values. The comprehensive study of Hu et al. (2025) was just published and likely settles much of the academic debate for the time being, and so we have updated our April report to reflect this new research. This report summarizes the research and briefly discusses possible implications for Wisconsin. Finally, we discuss the importance of public perception for these effects on property values.

Impacts on agricultural land prices

Abashidze and Taylor (2023) examined agricultural land sales in North Carolina and found no direct effect of the distance from a solar farm on the sale price of agricultural land. They find some weak statistical evidence that agricultural land parcels nearer to transmission power lines may increase in value after a solar farm is built nearby. They propose that solar farm installation potentially creates a signal to solar farm developers of the suitability of adjacent agricultural land for future development as a solar farm.

An unpublished master's thesis (Kunwar 2024) analyzed the effect that the distance to a solar farm had on prices for farmland sales in Indiana. The study found that being one mile nearer to a solar farm increased the price of farmland by 1.4%. For higher value farmland (in the top 20%), the effect was larger, a 1.6% increase, and only 0.9% for lower value land (in the bottom 20%). The thesis did not discuss how far this effect extended before it dissipated. Also, the regression analysis explained only about 18% of the variation in land prices, indicating that farmland values are highly variable and many other factors besides those included in their analysis affect prices.

Hu et al. (2025) find that the price of land within 2 miles of a solar farm increases 19.4% on average, with the effect becoming statistically insignificant beyond 2 miles. The increase appears three years after installation and fades roughly six years later, consistent with the hypothesis that these land value changes are driven by option value for possible future solar leases rather than a permanent change. Analysis shows that the price increases are concentrated on smaller parcels as they cost less to add to existing solar arrays. Large land parcels show no price response as they are more costly to add to an array, while parcels near mega-arrays also show no price response because the already large array is less likely to expand.

Discussion of impacts on agricultural land prices

Surprisingly little research exists on the effects of solar farms on farmland values. Abashidze and Taylor (2023) found no solid evidence of an impact in North Carolina. Kunwar's (2024) preliminary results are consistent with expectations (solar farms increase nearby farmland values), but the impact seems small: an average change of 1.4% per mile, with a range of 0.9% to 1.6%. The newly published Hu et al. (2025) study used an extensive multi-state database and comprehensive analytical methods, and so the research results summarized above supersede the

other analyses, which is why this report needed updating. In short, the value of farmland within 2 miles of a large-scale solar farm increases 19.4% on average – but the effect disappears beyond 2 miles, peaks about 3 years after solar farm installation, and fades roughly after 6 years. This pattern is consistent with an option value – land prices increase because the solar array may expand onto these nearby lands in the near future. This option value has a limited reach from the solar farm and eventually it fades as it becomes clear the solar farm will not expand further. Nonetheless, large scale installations have a sizable effect on farmland prices within a certain distance. The option value is highest for small parcels near smaller solar farms, because these parcels are lower cost to add to the array and smaller solar farms still have room to expand.

To give some idea of what this effect could mean in the state, we apply Hu et al.' (2025) estimates to 2024 land values in Wisconsin. The average value for agricultural land in Wisconsin in 2024 was $6,600/ac (USDA NASS 2025). Schlesser (2025) summarizes actual farmland sales data in Wisconsin in 2024. Her discussion and Figure 2 suggest that the lowest 20% had prices below about $3,000/ac and the top 20% had prices above about $9,500. Applying the 19.4% average effect to these land values gives $6,600 x 0.194 = $1280/acre price increase for average farmland, with a range of $3,000 x 0.194 = $582/acre to $9,500 x 0.194 = $1,843/acre. These gains are substantial compared to historical estimates but are spatially limited and temporary.

These are average effects based on this new national evidence. We expect larger effects in parts of Wisconsin with high-value and unique agricultural land uses, particularly in areas with lots of dairy or specialty crop production. Areas with intensive dairy production need farmland for manure application, the Central Sands and Lower Wisconsin River Valley are used for intensive potato and vegetable production, and several areas of the state are used for important specialty crops like seed potatoes, cranberry and ginseng. Loss of land in these areas to solar farms would likely have a larger impact on surrounding farmland values than in the Hu et al. (2025) study because they are high-value uses and have limited availability of alternative land for replacement if lost. However, we note that this hypothesis has not been examined empirically.

Impacts on home prices

Hu et al. (2025) analyzed prices for 8.3 million individual home sales in forty US states and found that, on average, homes within a half-mile of a large-scale solar farm experienced a 7.2% reduction in value, homes within 3 miles experienced a 4.8% reduction in value, and homes beyond that distance had no statistically significant reduction in value. Elmallah et al. (2023) used data from six states (not including Wisconsin) and found smaller home price decreases (2.3% within a quarter-mile, 1.5% within a half-mile), but the pattern was the same. In Hu et al. (2025), home price decreases were larger in the Northeastern U.S., in politically conservative counties (based on 2016 party voting shares), and for residential parcels on land that was previously agricultural, but negligible for solar farms that are brownfield redevelopments or located in left-leaning counties (based on 2016 party voting shares).

Smaller, single-state studies show mixed or null effects. Specific to the Midwest, a real estate impact study in Illinois by McGarr and Lines (2018) compared sales of single-family homes adjacent to solar farms to sales of comparable homes not adjacent to solar farms. They found no consistent negative impact on home sales prices or other influential market indicators attributable to adjacency to solar farms. Hao and Michaud (2024) used aggregate data to examine the impact of 70 Midwest solar farms on average home values in the same zip code, finding a 0.5% to 2.0% increase in average home values in zip codes with a solar farm. They propose that solar farms

increase tax revenues that are used to build amenities such as better schools and public services, which then increase nearby home values. Specific to Wisconsin, the market analysis of MaRous and Company (2021) examined the potential impacts of a proposed solar farm in Dane County and found that the market data indicated that there would be no negative impact on rural residential property values. This study also found that data did not substantiate local landowners' concerns about noise and visual impacts from an existing solar farm on land values.

Taken together, the Hu et al. (2025) study confirms the expected disamenity effect on values for homes close to large-scale solar farms, while the findings of Elmallah et al. (2023) and single-state studies show how local contexts might abate the penalty. The results are highly variable, suggesting that the specific context for each home matters. The fact that the smaller studies did not find an effect is not surprising. Home values are highly variable and identifying effects with highly variable data is statistically difficult with small samples. Hao and Michard (2024) admit their results are counter to what most research finds; we have developed an academic critique beyond the scope of this report that would explain their unusual results as a statistical issue.

The role of public perception

The evidence put forth in these studies is often mixed, with the high variability in land values and home prices indicating that the specific context of each sale matters. The implication is that public perception plays an important role in how the proximity to solar farms impacts residential home prices and farmland values. Whether real or perceived, land and homeowners adjacent to solar farms are concerned about potential buyers passing on their home and land because of its proximity to a solar farm (Breese, 2025a; Breese, 2025b). In rural areas specifically, there is opposition to solar farm development that is best explained by the perception of the development being extractive of rural natural resources (i.e., land) for the benefit of urban areas – a phenomenon known as the "rural burden" (Nilson and Stedman, 2023). Hu et al. (2025) show that visibility itself adds no extra penalty once distance is controlled, lending credibility to the notion that the price discount might not be driven by glare, noise, or other physical health concerns, but perception. Public perception can and will influence the acceptability of solar projects so that citing ordinances may want to take it into consideration.

Not all solar farm projects are the same – notable differences exist between utility-scale and community-scale solar. Community-scale solar projects are usually smaller and established for a particular community or subscriber base, while utility-scale solar projects are larger and designed to provide a significant amount of electricity for cities or regions (Geiger, 2025). Most of the studies reviewed in this report were for utility-scale solar farms and it is not entirely clear how their results would differ for a community-scale solar farm. However, considering the root of the rural burden and the main concerns associated with solar farms such as change in land-use and visible disamenities, community-scale solar projects could plausibly be perceived more favorably in rural and agricultural areas. As a result, we believe that the distinction between community-scale and utility-scale solar projects is likely quite important in many contexts.

Caveats

We emphasize that extrapolation of some of these findings to Wisconsin is predicting out of sample, which can lead to serious errors. We found very few studies specific to Wisconsin and suggest that additional research to examine these effects in the unique Wisconsin context may be warranted to address this issue. Such work could include econometric analysis of home and land sales data, as well as surveys or focus groups to better understand public perceptions.

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NOTICE OF PUBLIC HEARING
VILLAGE OF GERMANTOWN

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

DATE: Monday, October 13th, 2025
TIME: 6:30 pm or later

The purpose of said hearing is to hear all parties, their attorneys or agents, for or against a Conditional Use Permit application for a "Solar energy conversion system" consistent with and only to the extent allowed under Wis. Stat. § 66.0401 from the property described below pursuant to Section 17.12(2)(jj) of the Village Zoning Code.

Applicant: One Energy Development, LLC, Agent for Robert Overmier, Property Owner
Property Address: N144W12531 Pioneer Road (GTNV_011987)

Property Description:
A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, IN TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 01°18' 22" EAST ALONG THE EAST LINE OF SAID 1/4 SECTION 475.00 FEET TO A POINT; THENCE SOUTH 88°41' 38" WEST 326.70 FEET TO A POINT; THENCE SOUTH 01°18'22" EAST 200.00 FEET TO A POINT; THENCE NORTH 88°41'38" EAST 326.70 FEET TO A POINT IN THE EAST LINE OF SAID 1/4 SECTION; THENCE SOUTH 01°18'22" EAST ALONG SAID EAST LINE 596.15 FEET TO A POINT; THENCE SOUTH 88°13'12" WEST ALONG THE NORTH LINE OF CERTIFIED SURVEY MAP NO. 6353 AND ITS EXTENSION A DISTANCE OF 1,996.42 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID ¼ SECTION; THENCE NORTH 01°21'20" WEST ALONG SAID WEST LINE 1,301.86 FEET TO A POINT TO A POINT IN THE NORTH LINE OF SAID 1/4 SECTION; THENCE NORTH 89°06'05" EAST ALONG SAID NORTH LINE 1,997.52 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 2,370,106 SQUARE FEET OR 54.4101 ACRES.

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

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

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

Donna Ott, Village Clerk
Dated this 17th day of September 2025
To Be Published On: September 24th and October 1st, 2025

Community Development Department
Jeffrey W. Retzlaff, AICP, Community Development Director
N112W17001 Mequon Road, PO Box 337
Germantown, WI 53022-0337
(262) 250-4735
www.germantownwi.gov

September 2025

NOTICE OF PUBLIC HEARING

You are receiving this notice because our records indicate that you are the owner and/or occupant of property located in the vicinity of N144W12531 Pioneer Road. As stated in the attached notice, One Energy Development, LLC Agent for Robert Overmier, Property Owner, are requesting approval of a Conditional Use Permit (CUP) for a proposed 35AC Solar Project called Lime Kiln on the property.

A public hearing of the CUP permit application required as a prerequisite to make this change will be held before the Village Plan Commission on October 13th, 2025, at 6:30pm in the Village Hall Board Room. A copy of the official public hearing notice is on the back of this letter.

At that time, the Plan Commission will review and discuss the application and supporting information about the proposal. Village staff will report their evaluation of the proposal, discuss Village plans, policies, code requirements and make a recommendation to the Plan Commission to approve or deny the application. During the public hearing, members of the public will be asked to share their comments and any other information about the proposal that they feel the Plan Commission and Village Board should consider before deciding to approve or deny the applications. Once the public hearing is closed the Plan Commission will consider the public comments and other information received about the proposal before making a formal recommendation to the Village Board.

At a future meeting, the Village Board will consider the application, the Village staff report, public hearing comments, and the Plan Commission recommendation before making a final decision to approve or deny the CUP.

You are invited to attend both the Plan Commission Public Hearing and Village Board meeting regarding the proposal and application. If you are unable to attend, you can provide written feedback sent by letter or email addressed to the Community Development Department or to your Village Trustee. Please visit the Village's website for Trustee contact information: www.germantownwi.gov

Finally, as listed on the bottom of the enclosed notice, you can inspect the application, and all supporting information submitted for this proposal by visiting the "Proposed Development Projects" webpage on the Community Development Department Page on the Village's website.

MEETING:	**REGULAR MEETING OF THE PLAN COMMISSION**
DATE AND TIME:	**Monday, October 13, 2025 6:30 PM**
LOCATION:	**Germantown Village Hall Board Room** **N112 W17001 Mequon Road**

MINUTES

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

Chairman Soderberg called the meeting to order at 6:30pm.

II. ROLL CALL:

Chairman Soderberg and Committee Members Warren, Shadid, Tarantino, Williams and Ewert were all present. Also present were Community Development Director Retzlaff, Associate Planner Yanke and Administrative Coordinator Remich (via Webex). Committee Member Henk was absent excused.

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

Citizens that spoke included:
Mario Maenza who lives on Cedar Lane.
Lynn Bednarz who lives on Pawnee Court.
Jim Stout who lives on Goldendale Road.
Martin Peck who lives on Cedar Lane.
Joel Gierach who lives on Cedar Lane.
Tom Stauffacher who lives on Cedar Lane.
Michelle Perkl who lives on Armada Drive.
Penny Dunne-Muzi who lives on Cedar Lane.
Linda Maenza who lives on Cedar Lane.
Jennifer Steffen who lives on Creek Terrace.

IV. APPROVAL OF MINUTES:

A. PC Minutes 9/8/25 (ACTION)

Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: Russell Ewert
Yes: Bob Soderberg, Robert Warren, William Shadid, Josh Tarantino, Russell Ewert
No: None
Abstain: Robert Williams
Motion Passed (Yes 5, No 0, Abstained 1)

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V. NEW BUSINESS:

A. OneEnergy Development, LLC, Agent for Robert Overmier, Property Owner. Conditional Use Permit (CUP) and Site Plan applications for an approximate 35-acre Solar Energy Facility located at N144 W12531 Pioneer Road in the Rural Preservation District. (PUBLIC HEARING & ACTION)

Associate Planner Yanke gave a short summary of the proposal, stating that the proposed solar farm is a conditional use within the A-1 district that requires site plan review and approval. Yanke went through the primary project details and mentioned the State law provisions applicable to solar energy conversion systems. Yanke also went over staff review comments and staff's recommendations of approval for the applications. Yanke introduced Peter Murphy and Julie Gerrits from OneEnergy, who went over the proposal in a detailed presentation.

Discussion Followed.
Committee Members asked about the length of the lease, which is 30–50 years. Which stays with the land even if it's sold.
After 30–50 years, WE Energies will be responsible for decommissioning if they purchase the asset, which they expect. There is money set aside for asset removal in each of their contracts. All components are removed from the site, everything possible is recycled.
Whether there is a danger of fire? No there is not, there is nothing flammable on site and no lithium batteries are used.
There are no liquids or chemicals used on site.
Will there be mass herbicide spraying to control the native prairie species proposed around the solar structures? No, they only do spot spraying by an individual on a specific plant/weed.
Are there other plans for additional solar projects in Germantown at this time? No.
Did OneEnergy pay anyone money to not come to the meeting tonight? No.
Could the income generated be used towards the village's debt? That can be looked into per staff.
How will this affect property values? The study they use shows that it does not significantly affect property values either way.

Chairman Soderberg opened the Public Hearing at 8:27pm.
Comments were received from:
Lynn Bednarz who lives on Pawnee Court stated that she would see what she could do with her contacts in Washington.
Brian Kirsch who lives on Wildrose Lane stated that this will not make a dent in anyone's electricity bill, and feels that this project is useless.
Charlie Hargan who lives on Biscayne Drive questioned the safety aspects and how they are handled.
Marty Peck who lives on Cedar Lane is concerned about fire issues with lithium batteries if the project is ever converted.
Mario Maenza who lives on Cedar Lane stated that he is concerned about property values, wildlife and fire hazard.
Tom Stauffacher who lives on Cedar Lane doubts that property values would go up and would like more screening other than the current deciduous trees.

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Linda Maenza who lives on Cedar Lane is concerned about fire and potential project expansion.
Penny Dunne-Muzi who lives on Cedar Lane is concerned about the research involved, disposal of this project when it is decommissioned and how the panels are made.
Chairman Soderberg closed the Public Hearing at 8:48pm.

Motion 1: Approve CUP as presented with the 6 conditions included in the packet and add the 4 additional conditions listed below.
Motioned By: Robert Warren
Seconded By: William Shadid

Discussion Followed. Committee members discussed the opposition to the project and several members shared the same concerns. Committee members asked what type of legal dispute or recourse the applicant would have if the project is denied. Would it be similar to the project off Rockfield Road last year? Staff clarified that OneEnergy could bring an appeal forward to the Board of Zoning Appeals similar to the previous project. Director Retzlaff suggested that the Commission make motions to add conditions that address residents' concerns and validate the reasoning for denying the project. Commissioners asked whether they could set so many conditions as to be cost-prohibitive to the project.

Motion 2: Amendment #1 - Add a condition for a formal landscape plan that would evaluate current landscaping around the project area and specify the applicant provide year-round screening around the entire solar farm.
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 2 Passed (Yes 6, No 0, Abstained 0)

Motion 3: Amendment #2 - Add a condition that the applicant be limited to spot spraying instead of widespread/broadcast spraying of herbicides to manage vegetation on site.
Motioned By: Josh Tarantino
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 3 Passed (Yes 6, No 0, Abstained 0)

Motion 4: Amendment #3 - Add a condition that the applicant add the Village as an insured party on their Pollution Liability Insurance Policy.
Motioned By: Robert Williams
Seconded By: Russ Ewert
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh

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Tarantino, Russell Ewert
No: None
Abstain: None
Motion 4 Passed (Yes 6, No 0, Abstained 0)

Motion 5: Amendment #4 - Add a condition to prohibit the use of lithium batteries on site as part of the solar facility's operation.
Motioned By: Russell Ewert
Seconded By: Josh Tarantino
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 5 (Yes 6, No 0, Abstained 0)

Results of Motion 1:
Yes: Robert Warren, Josh Tarantino
No: Bob Soderberg, William Shadid, Robert Williams, Russell Ewert
Abstain: None
Motion 1 Failed (Yes 2, No 4, Abstained 0)

Staff recommends approval of the Conditional Use Permit for an approximate 35-acre “solar energy conversion system” consistent with and only to the extent allowed under Wis. Stat. § 66.0401 located at N144W12531 Pioneer Road, subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the Conditional Use Permit (CUP) application and supporting documents date stamped received July 17, 2025. Operations shall be limited to those specified in the CUP supporting documents submitted to the Village.
2. The owner/operator is responsible for reporting any significant changes in the type, intensity, amount, or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
3. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the Conditional Use Permit (CUP) may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premises advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. All future site improvements, including all building, parking area, landscaping, storm water management facilities, signage, exterior lighting, and any other improvements made to or on the property that are necessary for the land uses

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and activities authorized under this CUP shall be submitted for review and approval by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.

6. Pursuant to Section 17.47 of the Zoning Code, if the Village observes and/or receives complaints regarding negative impacts associated with and/or created by business-related activities conducted on the property, including but not limited to noise, dust or other airborne materials, the Property Owner/Operator shall work with the Village to identify the source of such impact(s), evaluate alternative mitigation measures, and implement a mutually-agreeable solution to mitigating the impact(s).

Staff recommends approval of the Site Plan application submitted by OneEnergy Development, LLC for an approximate 35-acre “solar energy conversion system” consistent with and only to the extent allowed under Wis. Stat. § 66.0401 for property located at N144 W12531 Pioneer Road, subject to the following conditions:

1. This approval is for the plan sheets that comprise the site plan set as noted below and is subject to compliance with all the conditions and requirements set forth herein and subsequently adopted and/or revised by the Plan Commission. Approval is granted for the following unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
    1. Site Development Layout (Sheet D-100) revised dated October 10, 2025.
    2. Vegetative Screening and Management Plan dated August 6, 2025.

If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. The Vegetative Screening and Management Plan shall be subject to final acceptance by the Village Forester and Community Development staff prior to commencement of construction.
3. Approval of the Site Plan application is subject to approval/acceptance of the proposed private driveway access point to Pioneer Road by the Washington County Highway Department.
4. Per Fire Department, applicant shall install a Knox Box at the main entrance gate to the solar facility.
5. The technical issues and plan revisions identified in the October 7, 2025, memo from the Village Engineer shall be addressed in revised plan sheets and/or supplemental documents as necessary prior to commencing construction activities or issuance of an Erosion Control Permit.
6. Site operations are limited to the proposed activity by the applicant per the submitted/attached “Solar Generating Facility Operations Plan”.
7. State agency (DSPS) approved plans and a $20,000 bond are required by Inspection Services. The Village of Germantown is an authorized delegated agent of DSPS and may be used as an alternative to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

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8. Applicant shall install the 8' agricultural/wildlife perimeter fence with openings at the bottom (i.e. at-grade) to allow greater wildlife movement.
9. The maximum tilt angle height of the solar array panels (i.e. structures) shall be approximately 8' from established grade.
10. All temporary and permanent exterior signs require a permit and shall comply with all current Village sign regulations and requires a permit if/when allowed.
11. Applicant shall provide a commitment to the Village including provisions to ensure that there is adequate financial security set aside to perform the specified decommissioning of the project and any restoration needed to be performed to the shared access drive after construction of the project or its decommissioning. Said commitment shall be reviewed and approved/accepted by the Village Attorney.

Motion 6: Approval of the Site Plan with 11 conditions
Motioned By: Robert Warren
Seconded By: William Shadid

Motion 7: Amendment #1 Site Plan - Add 4 additional conditions as noted in CUP recommendation.
Motioned By: Russell Ewert
Seconded By: Robert Williams
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion 7 Passed (Yes 6, No 0, Abstained 0)

Results of Motion 6:
Yes: Robert Warren, Josh Tarantino
No: Bob Soderberg, William Shadid, Robert Williams, Russell Ewert
Abstain: None
Motion 6 Failed (Yes 2, No 4, Abstained 0)

B. Jim Sedgwick/Heimat Capital LLC, Agent for Blackstone Creek LLC, Property Owner N112W17300 Mequon Road. Application to amend the Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions & Restrictions and a 2-Lot Certified Survey Map (CSM) to allow the development of two 1-2 acre commercial retail sites and 205 multi-family residential units. (PUBLIC HEARING & ACTION)

Director Retzlaff went over a brief history of the Blackstone Creek Development and details of the 3 proposed amendments to the PDD which included:
Amendment #1:

- Affects Section 1 (General Development Plan) [see Res. No. 19-12 & 20-16]
- Revise/replace the current GDP dated July 5, 2016 as necessary to incorporate the plan dated October 2, 2025 (copy attached) relative to that portion of the golf course and retail commercial area;

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- Add the following land uses to the list of uses allowed in the Blackstone Creek PDD as conceptually shown in the GDP dated October 2, 2025
    - Restaurant with drive-through service (on the 1.27-ac commercial site only)
    - Other retail commercial uses allowed in the B-1: Neighborhood Business District (on the 1.75-ac commercial site only)
    - Multi-Family residential uses developed consistent with the Rm-3: Multi-Family District regulations with the following features, limitations and exceptions:
        - a maximum of 205 dwelling units at a density not to exceed ten (10) dwelling units per gross acre (a 20.55-acre development area is proposed)
        - Eight (8) two-story walk-up/garden-style, multifamily buildings with a maximum 135 dwelling units
        - Seven (7) detached garage parking structures
        - One (1) multifamily building with a maximum of 70 dwelling units (retail commercial uses allowed in the B-1 District on 1st floor only)
        - Clubhouse or shared-use building for residents
        - An amenity-type structure intended to provide or keep mail & package delivery, maintenance equipment and other accessory uses

- Internal walking paths to provide connectivity to and between Mequon Road, Main Street, and the retail commercial sites (the actual location and timing of construction TBD subject to the potential continued operation of the golf course)

<u>Amendment #2</u>

- Affects Section 10 (Building Regulations) [see Res. No. 19-12 & 20-16]
- Reduce the minimum parking lot setback/greenbelt requirement under Section 17.45(1)(c) in the Zoning Code from 15 feet to 6 feet along the north and west property lines of the proposed 1.27-ac retail commercial site (proposed Culver's restaurant site only)

<u>Amendment #3</u>

- Affects Section 5 (Architectural Design, Exterior Materials, and Building Height) [see Res. No. 19-12 & 20-16]
- The architectural design and materials for the restaurant proposed for the 1.27-ac retail commercial site (Culver's) shall be submitted subject to review and approval of the Plan Commission.
- The architectural design and materials for the multifamily buildings and related amenity features and structures shall be generally consistent in quality and materials as presented in the imagery submitted with the PDD amendment application (copy attached).

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The certified survey map (CSM) that has been submitted at this time proposes to divide the 143-ac golf course property into the following parcels:

- Lot 1: 1.27 acres (proposed Culver's restaurant)
- Lot 2: 133.63 acres (existing golf course)
- Outlot 1: 5.28 acres

Proposed Development Phasing:
Phase I (2025-26): Culver's land acquisition Fall 2025, Culver's construction start/end Fall 2025/Spring 2026, Golf Course operations to continue through 2026 golf season
Phase II (2026-27): Multi-Family residential construction Fall 2026 / Occupancy 2027
Phase III (timeline TBD): Potential development on other golf course land pending Village agreement on a previously proposed Land Exchange Agreement: Development of other golf course land pending Village agreement to the proposed Land Exchange Agreement (under consideration), Additional multifamily and/or mixed-use development, Public park w/varied public amenities & Menomonee River access

No rezoning will be required. Director Retzlaff introduced Property Owner, Jim Sedgwick who came forward to answer questions along with Matt Bailey of Trio Engineering.
Committee members' concerns/comments included:
Materials for Culvers were acceptable. The appearance of the roofline and facade of the overall entry tower were not acceptable.
The Economic Development Committee is currently working on specifics of the future Gateway feature for the corner of Mequon & Division Roads. There is a sanitary sewer easement on that corner that will need to be figured into the plan for any future sign/feature.
An amendment to reduce the 15' landscape buffer set back to 6' would be needed.
The multifamily units will include 1 or 2 bedroom units, which determines the ratio of incoming children for school district planning.
Commissioners asked for clarification of what they are approving tonight. The PDD amendments only, not a multifamily development plan.

Chairman Soderberg opened the Public Hearing at 10:02pm:
Comments were received from:
Mary Blasczyk who lives on Biscayne Drive is against this proposal due to flooding, lower property values, traffic, noise and doesn't want Culvers.
Keith Dunn who lives on Armada Drive is concerned about the traffic, feels that Culvers has already been decided and is against this proposal.
Lynn Bednarz who lives on Pawnee Court feels that this plan is crazy, is against anything that taxpayers might have to pay for, doesn't want a Culvers and would like this topic postponed.
Sarah Backes who lives on Biscayne Drive is against this proposal due to increased traffic. She doesn't think this will attract new residents to Germantown because they can't afford to live there and feels it will overwhelm utilities.
Bob Simonson who lives on Sawgrass Court is concerned about the number of bedrooms and the rent they would need to generate to maintain property values.

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Karen Bell who lives on Blackstone Court is concerned about a decrease in property values, wants to keep the beautiful golf course and feels there should be a buffer to the east.
Je'Ette Tennies who lives on Augusta Court is concerned about buffers, kids going through their subdivision and increased traffic.
Jennifer Robles who lives in Abbey Court is concerned about Roberts, increased traffic, too dense, flooding and feels this will add too many kids into the schools.
Charlie Hargan who lives on Biscayne Drive feels that developers should be able to develop what they want but feels that this is overkill.
Trustee Jolene Pieper who lives on Esquire Court was on Webex and spoke in support of Jim Sedgwick and feels that the personal attacks against him should stop.
Associate Planner Yanke read 6 emails that came in before the 4pm deadline today. All were against this proposal.
Chairman Soderberg closed the Public Hearing at 10:29pm.

Ewert stated that this project was included in the MD Rofer study done by the school district and the increase in children is well within the school's capacity limits. So this will not impact the need for changes within the school district. Soderberg stated that he is in favor of this proposal and feels multifamily in that area makes sense. Sedgwick stated that market forces since 2006 have changed drastically, so their plan also changed to go along with that. He has a long history of trying to recruit businesses to Germantown, and they are not interested because there just isn't enough density/rooftops to support more high-end, sit-down restaurants. So when Culvers came to them and said they were interested, they paid attention. Williams stated that he would like to see any restaurant other than fast food go in on that corner. Sedgwick stated that they also spoke with Panera and they were not interested either. It's been mostly the drive-thru function that drives a lot of business post COVID-19. Ewert stated that they aren't asking for a TID and the Village isn't spending any money on this. This is a very expensive venture for the developer who is paying for all the roads, sewer, water, etc. We get a lot less say in the development when they are asking for no money from the Village.

Staff recommends approval of the proposed amendments to the Blackstone Creek Planned Development District (PDD) as proposed and summarized herein that shall be codified into an appropriate Village Board resolution amending the current General Development Plan (GDP) dated July 5, 2016, and list of conditions & restrictions contained in Resolution Nos. 19-12, 29-12, 22-13, 23-13, and 20-16:

1. Approval is subject to completion of all driveway and intersection improvements detailed in the Traffic Impact Analysis (TIA) prior to or concurrent with the development resulting from the PDD amendments. As deemed necessary by the Village Department of Public Works/Village Engineer, detailed construction plans and right-of-way permits for said improvements shall be prepared, submitted, and approved by the Village Engineer prior to construction.
2. If the Plan Commission and Village Board act to not add “restaurants with drive-through service” to the list of permitted uses in the Blackstone Creek PPD (proposed as part of Amendment #1), that the current provision allowing “banks with drive-through lanes” shall also be removed from the current list of conditions & restrictions for the Blackstone Creek PDD.

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3. Prior to or concurrent with the submittal of site development & building plans for the multifamily area and commercial sites, in whole or in part, a certified survey map (CSM) land division (or subdivision plat if needed) shall be prepared to formally create parcels as a prerequisite for development of said sites.
4. The applicant has indicated that the internal pathway shown on the proposed General Development Plan (GDP) is intended to be accessible to the general public. If the pending land exchange agreement with the Village is accepted in the future and all or some of the remaining golf course property is converted for public access and park purposes, detailed specifications and an access easement and maintenance agreement with the Village shall be created subject to review, and approval of the Village.
5. An overall pedestrian pathway or sidewalk plan showing specifications, how, where and in what timeframe pathways and/or sidewalks providing access to the multifamily residential area and the commercial sites will connect to sidewalks along Mequon Road, Division Road, internally to the commercial sites, and to the Fairway Knoll senior community shall be prepared by the Applicant as a supplement to the General Development Plan (GDP).Said plan shall be prepared and submitted to the Village for review and approval prior to or concurrent with the submittal of site development plans for the multifamily residential area.
6. All internal streets serving the multifamily residential area and commercial sites shall be constructed to Village standards if intended to be public or to a mutually acceptable set of standards and specifications if intended to be privately constructed, owned, and maintained. Detailed plans and specifications shall be prepared and submitted for Village review and approval prior to or concurrent with detailed site development plans for the multifamily residential area and commercial sites.
7. The proposed General Development Plan (GDP) shows the internal streets and driveways serving the commercial sites as being located outside or beyond the perimeter property lines for the two commercial sites. Because those internal streets and driveway intersections are critical to site accessibility and traffic circulation as reflected in the traffic impact analysis (TIA), detailed specifications for those internal streets and driveway intersections shall be prepared and submitted for review and approval by the Village. More importantly, the proposed driveways on Mequon Road and on Division Road need to be constructed prior to or concurrent with development of the Culver's site.
8. As shown in the proposed General Development Plan (GDP), development within the multifamily residential area includes two multifamily buildings positioned parallel to and setback from the east property line. A landscaped buffer of some significance shall be installed between the buildings and along the easterly property. Said landscaped buffer should be designed and presented as part of a larger landscaping plan for the common areas of the entire residential area and submitted for Village review and approval as part of the detailed site development and building plans for the multifamily residential area.
9. The Applicant shall develop a detailed plan for review and approval by the Plan Commission that presents details on landscaping, lighting, signage (building, monument, and directional), architecture & design, exterior materials, etc. that will guide the development of the two retail commercial sites, residential areas,

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and any/all common areas within the remaining areas to be developed in the Blackstone Creek PDD area. Said plan shall be prepared and submitted for review and approval by the Village Plan Commission prior to or concurrent with the submittal of detailed site development plans for the commercial sites and multi-family residential area.

10. All items listed in the Village Engineer's August 27, 2025, review memo shall be addressed as part of future development of the multi-family residential area and retail commercial sites. Detailed construction and utility plans meeting all applicable Village Code requirements and requirement is the Village's Development Handbook shall be prepared and submitted for review and approval by the Village for all future multi-family and commercial site development.
11. Given topography across the property from north to south, the multi-family residential area may be able to be served by gravity sewer extended to the south side of the residential area from existing facilities located in Division Road to the east (south of the existing residential condominiums along Division Road). The owner shall explore cooperatively with the Village the possibility of extending water and/or sewer facilities from Division Road as part of future site development and building plans submitted for the multi-family residential area.
12. The Building Inspector has indicated that the submission of state-approved plans shall be required along with a $20,000 occupancy bond prior to the Village issuing any building permits for the multi-family and commercial buildings.
13. The Applicant shall enter into a Development Agreement if/when deemed necessary with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).
14. The current list of conditions & restrictions governing development within the Blackstone Creek PDD is contained in a series of resolutions resulting from previous amendments, including Res. No. 19-12 that was subsequently amended by Res. Nos. 29-12, 22-13, 23-13, and 20-16. As deemed necessary by Village Staff, if the proposed PDD amendments are approved, in whole or in part, Village shall Staff create a new document containing a compilation of all valid conditions & restrictions, including the addition of all conditions adopted herein, into one updated document adopted by resolution by the Village Board.

Motion 1: Approve 3 PDD Amendments with 14 conditions as presented
Motioned By: William Shadid
Seconded By: Russell Ewert

Motion 2: Amendment to remove condition #2 to allow drive-thru restaurants within the PDD

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Motioned By: Robert Williams
Seconded By: Russell Ewert
Yes: Robert Williams, Russell Ewert
No: Bob Soderberg, Robert Warren, William Shadid, Josh Tarantino
Abstain: None
Motion 2 Failed Yes 2, No 4, Abstained 0

Results of Motion 1:
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

Staff recommends approval of the Certified Survey Map (CSM) to re-divide the 143-acre golf course property as (Lot 2 of CSM #6749) and Outlot 1 of the Glen at Blackstone Creek as proposed subject to the following conditions:

1. All technical issues and corrections identified by the Village Surveyor in the August 15, 2025, review memo shall be addressed and reflected in a revised CSM reviewed and approved by Village staff prior to recording.
2. Cross-access easements shall be prepared and recorded as necessary to ensure Lot 1 is accessible by vehicles and pedestrians across Lot 2 given that the location of internal driveways serving Lot 1 are located on Lot 2. An easement agreement for said easement shall be submitted for review and approval by the Village Attorney prior to recording the CSM.
3. A separate cross-access easement agreement between Presbyterian Homes, owner of the Fairway Knoll senior community and the owner of Lot 2, Blackstone Creek LLC, shall be prepared and recorded as necessary to ensure the development on Lot 1 and Lot 2 (as may be further divided) is accessible by vehicles and residents of the Fairway Knoll property to the west as generally depicted on the proposed General development Plan (GDP).

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Motion: Approve CSM with 3 conditions as presented
Motioned By: Robert Warren
Seconded By: William Shadid

Ewert stated that we heard a lot of comments from residents tonight regarding the golf course and it being a fabric of the Village and that they want it to continue. He questioned whether the owner/operator of the golf course wants to continue running it. Sedgwick stated that the owner/operator of the golf course is a separate entity, the same owner/operator who sold him the land, and they have been trying to sell the rest of the land since 2006. He believes it is the worst kept secret in Germantown that the current owner/operator has wanted to get out of the golf course business for 25 years.

Result of Motion:
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

No: None
Abstain: None
Motion 3 Passed (Yes 6, No 0, Abstained 0)

Motion: Move Items E & F up to before Item C on the agenda
Motioned By: Russell Ewert
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed Yes 6, No 0, Abstained 0

E. Sign Effectz, Inc., Agent for Germantown Marketplace AG, LLC, Property Owner. Sign Review Application for Sun Island Spa at N112 W16274 Mequon Road. (ACTION)

Staff recommends approval of the proposed sign for Sun Island Spa for property located at N112 W16274 Mequon Road, subject to the following condition:

1. Applicant/owner shall remove the existing temporary banner sign that is on site.

Motion: Approve as presented
Motioned By: Robert Warren
Seconded By: William Shadid
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

F. Micaela Knapp, Agent for Nona Nutrition, and Devo Management Company, LLC, Property Owner. Sign Review Application for Nona Nutrition at N112 W15800 Mequon Road (Suite 4). (ACTION)

Staff recommends approval of the proposed sign for Nona Nutrition for property located at N112 W15800 Mequon Road (Suite 4), subject to the following condition:

1. Applicant/owner shall obtain an electrical permit from Building Inspection Services prior to sign installation.

Motion: Approve as presented
Motioned By: William Shadid
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino
No: None
Abstain: None
Motion Passed (Yes 5, No 0, Abstained 0)

C. Dan Braatz, Agent for Burgers & Braatz Properties, LLC, and Blackstone Creek, LLC, Property Owner. Site Plan application for a new 4,403 sqft drive-

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through restaurant (Culver's) on property located at N112 W17300 Mequon Road in the Village Center District. (ACTION)

Associate Planner Yanke stated that Culver's is proposing a new drive-through restaurant on property situated at the northwest corner of Mequon Road and Division Road. The restaurant is proposed on property slightly over an acre (1.27 acres) where the Blackstone Creek Golf Club currently sits. The restaurant is 4,403 square feet in size and will incorporate two (2) drive-through lanes and typical off-street parking areas to serve customers that opt to dine-in. This proposal is part of a larger redevelopment proposal of the Blackstone Creek golf course that includes both multifamily residential and new commercial lots, with the subject lot being one of the commercial pads.

Two (2) main access points are proposed to accommodate the new restaurant development. A north driveway is proposed as a full access driveway to Division Road, directly across from the existing bank (Bank Five Nine) access driveway, which is located at the northeastern corner of Mequon Road and Division Road. A second full access driveway is proposed along Mequon Road near the center of the property, approximately 260-feet west of Division Road. Both driveways are proposed to operate under stop sign control on the driveway approaches. A cross-access drive to the Fairway Knoll retirement community property located to the west is also proposed to remain as part of the development plans. A Traffic Impact Analysis (TIA) supplementing the application was submitted along with the recommended modifications. The applicant has worked with staff to submit architectural renderings meeting the intent of the Village's "Germanic Theme" corridor along Mequon Road. While revised renderings were submitted, staff finds them to be unsatisfactory at this point in time and recommends further revisions including a modification to the flat roof design to a pitched roof, additional detail on the building facade facing Division Road, and use of non-metal materials along the roofline.

Given the unsatisfactory architectural design of the building, staff recommends to Table/Postpone the site development and building plans until the applicant submits revised elevations/renderings addressing staff's review comments and at the direction of the Plan Commission.

Dan Braatz and Jay Campbell came forward to ask for architecture recommendations from the Plan Commission to follow up on staff's comments.
Recommendations included:
The flat roof should be redesigned to a pitched roof design.
Material along the roofline should be non-metal.
The facade facing east should have a more robust color design and detail to match the rest of the building.
Dress up the south and east-facing elevations. Maybe it's just a matter of adding a few blue canopy features.
The Germanic features that were added, i.e., the clock tower and gable ends, seem contrived and aren't impressive. The side view looks incomplete.
Meet halfway and make Culver's look more unique than other ones at intersections.
The layout and the building being oriented towards Mequon Road are both acceptable.
Possibly brick instead of stone? Brick is more costly.
The gateway sign will need room on the corner.

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Revise renderings and labeling for accuracy and make sure the landscape plan and renderings match.

Soderberg stated that he would rather table this topic until the Village Board can make a final decision on the Blackstone Creek PDD amendments heard earlier, as the Culver's proposal is contingent on the PDD amendments being passed by the Village Board. This will allow time for the applicant to revise the architectural details addressing recommendations per staff and the Plan Commission.

Dan Braatz spoke on his behalf and stated that his restaurant in Menomonee Falls partakes in FundRaisers and makes donations within the community. They sponsor local sports teams and have served custard at fundraiser events at schools.

Motion: Table topic until the next Plan Commission meeting on November 10th.
Motioned By: William Shadid
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert
No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

D. Matt Seban/TLC Acres, Property Owner W210 N10738 Appleton Avenue - Site Plan Approval Review-Grading/Filling Status Report & Possible Deadline Extension (ACTION)

Director Retzlaff stated that the deadline for filling that this commission issued is coming up and introduced Matt Seban, who gave details as to why he would need a 60-day extension. Seban stated that the loads needed were not available and he believes that he lost about 300 loads because the Plan Commission dictated that he couldn't start before 8am. In years past, he could start at 7:30am which helped. He's not sure that he can get this done by the extended deadline. On Feb. 20th, 2026, the new floodplain maps go into effect and trump everything. Tier 2 should be out of the floodplain by that point. Warren asked why we are forcing this deadline on him. Retzlaff stated that it was to address the issues of his neighbors. Ewert asked how this will affect his business if the filling does not get done. Seban stated that a large area of his property will move into wetland when the floodplain maps change, and he will not be able to farm that entire area. Ewert suggested giving him an extension to Feb. 20th, 2026 as the final deadline.

Staff does not recommend extending the November 1, 2025, deadline. There is not adequate time to restore the original grades by the February 20th, 2026, deadline with additional filling, grading, and restoration of vegetation, given that little activity has been conducted to date.

Motion: Extend deadline for completion to Feb. 19th, 2026
Motioned By: Russell Ewert
Seconded By: Robert Warren
Yes: Bob Soderberg, Robert Warren, William Shadid, Robert Williams, Josh Tarantino, Russell Ewert

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No: None
Abstain: None
Motion Passed (Yes 6, No 0, Abstained 0)

G. Community Development Department - Holy Hill Gateway District Master Plan Project: Review Consulting Services Request for Proposals (ACTION)

President Soderberg postponed this topic due to the late hour.

H. Community Development Department - Pending State Legislation Regarding Local Land Use, Zoning & Development Regulation (DISCUSSION)

President Soderberg postponed this topic due to the late hour.

VI. ANNOUNCEMENTS:

None.

VII. ADJOURNMENT:

Chairman Soderberg adjourned the meeting at 11:43pm.

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SITE PLAN CONSULTATION
11/10/25 Plan Commission Meeting

Heyday CR Devco LLC / Roskopf Family Property

Village Staff Report & Recommendation ***Germantown, Wisconsin***

Summary

Heyday, Agent for CR Devco LLC and Daniel, Douglas, and Todd Roskopf, Property Owners, is requesting a Plan Commission consultation for a proposed 40-acre residential community comprised of 164 attached single-family and 2-story townhome dwelling units. Property is located on Lilac Lane west of Division Road in the Schoen Laufen-Menomonee River District.

Location: Lilac Lane ½-mile west of Division Road

Applicant/ Owner:

Heyday d.b.a. CR Devco LLC 44 S Vail Ave Arlington Hts, IL	Roskopf Family 400 N Broadway Milwaukee, WI

Zoning: A-1 Agricultural District

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Residential/Agricultural	Rs-1/A-2
East	Agricultural	A-2
West	Institutional (public park)	I

Proposal

Heyday, Agent for CR Devco LLC and Daniel, Douglas, and Todd Roskopf, Property Owners, is requesting a Plan Commission consultation for a proposed 40-acre residential community comprised of 164 attached single-family and 2-story townhome dwelling units.

As presented in the attached Concept Plan Narrative, the proposed development consists of 164 attached single-family rental homes within 32 buildings, with each building containing four or six homes. The buildings will feel and operate like a typical single family home neighborhood, with 128 ranch-style single-family homes (monthly rent $2,350-$3,340) and 36 two-story townhomes (monthly rent $2,800-$3,000). Each homes offers a two-car attached garage providing direct access. In addition, the garages will have 22' driveway parking aprons that can be used for guest parking. The community will also include a leasing office and maintenance building measuring approximately 2,000 sq ft in total.

Overall, the proposed development would have the following characteristics:

- Total number of dwellings (164) on 40 acres
- Overall density proposed at 4.1 du/acre
- Variety of housing types:
    - 128 single-family attached DU's w/ 1, 2 & 3 bedrooms & 2-car garages
    - 36 2-story townhome DU's with 2 & 3-bedrooms & 2-car garages
- Private internal roads & public road extension (River Lane)
- (3) access points to development with (2) from Lilac Lane and (1) from River Lane
- 15.8 acres (42%) open space including:
    - On-site storm water management & internal trail system
    - Landscape buffers along public roads
    - Trail connection into Schoen Laufen Park along west boundary

Staff Analysis

The property is currently zoned A-1 Agricultural District. This property is in the Schoen Laufen-Menomonee River District under the Village's 2050 Comprehensive Plan. Apart from whatever land uses existed at the time the 2050 Plan was adopted (Sept 2022), the preferred uses within the district are institutional, open space & recreational uses. An amendment to the 2050 Plan to remove this 40-acre property from the district will be necessary as a pre-requisite to the proposed development (likely into the "Lannon-Mequon Road Corridor" or the "Alt Bauer Neighborhood").

This area is part of the existing Sewer Service Area (SSA) but not currently served by Village sewer and water utilities. This development would require an extension of water and sewer from existing facilities located in Division Road to the east or in river Lane to the north.

The proposed development would require the following permits/approvals by the Village Plan Commission/Board:

a. 2050 Plan Amendment
b. Rezoning Application
c. Subdivision Plat or CSM (if necessary to divide parcels)
d. Site Development & Building Plan approval
e. Road & Utility Construction Plans (with Development Agreement for any public utilities or improvements)

A wetland delineation will also be required given known wetlands in wooded area along Schoen Laufen Park to the west.

While no formal action is required, the developer and staff are looking for feedback on any/all aspects of the proposed development, including residential unit type, building design, density, architecture & materials, site layout & access, etc. The Plan Commission members should also be prepared to comment on the suitability and appropriateness of the proposed development for this property given the current 2050 Plan designation and need for a 2050 Plan amendment.

Heyday Germantown Concept Plan Narrative

Introduction

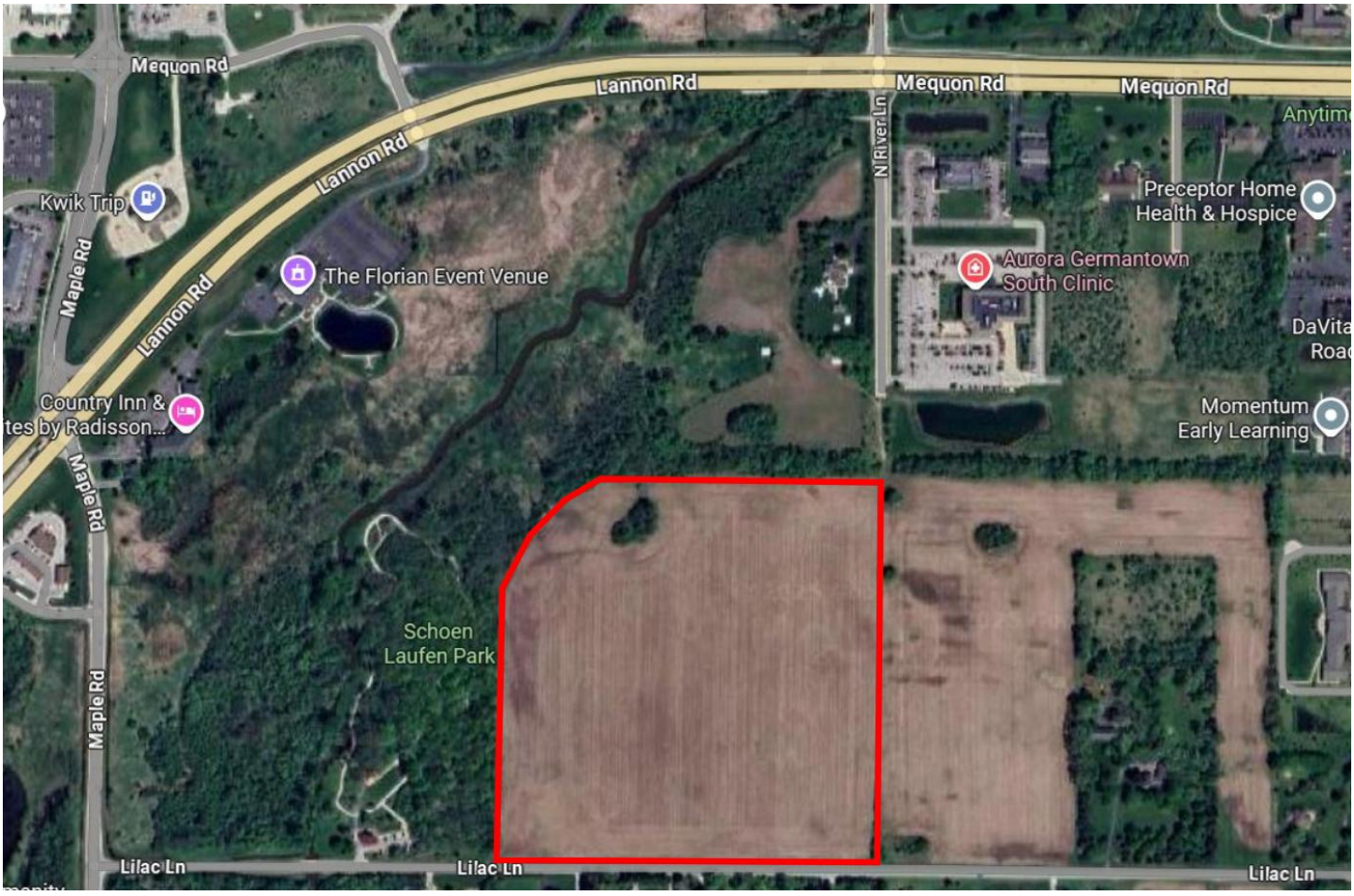
The purpose of this memo is to outline the details for a proposed development on approximately 40 acres of land located north of Lilac Lane, just east of Schoen Laufen Park, Washington County, Wisconsin. Should the Village welcome this development, we seek guidance on what steps are necessary to bring the subject development to fruition. The proposed development consists of one (1) tax parcel:

Tax Parcel Information:

- Washington County Parcel Number 282999 – 40.0 Acres

Current Land Use and Features

- The parcel is currently undeveloped.
- There are no existing structures on the site.
- Schoen Laufen Park is located just west of the site.



Site Plan Concept

MASTERPLAN CONCEPT

KEY DATA

SINGLE-STORY RENTAL HOMES	130
TOWNHOMES	36
TOTAL UNITS	**164**
SITE AREA	**40.0 AC**
DENSITY	**4.1 DU/AC**
LOT COVERAGE	**18%**

vocon. 250420.00 | HEYDAY GERMANTOWN, WI

OCTOBER 28 2025

Project Specifics

Heyday Germantown	
Location	North of Lilac Lane and west of Division Street
Parcel Size	Approximately 40.0 acres, or 1,742,400 sq ft.
Total Homes	164
Total Garage Parking Spaces	328 (4.0 assigned, private spaces per home)
Total Surface Parking Spaces:	328
Roadway Guest Parking	55
Total Parking Project wide (Ratio)	711 (4.30 spaces / home)
Gross Density per Acre	164 homes / 40.0 acres = **4.1 homes per acre**

The proposed development consists of 164 attached single-family rental homes within 32 buildings, with each building containing four or six homes. The buildings will feel and operate like a typical single family home neighborhood, with primarily like ranch-style single-family homes (128 of the 164 homes) and two-story townhomes (36 of the 164 homes). Each homes offers a two-car attached garage providing direct access. In addition, the garages will have 22' driveway parking aprons that can be used for guest parking. The community will also include a leasing office and maintenance building measuring approximately 2,000 sq ft in total.

The following chart details the projects' preliminary mix of homes and projected rents.

Heyday Germantown Rental Homes Project

Home Type	Beds	Baths	Qty	Garage Spaces	Driveway Spaces	Unit Living Space	Monthly Rent/Unit	Market Rent/SF	% of Unit Mix
Single-story Homes									
Elkhart (B) 2.0	1	1	22	44	44	1,031	$2,350	$2.28	*13.41%*
Geneva (D) 2.0	2	2	68	136	136	1,442	$2,900	$2.01	*41.46%*
Mendota (F) 2.0	3	2	38	76	76	1,687	$3,340	$1.98	*23.17%*
			128	256	256	1,444	$2,936	$2.03	78.05%
2- Story Townhomes									
Saratoga (TH-B)	2 + Study	2.5	12	24	24	1,493	$2,800	$1.88	7.32%
La Belle (TH-C)	3	3	24	48	48	1,597	$3,000	$1.88	14.63%
			36	72	72	1,562	$2,933	$1.88	21.95%
Total Units			**164**	**328**	**328**	**1,470**	**$2,935**	**$2.00**	**100.00%**

A Focus on Architecture and a Connection to Nature

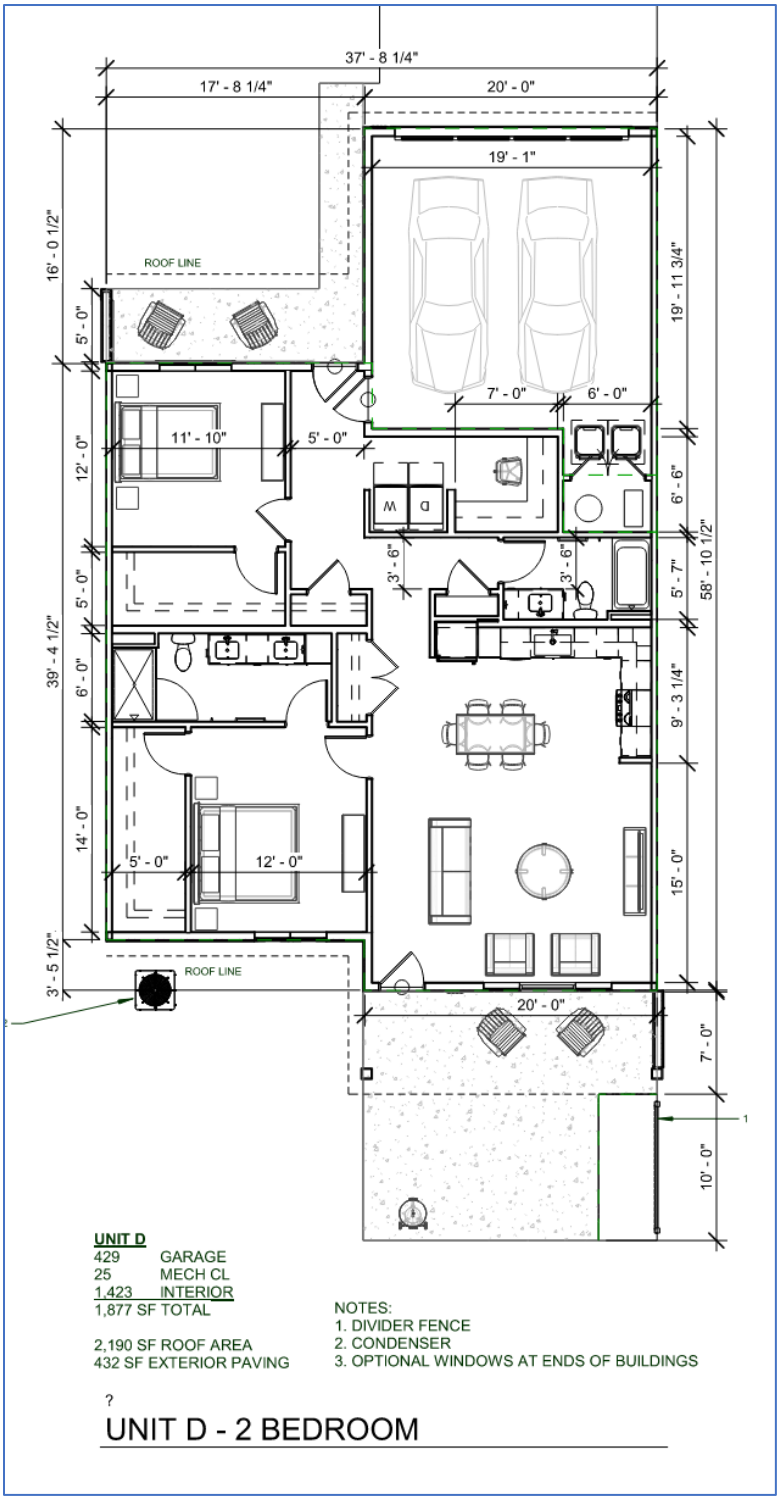
Unlike most garden-style apartment communities, this low-density community will offer an abundance of outdoor open space. Each home will have a covered front porch, as well as a large private covered back porch with an extended patio located off the living space. In addition, each home will either open onto a large centralized landscaped common area referred to as the community garden courtyard, or to the stormwater detention basin and/or small landcaped areas.

We have strived to create a modern day cottage home with Craftsman influences. Exterior cladding and color pallets will vary, adorned with either classic board and batten emphasizing the vertical, or lap siding with gable shakes emphasizing the horizontal. A masonry (stone) water table detail wraps the front of the single-story homes as well as the end facades of the two-story townhomes. Windows are ganged together to create oversized openings. Coupled together, the fenestration will flood the living spaces with natural light, providing a visual and physical connection to the outdoors.

Please see the images on the following pages representing the architecture of the attached single-family homes followed by the townhomes.

STREET SIDE

COURTYARD SIDE



Single-Level Homes

The single-story homes have been designed for vehicular access from the front of the home more consistent with single-family living, allowing for front doors to open to the private streets while the rear covered porches and extended patios open to private, common open spaces and the community garden courtyard detailed above.

Within the single-story homes, the space is defined by two main side-by-side cores; living and sleeping. An open floor plan concept defines the living space, providing connectivity from the kitchen through the living room, and beyond to the outdoors. Tucked behind the kitchen are bathrooms and a multi-function mudroom, providing space for laundry, coats, as well as for bulk storage (Costco-closet) above a multifunction countertop that can serve as a home-office. The sleeping core provides two or three bedrooms, oversized walk-in closets, and gracious bathrooms.

Unit finishes will include shaker wood cabinetry, quartz backsplashes, stainless steel appliances, luxury vinyl plank flooring, solid surface countertops (quartz), dimmable LED light fixtures, Smart locks, thermostats and myQ Garage operators, Kohler plumbing fixtures, double-pane insulated windows as well as multiple storage locations in the unit and the garage.

In both the single-story homes and the two-story townhomes the utilities are housed in the garage, allowing for non-intrusive access for maintenance. In addition this location removes any noise created by the operation of the furnace or air conditioning unit away from the living areas, resulting in a quieter living environment within the home.

It is hard to overstate the luxury of single-level and attached single-family living and the benefits of having no one living above or below, as is typical in rental housing. Besides the low density nature of the project prioritizing open space over parking, we see this as the single most valuable and appealing amenity of our community. Combined with the direct access attached garages, not only do our homes provide a level of privacy and convenience similar to traditional detached single-family homes, **the single-level design also provides the highest level of accessibility to residents of all ages and all levels of mobility. This product captures all of the major design features of Universally Designed Housing.**

Two-Story Townhomes

The two-story townhomes have been designed for vehicular access from the rear of the home, allowing for front doors to open to Lilac Lane.

The two story townhomes employ all the same design attributes and finishes as the single-story homes, except in two levels. These homes are slightly smaller in size and thus will be slightly more affordable than the single story product. Below please see an example of our 3 bedroom townhome.

Project and Community Design Thesis and Highlights

Heyday's project will benefit the Village of Germantown community by offering a housing option absent in the area and highly desired by the two fastest growing renter segments in the United States, Baby Boomers and Millennials.

Our low-density, single-story attached homes and two-story attached townhomes will live and feel like a typical detached single-family home, but with all the benefits and efficiencies of rental housing, and will serve as a steppingstone for 1) the ever-increasing demographic of Baby Boomers who are approaching, or have initiated, retirement, and no longer desire the cost and effort of maintaining a single-family home, or 2) Millennials/Gen Y & Z choosing to rent for various reasons such as affordability, saving for a home, flexibility, or preferred lifestyle.

In comparison to previous generations of retirees, many Baby Boomers prioritize a lifestyle focused on physical fitness, continuing education, and social engagement. They seek an alternative form of housing providing all the benefits of a single-family home but with the downsized, easy-to-maintain, lock-and-leave lifestyle offered by rental housing.

There is no longer any stigma associated with renting, in any form it may take. Housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials/Gen Z deciding to purchase their first home. The increased costs are keeping many households renting for longer periods of time, either out of necessity or by choice.

Heyday's universally designed, low-density single-family attached housing community was conceived in response to all the factors detailed above and is intended to provide a lifestyle focused on downsizing, convenience, and enhanced social interaction, located proximate to the communities in which its residents have previously lived or intend on living. By doing so, relationships with families, friends, cultural and social resources, and even employment will be maintained in Germantown.

The following list of amenities details key differentiators of these homes, and of our community.

- ***2-Car Direct Access Parking Garages***
    - Most traditional garden-style apartment projects dedicate significant acreage to on-grade parking which creates a less than desirable property visually and burdensome stormwater management. We believe the Germantown rental market will prefer our two car direct-access garages and 22-foot driveway aprons allowing for a level of security and convenience with a focus on open / green space not typically seen in rental housing living.

- ***Thoughtful Architecture, Universally Designed Housing***
    - Our single-story homes embrace Universal Design, also called Barrier-Free Design, which focuses on making a house safe and accessible for everyone, regardless of age or physical ability. Key features include stepless entrances, single floor living, open plan design, Type A units and 32" or greater doorways.

- ***Meaningful Private and Public Open Spaces and Walking Trails***
    - The Baby Boomer and Millennial demographics enjoy outdoor activities such as walking, jogging, or biking for both exercise and socialization. We believe the Germantown rental community will gravitate to our landscaped community garden courtyard and open space which will be visually pleasing and will create areas that promote social interaction and walkability throughout our community.
    - Our unique site plan concept promotes relationships between each home and the public and private outdoor space and allows for walking paths throughout the community. These design features encourage social interaction and communal activities, thus promoting healthier and happier residents.
    - Our design seeks to enhance the connection to the outdoors through expansive glazing systems that look out to covered porches, patios, and green space connecting the home and the residents to the expansive private and communal outdoor spaces.

Community Amenities

The development will offer the following community amenities to promote social interaction and walkability:

- Community garden courtyards.
- Bike and walking trails throughout the community connecting to the adjacent park.
- Private outdoor spaces include a covered front and back porch with an extended back patio for each home.
- 4 to 1 private parking for each rental home.
- No one living above or below.
- Peaceful, low-density community.
- 24-hour maintenance provided by certified licensed third-party property manager.

Heyday's design and development strategies will create a unique residential community that features a private, serene, spacious, and park-like community, all the while being an infill neighborhood site with proximity to transportation and retail. The site plan concept proposes a walking path that will traverse through the community garden courtyards and connect to neighboring parks which will be a fantastic amenity to the residents.

Project Justification – Germantown Comprehensive Plan

Heyday respectfully submits this Project Justification Memo to the Village of Germantown Plan Commission for preliminary review and feedback regarding the proposed Heyday Germantown neighborhood. This concept aims to deliver a thoughtfully designed single-family rental and townhome community that aligns with the Village's long-range planning objectives, while recognizing and addressing the unique environmental characteristics of the Schoen Laufen–Menomonee River District.

Heyday Germantown supports this vision by creating a low-density, conservation-oriented residential neighborhood that emphasizes open space, lifestyle flexibility, and quiet, community-focused living. Key components include:

- 130 single-story rental homes
- 36 two-story townhomes
- Integrated sidewalks and a multi-purpose trail system
- 15.8-acres as green/open space
- Low density at 4.1 du/ac (gross density for residential)

Comprehensive Plan Objective	How Heyday Germantown Meets It
Encourage open space design in low-density residential developments.	Heyday Germantown provides 15.8 acres of the site as open and green space with integrated trails and stormwater features.
Promote conservation of environmentally sensitive lands.	The plan protects the Menomonee River corridor and adjacent wetlands, employing setbacks, bio-retention basins, and trail buffers.
Diversify the Village's housing stock while maintaining community character.	Offers single-story rental homes and townhomes that meet 'missing middle' housing needs for young professionals and downsizing households, products not currently available in Germantown.
Ensure compatibility with surrounding land uses and environmental features.	Uses low building coverage (18%) and landscape buffering adjacent to Schoen Laufen Park to blend with the existing open space character.
Encourage pedestrian mobility and park connectivity.	Extends public trails to connect with the Schoen Laufen Park trail network, supporting non-motorized circulation.
Leverage existing infrastructure where available.	Access from Lilac Lane and North River Lane utilizes existing roadway infrastructure, minimizing new impervious areas.

Broader Alignment with Comprehensive Plan Themes

1. Infrastructure & Growth Management
    - Leverages existing utility and transportation infrastructure.
2. Diversified Housing Supply
    - Fills a housing gap by offering rental townhomes and multifamily homes.
    - Addresses needs of Baby Boomers and Millennials.
3. Land Use Compatibility
    - Supports compatible intensity and character of development.
    - The Future Land Use map in the Comprehensive Plan designates the subject site for single-family detached, single-family attached and commercial.

District Context & Environmental Compatibility

The project area lies partially within the boundary of the Schoen Laufen–Menomonee River District. The Comprehensive Plan identifies this area as an environmentally sensitive district primarily intended for open space preservation. Heyday Germantown respects this intent by employing a low-density clustered development approach, consolidating building areas outside of primary environmental corridors and preserving natural hydrology patterns.

The project functions as a transition between the rural, open-space character of the Schoen Laufen District and the more intensively developed Lannon–Mequon Corridor. This transition role provides a compatible and logical extension of the Village's existing residential framework while maintaining substantial environmental buffers.

Community Design & Open Space Integration

The neighborhood design emphasizes high-quality architecture, cohesive landscaping, and sustainability. Open space is distributed throughout the site, with shared green areas, connected walking trails, and preserved natural habitats. Stormwater management is integrated into the landscape as aesthetic and functional amenities.

Summary & Next Steps

Heyday Germantown advances many of the Village's key planning objectives by:

1. Activating a well-located infill site.
2. Providing underrepresented housing types.
3. Preserving sensitive environmental areas.
4. Promoting pedestrian mobility and neighborhood design.
5. Catalyzing corridor development.

Rezoning:

1. A rezoning of the subject parcel maintains *a balanced pattern of land uses* by introducing a low-density, conservation-oriented residential neighborhood that complements nearby open space and parkland while transitioning appropriately toward the mixed-use character envisioned in the adjacent Lannon–Mequon Road Corridor. The proposal's attached single-family and townhome product types are consistent with the Comprehensive Plan's intent to integrate residential uses adjacent to existing infrastructure and environmental corridors.
2. The proposed intensity and character—single-story attached rental homes and two-story townhomes—creates a compatible residential edge next to Schoen Laufen Park and agricultural parcels. Through clustered site design, preservation of green space, and strong buffering, the development maintains the visual and environmental continuity of the surrounding landscape while providing attainable, high-quality housing.

3. Lastly, attached single-family and townhome options remain limited within Germantown. Heyday Germantown fills this gap by delivering *"missing middle"* housing—offering attainable, maintenance-free living for households seeking alternatives to traditional single-family ownership. This addition supports the Village's broader housing diversity goals without overextending public infrastructure or disrupting existing neighborhood patterns. It's expected that the once Heyday Germantown is delivered, many Baby Boomer aged residents will sell existing homes to move into Heyday, freeing up entry and middle level housing for the next generation of Germantown residents.

The site plan presented in this memo represents a creative approach to development and is consistent with many policies and recommendations included in the Comprehensive Plan. We look forward to receiving your feedback and working with the village to bring this project to fruition.

Thank you for your time and consideration.

Heyday

EXHIBIT A – Additional Considerations

Demographic and Market Trends

More innovative, thoughtful, and diversified housing options are needed to accommodate future growth.

Our single-family attached rental product is intended to provide communities with a housing option that serves as a steppingstone for residents moving into, or out of, homeownership. This is in response to the changing demands for two key demographics where the greatest growth (and need) is forecasted:

1. Baby Boomers who are approaching, or have initiated, retirement, and are downsizing; and
2. Millennials choosing to rent for various reasons such as affordability, lifestyle and saving for a home, etc.

Addressing Housing Issues

Our single-family attached rental product will assist Germantown in addressing housing issues that are apparent throughout the country. The three main housing issues are:

1. The Growing Housing Shortage
2. The "Missing Middle"; and
3. Accessibility Concerns

The Wisconsin REALTORS® Association (WRA) reports that statewide housing inventory remains critically low, approximately 22,000 homes listed in May 2025. Months of supply statewide averaged 3.9 months in mid-2025, far below the six-month benchmark for a balanced market. This shortage has pushed prices to record highs, reducing affordability across all income levels.

As with the rest of the Midwest, the limited availability of new starter homes continues to exacerbate affordability pressures. In the 1980s, approximately 40% of new homes built were classified as entry-level. In 2020, that share dropped to just 7%. This shift underscores the need for more attainable, smaller-scale housing types such as Heyday Germantown's single-family attached rental product.

Heyday Germantown will address is the "Missing Middle".

The definition of Missing Middle housing is:

> *"…house-scale buildings with multiple units in walkable neighborhoods providing a range of diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes."*

Our product is comprised of four and six-plex single-story and 2-story homes. Missing Middle homes are intended to fit into existing residential neighborhoods and support walkability. Our current site plan aims to fit in with the surrounding uses given the density and scale.

Missing Middle housing provides solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics. Our unit mix of 1, 2 and 3-bedroom homes aims to provide multiple pricing options for two shifting demographics:

- Baby Boomers who represent the fastest growing renter demographic; and
- Millennials who are the largest generation in U.S. history — who are now in their 30s, the time when most folks start transitioning back to the suburbs to plan for/or start families and homes.

Given the current housing supply shortage, and specifically Missing Middle housing, our product helps facilitate this transition into single-family for Millennials while assisting Baby Boomers who wish to downsize and remain in their communities.

Heyday Germantown will help address the need for universal housing / "accessible product".

Within the next two decades, the number of households headed by people aged 75 and over is projected to double from 14 million to 28 million. **Now consider only 4 percent of the US housing stock provides all three critical accessibility features**:

- A no-step entry
- Single floor living; and
- Extra-wide doorways and hallways (ADA compliant approaches)

Our "universal housing" product will provide all three critical accessibility features which will aid the Village of Germantown households with reduced mobility to live safely and comfortably.

In conclusion, housing affordability concerns are not easing for either Baby Boomers moving into retirement or Millennials purchasing their first home. The demographic forecasts are only going to further compound this issue. Please also consider:

- 72 million millennials are entering the housing market and represent the largest generation in U.S. history at a time when the housing supply is the lowest it has ever been…while affordability has never been more difficult.
- Baby Boomers make up the second largest renter pool, after Millennials, and over the next fifteen years the population aged 65 and over is projected to grow from 48 million to 79 million (a 65% increase).

We believe our community will be positioned to serve both demographics by providing housing that lives and feels like a single-family home, but with all the benefits and efficiencies of multifamily housing (lower overhead, maintenance, and utility costs).

We also believe that our proposed development will help diversify the housing options within Germantown by providing a low-density residential community focused on increased open / green space, accessibility, and walkability all the while addressing the "Missing Middle" in a time when the need for new housing options has never been greater.

vocon.

PLANNING CONCEPT

OCTOBER 28 2025

HEYDAY | GERMANTOWN, WI

MASTERPLAN CONCEPT

KEY DATA

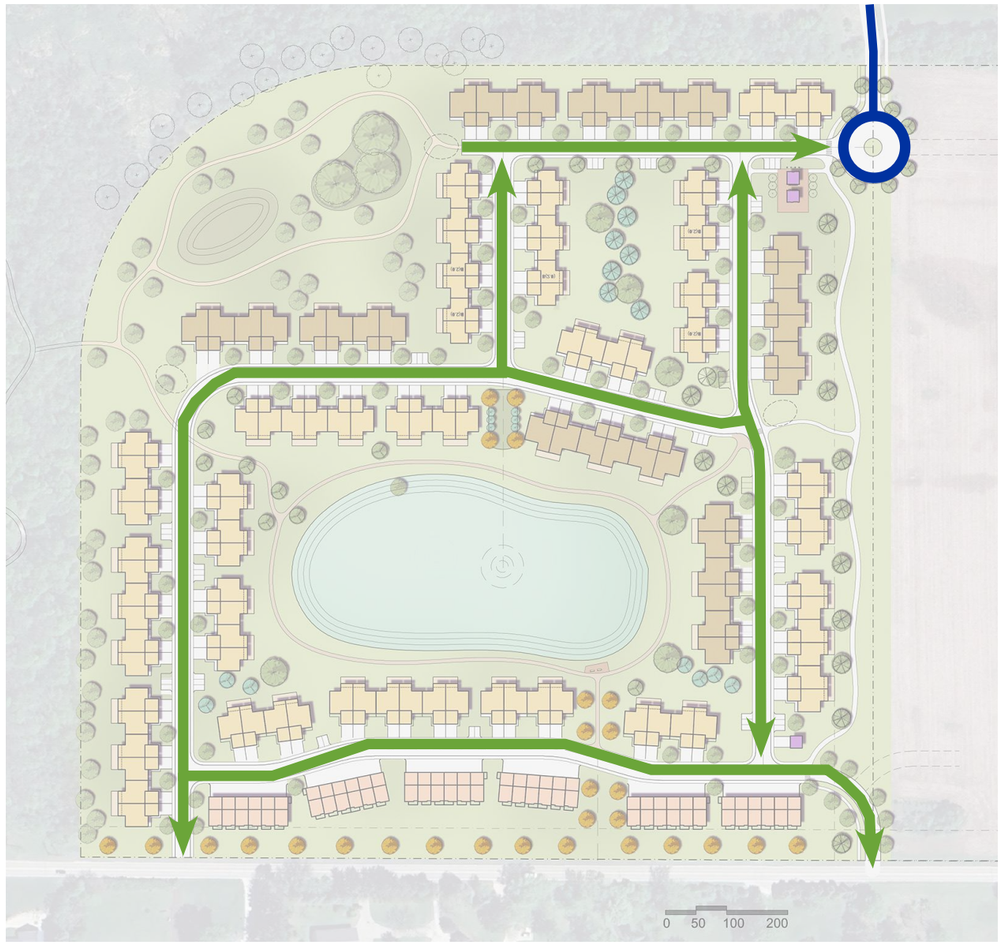
SINGLE-STORY RENTAL HOMES	130
TOWNHOMES	36
TOTAL UNITS	**164**

SITE AREA	**40.0 AC**
DENSITY	**4.1 DU/AC**
LOT COVERAGE	**18%**

MASTERPLAN CONCEPT

GREEN FOOTPRINT | 15.8 ACRES | 42% OF TOTAL SITE AREA

PUBLIC AND PRIVATE STREETS



PUBLIC

PRIVATE

01

SINGLE STORY HOMES

HEYDAY - OAK CREEK

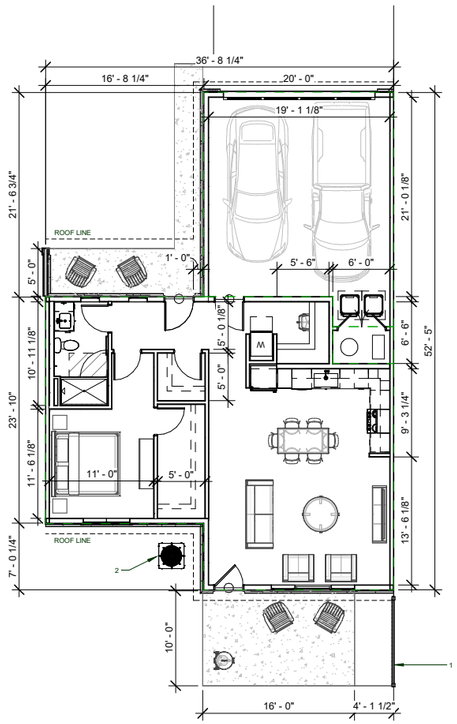
1 BEDROOM UNIT | Floor Plans

COURTYARD SIDE

STREET SIDE

PATIO

ENTRY



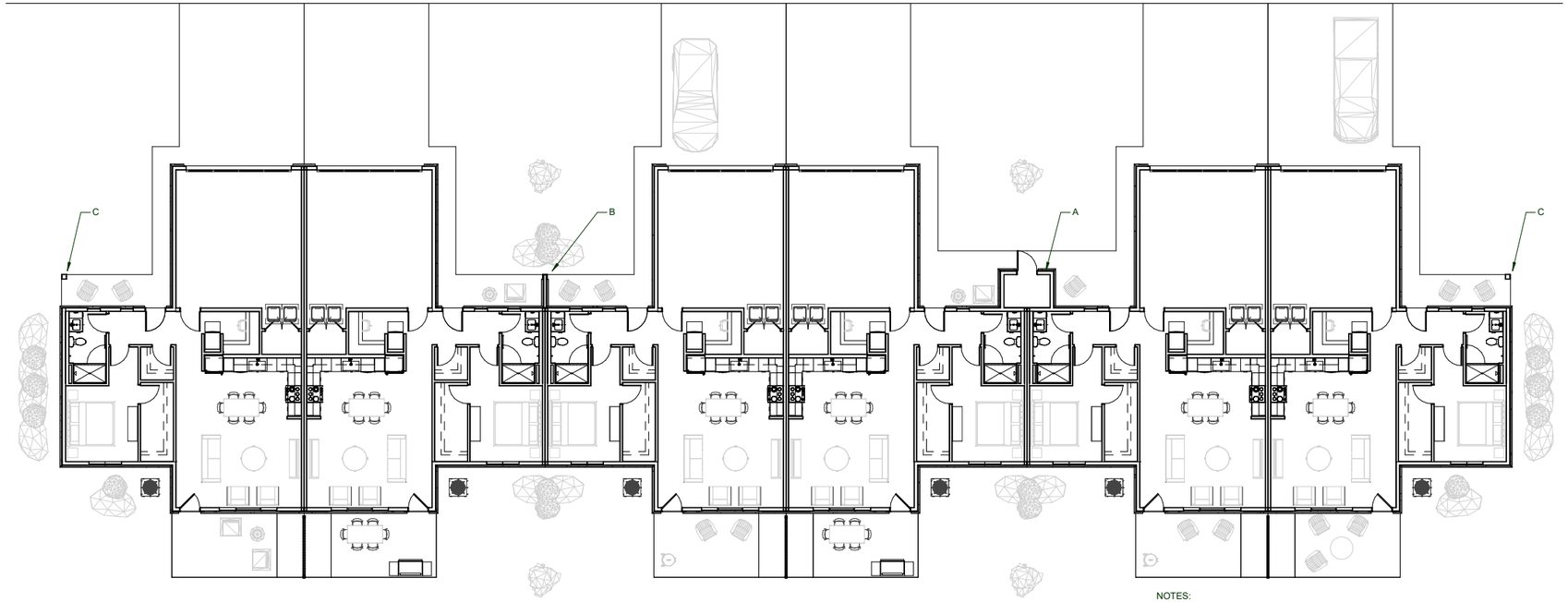
UNIT B

452	GARAGE
25	MECH CL
973	INTERIOR
1,450	SF TOTAL

1,638 SF ROOF AREA
301 SF EXTERIOR PAVING

NOTES:
1. DIVIDER FENCE
2. CONDENSER
3. OPTIONAL WINDOWS AT ENDS OF BUILDINGS

UNIT B - 1 BEDROOM



NOTES:
A. SPRINKLER / LANDLORD ROOM MAY OCCUR
B. DIVIDING WALL BETWEEN PORCHES
C. COLUMNS ONLY (NO WALL) AT ENDS

B6 BUILDING PLAN

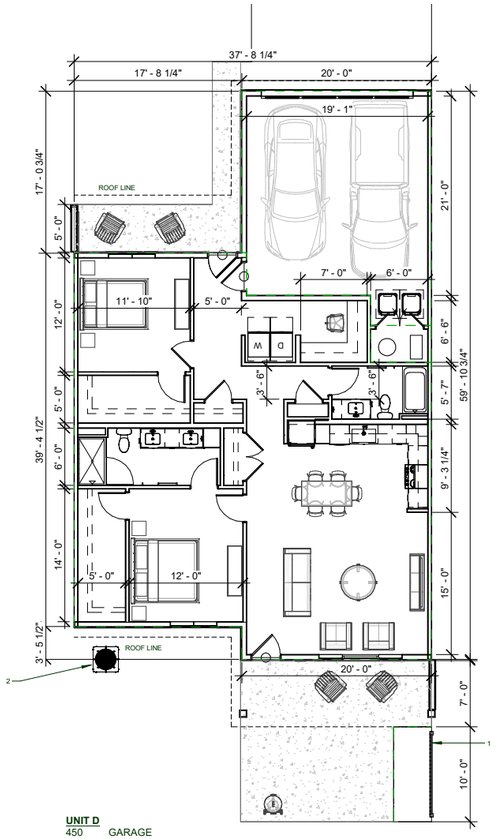
2 BEDROOM UNIT | Floor Plans

COURTYARD SIDE

STREET SIDE

PATIO

ENTRY

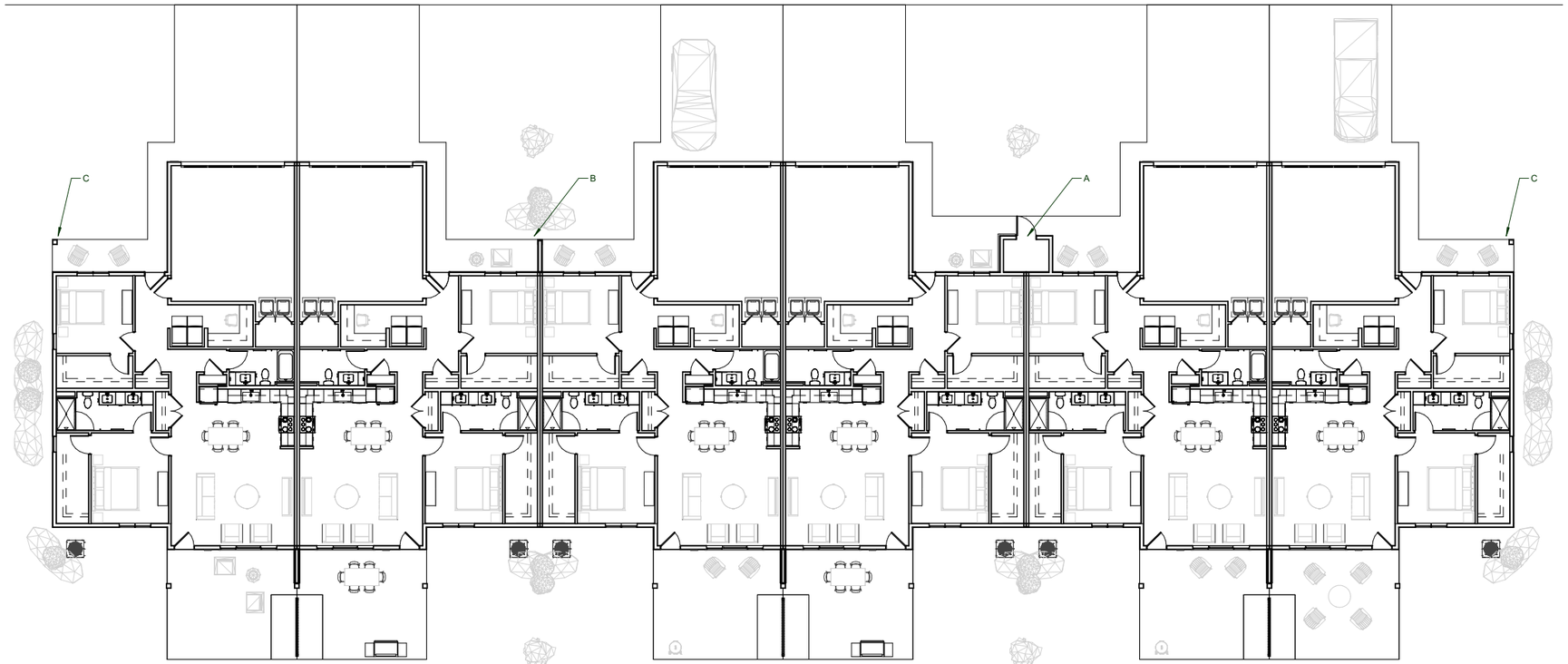


UNIT D

450	GARAGE
25	MECH CL
1,423	INTERIOR
1,898 SF TOTAL	
2,211 SF ROOF AREA	
435 SF EXTERIOR PAVING	

NOTES:
1. DIVIDER FENCE
2. CONDENSER
3. OPTIONAL WINDOWS AT ENDS OF BUILDINGS

UNIT D - 2 BEDROOM



NOTES:
A. SPRINKLER / LANDLORD ROOM MAY OCCUR
B. DIVIDING WALL BETWEEN PORCHES
C. COLUMNS ONLY (NO WALL) AT ENDS

D6 BUILDING PLAN

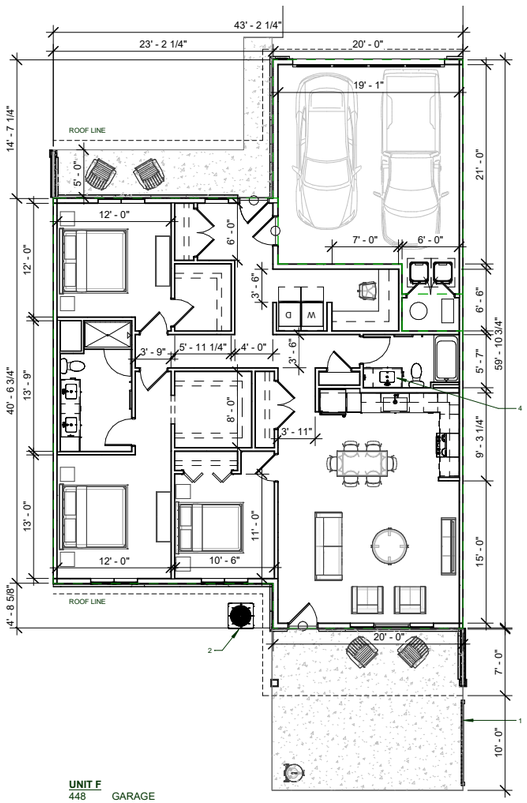
3 BEDROOM UNIT | Floor Plans

COURTYARD SIDE

STREET SIDE

PATIO

ENTRY

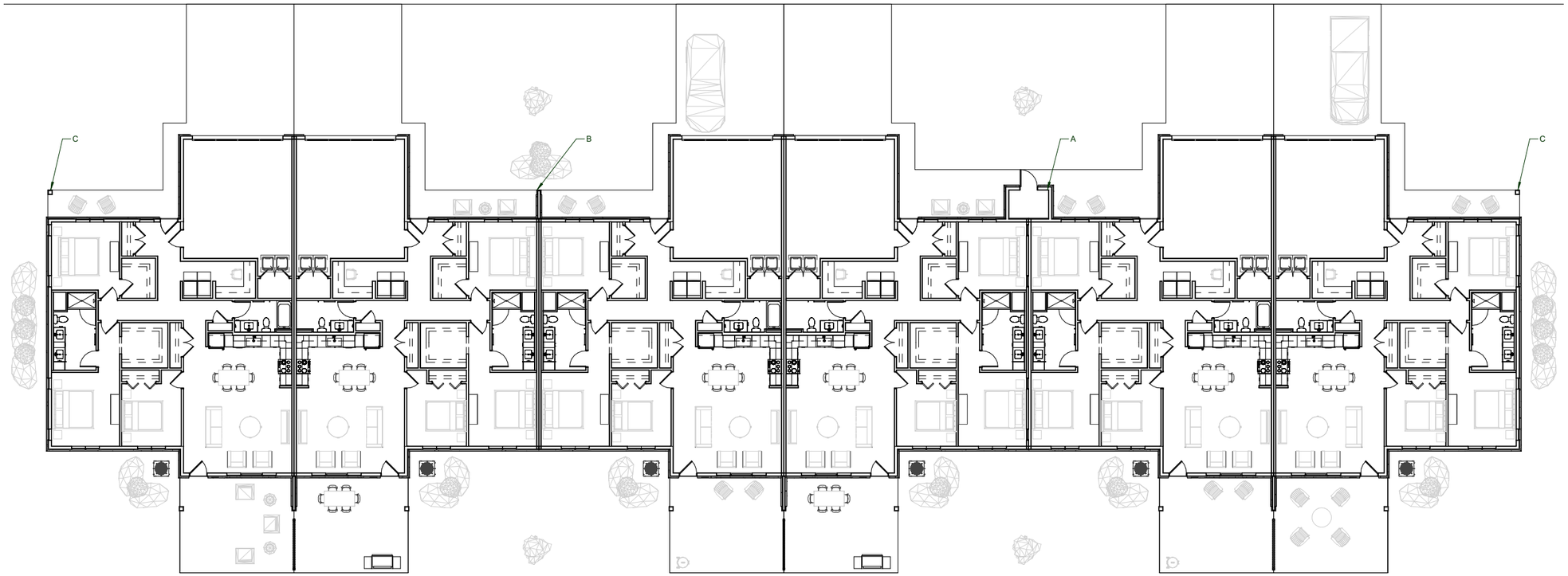


UNIT F

448	GARAGE
25	MECH CL
1,669	INTERIOR
2,142	SF TOTAL
2,494	SF ROOF AREA
493	SF EXTERIOR PAVING

NOTES:
1. DIVIDER FENCE
2. CONDENSER
3. OPTIONAL WINDOWS AT ENDS OF BUILDINGS
4. OPTIONAL DOUBLE VANITY (SMALLER LINEN CL)

UNIT F - 3 BEDROOM



NOTES:
A. LANDLORD ROOM MAY OCCUR
B. DIVIDING WALL BETWEEN PORCHES
C. COLUMNS ONLY (NO WALL) AT ENDS

F6 BUILDING PLAN

BUILDING EXTERIOR

TYPICAL BUILDING MASSING

ROOF-LINE AND BUILDING MASSING VARIATIONS

TYPICAL SINGLE STORY HOME

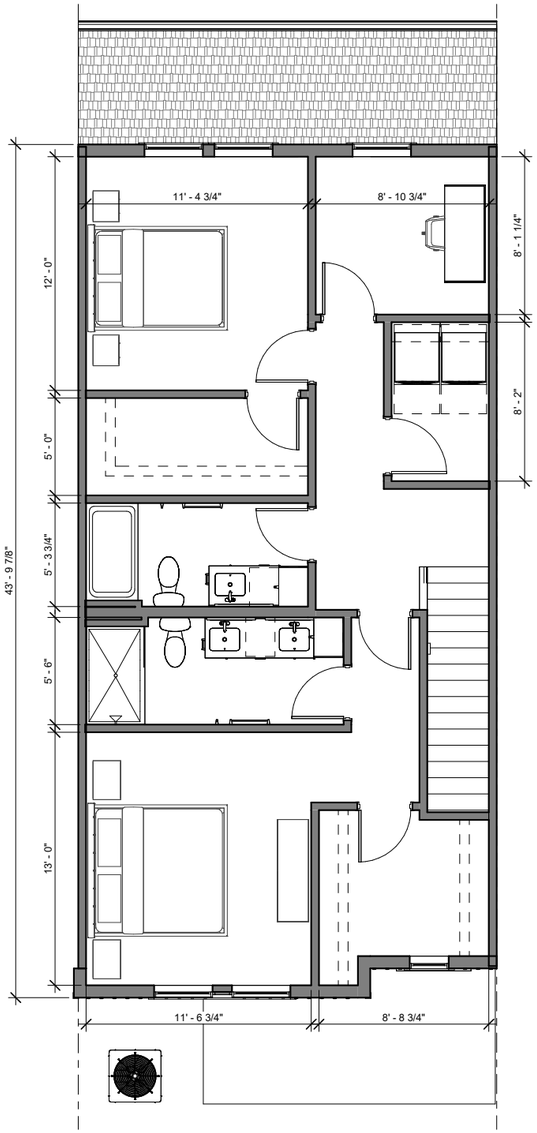
CENTRAL OPEN SPACE

SINGLE STORY | Unit Interiors

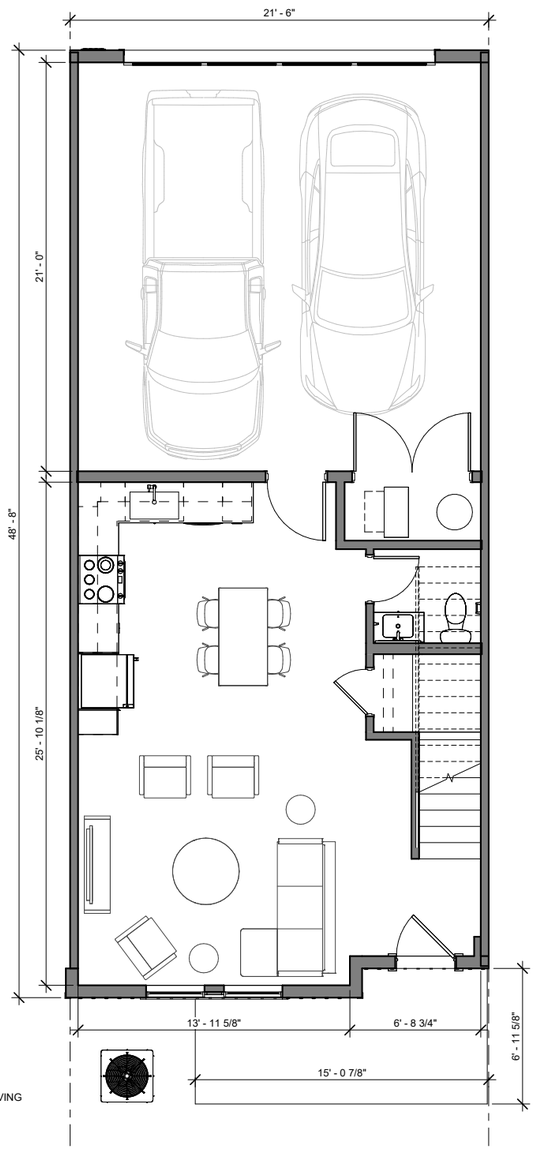
02

2-STORY TOWNHOMES

2 BEDROOM UNIT | Floor Plans



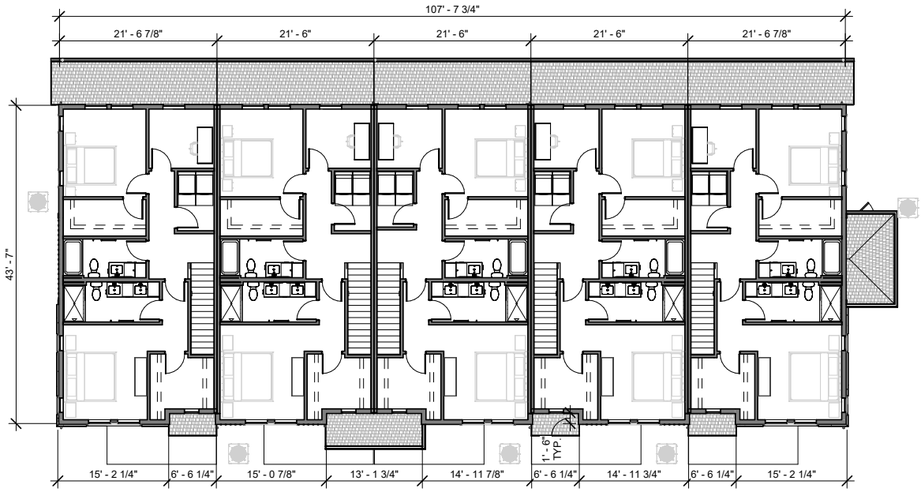
TH-B LEVEL 2



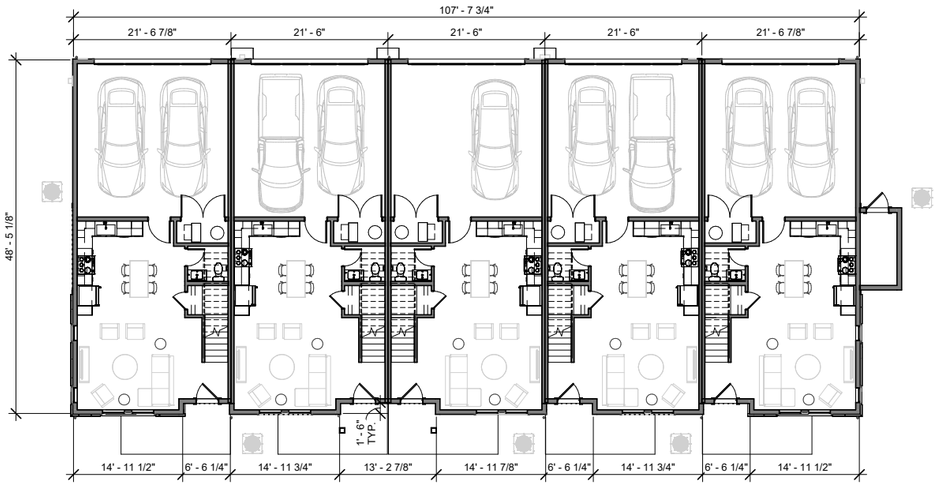
UNIT TH-B
469 GARAGE
27 MECH CL
1,466 INTERIOR
1,962 SF TOTAL

92 SF EXTERIOR PAVING

TH-B LEVEL 1

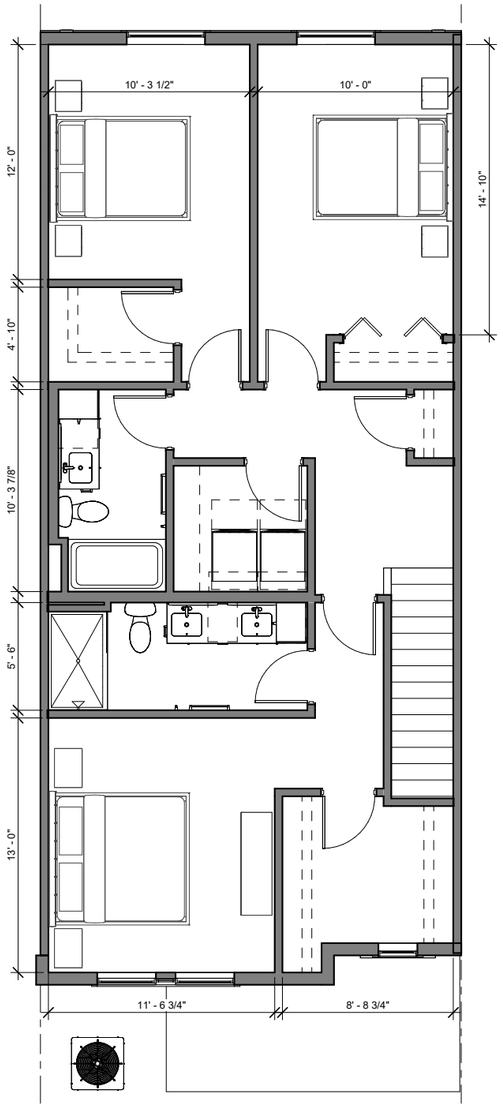


5B BUILDING LEVEL 2 PLAN

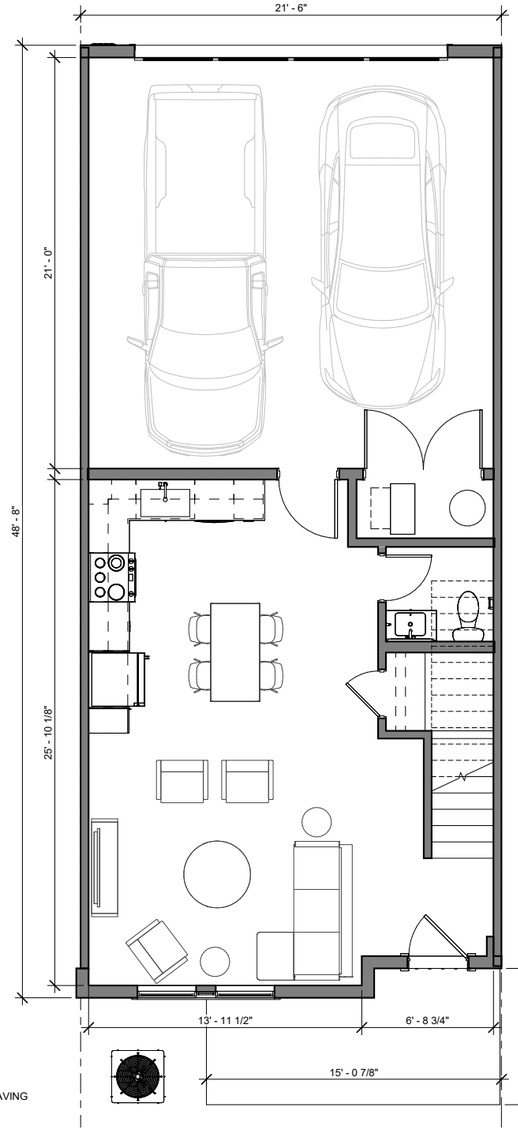


5B BUILDING LEVEL 1 PLAN

3 BEDROOM UNIT | Floor Plans



TH-C LEVEL 2

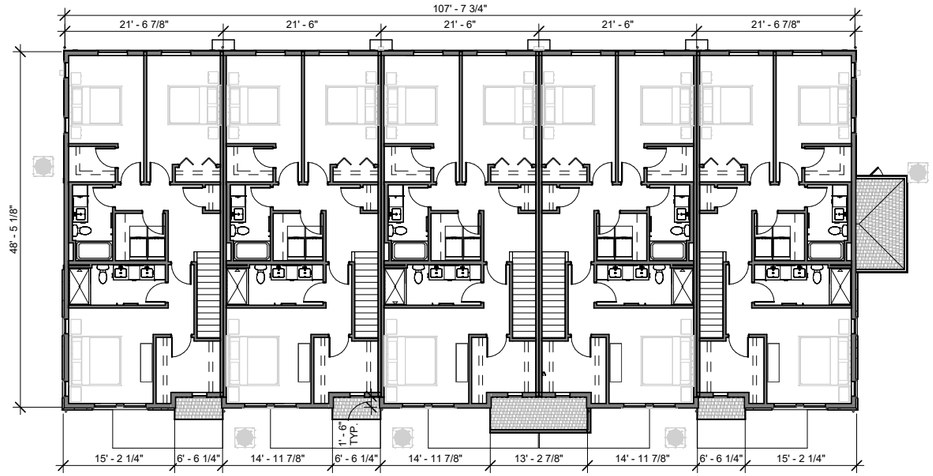


UNIT TH-C

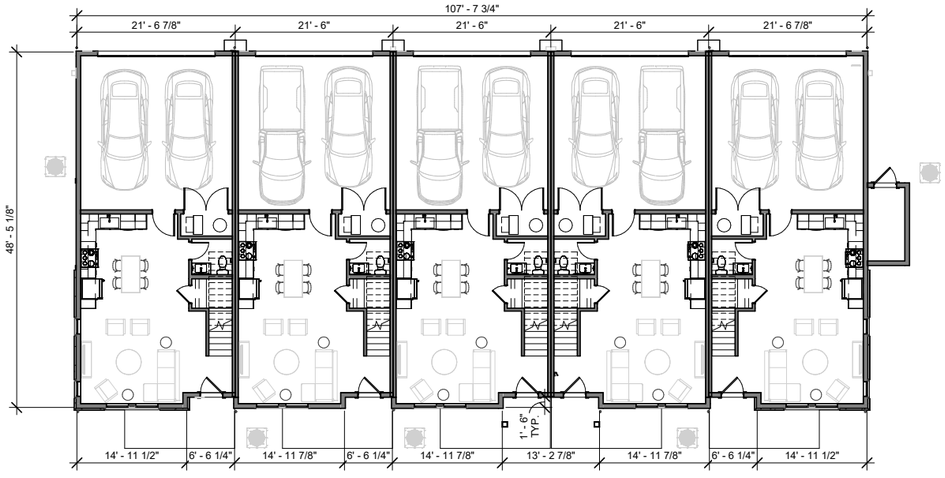
469	GARAGE
27	MECH CL
1,570	INTERIOR
2,066	SF TOTAL

92 SF EXTERIOR PAVING

TH-C LEVEL 1



5C BUILDING LEVEL 2 PLAN



5C BUILDING LEVEL 1 PLAN

TOWNHOMES ALONG PARKWAY

BUILDING RENDERINGS | 3-Bedroom Units

SITE ARRIVAL

2-STORY TOWNHOMES | Rendered Views

TH-B UNIT BUILDING ENTRY SIDE VIEW

TH-C UNIT BUILDING ENTRY SIDE VIEW

UNIT ENTRIES

TH-B UNIT BUILDING ENTRY SIDE VIEW

TH-C UNIT BUILDING ENTRY SIDE VIEW

GARAGE SIDE VIEW

2-STORY TOWNHOMES | Unit Interiors

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LET YOUR SPACES SPEAK.

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Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☐ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☐ $125 Fire Department Plan Review

PAID_____ DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

CR Devco, LLC
44 S Vail Ave
Suite 102
Arlington Heights, IL 60005

Phone (312) 339-6612
E-Mail cjw@heydayco.com

PROPERTY OWNER

Daniel R. Roskopf, Douglas K. Roskopf, and Todd R. Roskopf
400 N. Broadway, Suite 100
Milwaukee, WI 53202

Phone (414) 940-4618
E-Mail droskopf@cobaltmke.com

2 PROPERTY ADDRESS

+/-40-acre parcel located at the NEQ Lilac Ln and Maple Rd, further defined as parcel number GTNV_282999 in Germantown, WI, Washington County.

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

North	South	East	West
Aurora Germantown South Clinic - Healthcare Facility	Residential Homes	Residential Homes	Schoen Laufen Park

4 READ AND INITIAL THE FOLLOWING:

CJW I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

CJW I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

CJW I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

C. Joshua Woldrich 10/20/2025
Applicant Date

Daniel Roskopf 10/20/2025
Owner Date

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SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- ☐ Provide Completed Checklist with submittal
- ☐ Names and addresses of owner/developer/designer
- ☐ Graphic scale, north arrow
- ☐ Location sketch
- ☐ Size of site (gross and net acreage)
- ☐ Existing zoning
- ☐ Adjacent zoning and uses
- ☐ Number of residents (subdivisions)
- ☐ Number of employees

EXISTING SITE INFORMATION

- ☐ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☐ Existing grades (2' contours minimum)
- ☐ Adjacent property grades (within 10' minimum of property lines)
- ☐ Adjacent structures (within 20' minimum of property lines)
- ☐ Drainage systems and structures
- ☐ Natural features (woods, streams, lakes, ponds, outcroppings)
- ☐ Wetland boundaries (provide date of staking)
- ☐ Floodplain elevation and boundaries
- ☐ Environmental concerns (underground tanks, etc)
- ☐ Roads, curbs, parking lots, pavement areas
- ☐ Structures (location, size)
- ☐ Rights-of-Way (existing/ultimate)
- ☐ Easements (drainage, utility)
- ☐ Existing utilities (sanitary, water, electric, gas, telephone)
- ☐ Benchmark locations and elevations
- ☐ Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

- ☐ Existing building location
- ☐ Existing building elevations/materials
- ☐ Proposed use (use list from Section 17.45)
- ☐ Statement of design intent (narrative)
- ☐ Proposed floor plans (dimension)
- ☐ Square footage (total and individual rooms/stores)
- ☐ Proposed elevations (dimension)
- ☐ Proposed building height
- ☐ Proposed materials and colors (material sample board required for new construction)
- ☐ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ☐ Details of any special features

PROPOSED SITE PLAN

- ☐ Grading and spot elevations
- ☐ Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- ☐ Stormwater management
  - -- stormwater management design report
  - -- general drainage pattern
  - -- swales w/ arrows for direction of flow
  - -- pond design with outfalls
  - -- culverts (location/size)
- ☐ Utilities (size, invert elevations, length, slope, etc.)
  - -- sanitary
  - -- water
  - -- stormsewer
- ☐ Building location (dimension)
- ☐ Building elevation (finished grade)
- ☐ Location of proposed signage
- ☐ Details of outside storage (including trash receptacles)
- ☐ Setbacks (clearly marked and dimensioned)
- ☐ Vehicular entrances (dimension to centerline of nearest intersection)
- ☐ Streets (dimension and direction for one-ways)
- ☐ Curve radii
- ☐ Sidewalks (dimension)
- ☐ Parking areas (show striping/spot elevations)
- ☐ Parking setback from property line
- ☐ Loading areas (dimension)
- ☐ Lot coverage
  - – Square footage total
  - – Impervious surfaces total (%)
  - – Green space total (%)
  - – Percent permitted (over/under %)
- ☐ Municipal utility connections
  - – Sanitary sewer (pipe size/elevations)
  - – Water (size, valve location, elevations)
  - – Location of hydrants
- ☐ Easement for public water mains

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LIGHTING PLAN

- ☐ Major improvements for context
- ☐ Location/nature of existing fixtures
- ☐ Location of proposed fixtures
- ☐ Photometric report (to scale on plan)
- ☐ Manufacturers cut-sheets of all fixtures
- ☐ Lighting schedule
  - key to plan
  - number/type of fixtures
  - output (wattage)
- ☐ Installation details as appropriate

LANDSCAPING PLAN

- ☐ Major improvements for context (building, drives, walks)
- ☐ Proposed outdoor amenities (benches, paths, etc.)
- ☐ Existing vegetation
  - Species
  - Size
  - Approximate canopy in plan
- ☐ Vegetation to be destroyed
  - List and show location
- ☐ Proposed method of saving existing vegetation during construction
- ☐ Proposed landscape features (berms, fountains)
- ☐ Existing/proposed lighting
- ☐ Irrigation/watering systems (locate outlets)
- ☐ Plant lists or schedules
  - Keyed to plan
  - Number of each species
  - Size when planted (caliper)
- ☐ Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.

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Village of Germantown ...Willkommen

Community Development Department
Planning & Zoning
Jeff Retzlaff, Village Planner
N112 W17001 Mequon Road, P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735

SITE PLAN REVIEW

Pursuant to Section 17.43 of the Municipal Code

The Village of Germantown requires developers of commercial and industrial property to appear before the Plan Commission prior to obtaining building permits. Some residential developments may also require site plan approval. Site plan approval is not required for construction in Germantown's single- and two-family districts or for interior remodeling in other districts. The site plan review process is summarized below.

Initial Consultation: Recommended but not mandatory

Submission to Plan Commission: See Plan Commission Meeting Dates & Deadlines (approximately 8 weeks prior to meeting).

Internal Review by Planning, Engineering, Fire and Police Departments. Modifications to plans may be required after review.

Plan Commission Meeting: The Village recommends the applicant attend the meeting.

A decision is rendered. Technical corrections may need to be completed before a Building permit is issued

The purpose of site plan review is two-fold: first, the Plan Commission serves as the architectural review body for the Village. By promoting high-quality, visually compatible design, the Plan Commission can assure Village residents that new development will fit in with the character of the rest of the Village. The Site Plan Review process also ensures the long-term provision of adequate public facilities. This includes assessing stormwater management, water and sewer facilities and maintaining acceptable impacts on the environment and public safety. The goal is a win-win situation for both the developer and the Village.

NEW SUBMITTAL REQUIREMENT

As of September 1, 2015, all applications submitted to the department requiring Plan Commission review and approval shall include a complete digital copy (in .PDF format) of all applications and supporting documents (including all plans, reports, surveys, etc.) that is either imprinted on a CD submitted at the time of the application, or sent via e-mail attachment within 3 days after the date of application.

GETTING ON THE SCHEDULE

You must submit the following:

- SITE PLAN at a scale no smaller than 1" = 30'
- ARCHITECTURAL PLANS AND ELEVATIONS
- LANDSCAPE PLAN
- LIGHTING PLAN
- DIGITAL COPY OF ENTIRE SUBMITTAL

All submissions must be complete and received in the Planning Department by 4:00 PM on the deadline date.

Docusign Envelope ID: D8C262DD-9574-41B8-9B34-B36298774540

HOW LONG WILL IT TAKE?

Typically, the site plan review process takes about three to four weeks, depending on how many applications are submitted for a particular date. While every attempt is made to place a complete application on the next agenda, it may not always be possible. In addition, if the Plan Commission requires modifications beyond simple technical corrections, the process may take longer. The applicant should allow ample time for the approval process, in case resubmissions are necessary.

HOW MUCH WILL IT COST?

The cost of Site Plan Review depends on the scope of the project. Minor approvals cost $700. New construction is charged by size -- a project up to 10,000 square feet is charged $1,240, projects 10,000 square feet to 50,000 square feet are charged $2,095, industrial projects greater than 50,000 square feet cost $3,460, and commercial construction greater than 50,000 square feet cost $3,460. Also a Fire Department Plan Review Fee cost $125.

PRELIMINARY CONSULTATION?

The Village encourages applicants to schedule a brief meeting with Village staff to go over their applications and get feedback, especially if the applicant is new to the Germantown development process. This meeting is not mandatory, however, staff can help save time and frustration by guiding the applicant through the necessary approvals a project will require. An appointment should be scheduled before coming in.

CAN I APPEAL A DECISION?

An applicant may appeal a decision of the Plan Commission or Village staff within 30 days of being notified of the denial. All appeals must be made to the Board of Zoning Appeals. Typically, the submission deadline for the Board of Zoning Appeals is one month prior to the next scheduled meeting. Applications to the Board of Zoning Appeals must be made through the Village Clerk. The application fee is $560.

HOW MANY COPIES?

The Village requires applicants to submit **two (2) full size sets** of all drawings, as well as **one (1) 11"x17" reduced set.** Site plans should be at a scale no smaller than 1:30 and architectural plans no smaller than 1/8"=1'-0". Cut sheets must be provided for all proposed site lighting.

CAN I REAPPLY?

An applicant may reapply for site plan approval as often as necessary, however, each "attempt" that is a substantial change to the Site Plan requires a resubmittal fee. The applicant should contact the Village Planner to discuss if any fees are required.

WHAT IF I REVISE THE PLANS?

Any major revisions to the site, architectural, landscape or lighting plans after initial approval must be approved by the Plan Commission or building permits will not be issued. A developer should check with the Village Planner to determine whether a particular change to the approved plans constitutes a "major" revision. Generally, any fundamental change to the site layout, building size or placement, materials or primary function should be considered major revisions.

CAN THE APPROVAL EXPIRE?

Upon obtaining final approval from the Plan Commission, a project must be completed within three years, or the approval will lapse. The Plan Commission may renew the approval upon reapplication. A Certificate of Occupancy will not be granted until the approved improvements are 100% complete.

WHERE DO I APPLY?

All applications to the Plan Commission are submitted to the Planning Department at the Germantown Village Hall. Submissions may be made in person or by mail.

PARTIAL APPROVALS?

The Village will not accept partial submissions. All drawings must be submitted and deemed complete or the submission will not be placed on the agenda. A complete submission includes site, architectural, landscape and lighting plans. The Village reserves the right to remove a project from the Plan Commission agenda if staff feels information is lacking or missing.

Questions? Contact the Village Planner at:

Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337
Phone: (262) 250-4735

SITE PLAN REVIEW

11/10/25 Plan Commission Meeting

American Architectural Group / Weimer Bearing & Transmission, Inc.

Staff Report & Recommendation ***Germantown, Wisconsin***

Summary

American Architectural Group, agent for Weimer Bearing & Transmission, Inc., property owner, is seeking approval of site development & building plans for a 45,000 sqft addition to the existing 62,640 sqft corporate office and distribution facility located on a 9.27-acre parcel at N112 W13131 Mequon Road in the Germantown Business Park.

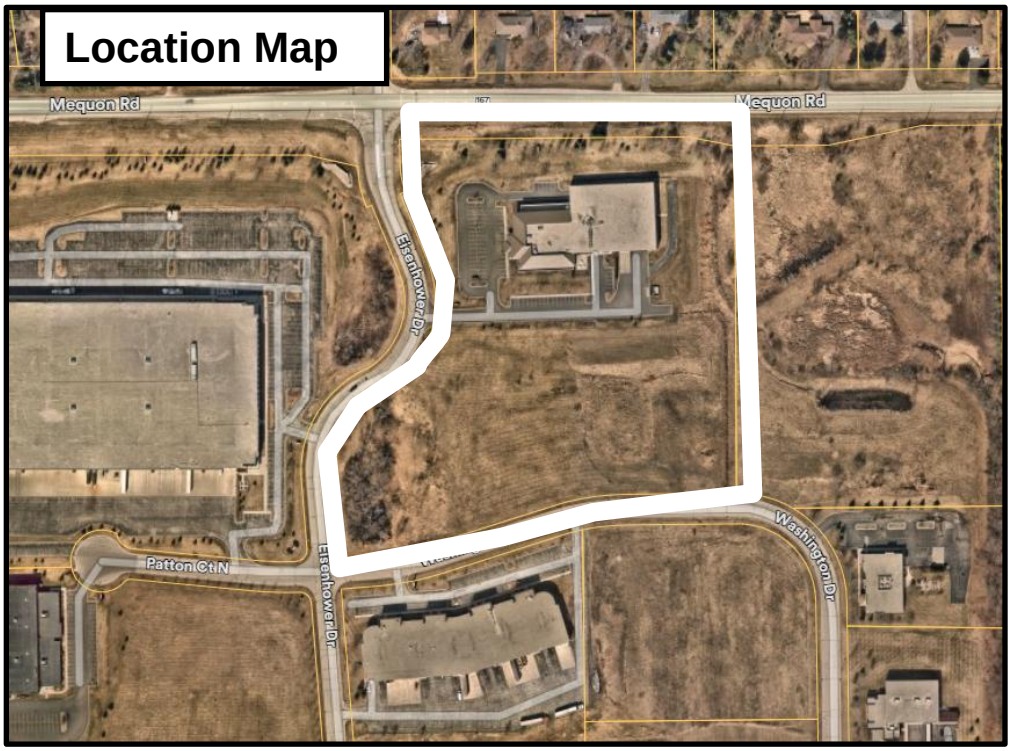
Location: N112 W13131 Mequon Road (Germantown Business Park)

Applicant/
Property Owner:

Adam Hertel	Frank Stangl
American Architectural	Weimer Bearing & Trans, Inc.
3350 River Road	N112 W13131 Mequon Road
West Bend, WI	Germantown, WI

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Background

Weimer Bearing & Transmission Inc. (WB&T) specializes in the distribution of high-tech mechanical, fluid power and electrical motion control products. WB&T offers in-house engineering support, complete machining capabilities, product repair services and custom-tailored inventory solutions. WB&T is a privately held, independent company with 12 facilities located in Wisconsin, Illinois and Michigan. *[SOURCE: weimerbearing.com]*.

In 2015, WB&T received site plan approval for a new 62,640 sqft corporate office and distribution facility and relocated approximately 60 employees from other Wisconsin locations to the new facility. Normal days/hours of operation are Monday to Friday, 6:00 am to 7:00 p.m. with occasional weekend and holiday hours.

The existing facility contains the following features:

- 62,640 sqft total building area
  - 37,276 sqft 2-story office
  - 25,364 sqft 1st & 2nd floor warehouse w/ mezzanine
- (2) elevated loading docks w/ metal overhead doors and (2) at-grade overhead door docks on south elevation
- Pre-cast concrete wall panels with decorative brick cladding for the office component with aluminum store-front window systems and a steel standing seam roof system; insulated and painted pre-cast concrete wall panels for the warehouse with a flat membrane roof and aluminum store-front window systems
- Standing seam roof over office component will hide five roof-top HVAC units

Proposal

At this time, American Architectural Group, agent for Weimer Bearing & Transmission, Inc., property owner, is seeking approval of site development & building plans for a 45,000 sqft addition to the existing 62,640 sqft corporate office and distribution facility located on a 9.27-acre parcel at N112 W13131 Mequon Road in the Germantown Business Park.

Building

As stated in the Design Narrative dated September 8, 2025, the existing building is built of load bearing masonry walls and steel girders and joists. Aesthetically the existing building is extremely well detailed with the use of split face and smooth CMU, pilasters, stone sills, cornices, and meaningful cast stone medallions. The design intent is to continue the aesthetic of the original building and the recent addition. The majority of the existing precast wall panels will be reused in this addition project. Where new panels are needed, they will again be insulated precast concrete panels formed with a split-faced block liner. Many of the same decorative elements such as sills below the windows, smooth horizontal reveals, and white medallions will be used. The goal is to match the existing colors as closely as possible. Like the existing building, we will be including the same style windows and 4” pilasters along the main elevation.

Access & Parking
Primary access to the site will continue to be provided by one (1) access driveway on Eisenhower Drive serving the main parking area on the west side of the building and secondary parking and loading areas south of the building. A new access driveway will be installed on the south side of the property to/from Washington Drive. Two additional parking areas with curb & gutter are added: one with 34 additional parking stalls west of the building addition and another with 15 additional stalls (2 ADA accessible) south of the building.

Utilities. Internal extensions of existing facilities to/through new addition will be made along with the installation of a new water line from Washington Drive to serve on-site fire hydrants.

Storm Water Management. Out of the total 13.63 acres, an additional 70,706 sqft of impervious area will be added by the building addition and additional pavement bringing the total impervious area to 219,800 sqft (37%) leaving 63% of open space. Existing storm sewer connecting to roof drains and on-site catch basins will be re-routed and supplemented with additional storm sewer installed across the site and parking areas to convey post-development, on-site run-off to/through a series of on-site storm water basins and eventually south to the existing storm sewer in Washington Drive and ultimately to the regional basins within the Business Park.

Landscaping. Additional landscaping comprised of evergreen and deciduous plantings is proposed around the new parking areas and internal driveways.

Lighting. Additional external lighting is proposed with:

- Six (6) 75W 9,738 lumen LED, pole-mounted cut-off fixtures mounted at 23' on decorative steel light poles located in and around the perimeter of the driveways, parking areas;
- Six (6) 60W 7,786 lumen LED wall-mounted cut-off fixtures located around the building addition mounted at a height of 16'

Signage. One (1) additional monument sign is proposed near the new south driveway on Washington Drive; however, the actual sign details have not been submitted at this time. A separate sign permit application will be submitted at a later date.

Staff Comments

Community Development: Planning & Zoning
Wetland. The site plan indicates a small wetland area located along the east side of the property in the vicinity of the proposed building addition. This wetland area is known to have been created as a result of storm water ditching installed as part of the original building construction in 2015. Consequently, an artificial wetland determination request has been filed with the DNR by the property owner seeking an exemption from DNR regulation. A decision is expected in early November, but historical aerial photography supports the finding that there was no prior wetland history prior to 1991, and the current wetland was created by human activity (both DNR wetland exemption criteria). Any site plan approval of the current plan set and the issuance of building permits

should be subject to the DNR granting a wetland exemption.

Landscaping. As noted in the Village Forester comments, additional deciduous shade trees in/around the new parking areas and additional street trees along Washington Drive are required. Also, the species of deciduous trees proposed does not comply with the Village's Comprehensive Tree Plan. A revised landscape plan addressing the Forestoer's review comments should be prepared and submitted to the Village Forester for review and approval prior to issuance of an occupancy permit.

Monument Sign. A placeholder is shown on the site plan for a future monument sign to be installed near the new driveway on Washington Drive. A separate sign permit will need to be issued for this monument sign prior to installation.

Community Development: Inspection Services
The Building Inspector has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required $20,000 occupancy bond.

Village Forester
The Village Forester has the following review comments from emails dated September 11 and November 4, 2025 (copy attached):

1. Page C1.01. Existing Conditions Plan. For any potential tree removals that will be required to accommodate the new building and parking lot expansion, please include a survey of the location, species, and trunk diameter at breast height.

2. Page C1.06. Landscape Plan. Per Village Code 17.43.5(c) – Parking lot landscaping, perimeter plantings are required around the parking lot for screening from adjacent properties and roadways. This plan as submitted meets this requirement regarding the new parking lots. Keep these perimeter tree quantities as submitted when considering the following feedback about adding interior parking lot trees and increasing tree species diversity that will be planted on site.

3. Page C1.06. Landscape Plan. Per Village Code 17.43.5(c) – Interior parking lot landscaping shall include (one) 2" caliper tree for every ten parking spaces. This plan as submitted for the new south parking lots does NOT meet this requirement. Additional deciduous trees are required.

4. Page C1.06. Landscape Plan. Village Code 17.43(5)(b)2. requires trees and shrubs appropriate to the development for nonresidential development. The selected tree species need to be revised to align with the Village's Comprehensive Tree Plan. Approved tree species can be found on pages 6-9 of the Comprehensive Tree Plan.

5. For this project, I am specifically referring to the following (18) trees that are proposed to be planted:

    a. (11) Red Maple. Revise to increase deciduous tree species diversity, and limit maples.
    b. (7) Black Hills Spruce. Revise to increase coniferous tree species diversity.

6. Additional street trees along Washington Drive are required. The covenants require street trees spaced ever 25 feet. I agree that we should require additional street trees along Washington Drive.

Fire Department/Police Department
The Fire Department has indicated that the site plan is acceptable. The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Village Engineer/Public Works Department
The Engineering Department has identified several technical issues regarding the site plans as set forth in the Village Engineer's November 5, 2025, memo (copy attached). The corrections and other items discussed therein will need to be addressed in revised and/or supplemental plans or other documents that are submitted to the Village Engineer for review/approval prior to issuance of any building permits.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans for a 45,000 sqft addition to the existing 62,640 sqft corporate office and distribution facility located on a 9.27-acre parcel at N112 W13131 Mequon Road in the Germantown Business Park subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
    a. Architectural, Building & Elevation plans dated September 8, 2025
    b. Civil Engineering plans dated September 8, 2025
    c. Landscaping plans dated September 8, 2025
    d. Lighting plans (photometric plan) dated September 8, 2025
    e. Stormwater Management Plan September 8, 2025

2. This approval is subject to the DNR approving an artificial wetland exemption for the wetland area located along the east property line as shown on Sheet C-1.04. Except for demolition and/or early start permits for footings and foundations, no

permits authorizing site improvement construction or building permits shall be issued until the wetland exemption has been granted. If the DNR does not approve the proposed wetland fill, in whole or only in part, a revised set of site development plans may need to be reviewed and approved by the Plan Commission (or Village staff if only minor site plan adjustments are required).

3. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs is reviewed and approved by the Village as deemed necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit for the shell building.

4. All technical issues regarding site development set forth in the Village Engineer's November 5, 2025, memo (copy attached) shall be addressed in revised and/or supplemental plans or other documents that submitted to the Village Engineer for review/approval prior to issuance of any building permits.

5. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.

6. Additional deciduous shade trees are required in or around the new parking areas and additional street trees are required along Washington Drive. The species of deciduous trees proposed does not comply with the Village's Comprehensive Tree Plan. Consequently, a revised landscape plan addressing the Village Forester's comments contained in the November 10, 2025, Staff Report & Recommendation shall be prepared and submitted to the Village Forester for review and approval prior to issuance of a building permit.

7. State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

8. All temporary and permanent signs to be installed on the property shall obtain the necessary permits or approvals from the Village Plan Commission and/or Community development Department. A sign permit is required for the proposed monument sign at the new driveway entrance to Washington Drive. Any proposed monument sign shall include a base constructed of the same or similar masonry materials and color as the principal building. If a sign cabinet is proposed with an internally illuminated cabinet, the sign faces of the cabinet shall be opaque or have a dark background with only the lettering visible at night.

9. The set of architectural plans does not include a roof plan indicating whether roof-mounted mechanicals will be installed. If HVAC mechanical equipment is proposed to be mounted on the roof, screening for such equipment shall be installed. A roof plan showing the relative location, height, size, and screening for any roof mounted mechanical equipment, units, etc., shall be submitted to the Village Planner for review and approval prior to the issuance of a building permit.

10. This property is located in the Germantown Business Park and subject to continuing compliance with all provisions in the Declaration of Restrictions and Covenants for Germantown Business Park TIF#4.

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
- ☒ $2,095 Construction 10,000 SF to 50,000
- ☐ $3,460 Industrial Construction >50,000 SF
- ☐ $3,460 Commercial Construction >50,000
- ☐ $200 Plan Commission Consultation
- ☒ $125 Fire Department Plan Review

PAID $2,220 DATE 09 / 08 / 2025

ch#31300 AR

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Adam Hertel
American Architectural Group, Inc.
3350 S. River Road
West Bend, WI 53090

Phone (262) 334-2811
E-Mail adam@teamaag.net

PROPERTY OWNER

Frank Stangl
Weimer Bearing & Transmission, Inc.
N112W3131 Mequon Road
Germanown, WI 53022

Phone (262) 781-1992
E-Mail fstangl@weimerbearing.com

2 PROPERTY ADDRESS

N112W3131 Mequon Road
Germantown, WI 53022

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

North	South	East	West
Mequon Road Residential	Premier Flooring Inc. Industrial	Vacant Land Industrial	Airgas Safety Inc. Industrial

4 READ AND INITIAL THE FOLLOWING:

× I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

× I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

× I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

A Hertel 09 / 08 / 2025

Applicant Date

Owner Date

RECEIVED 9/8/25 SEP - 8 2025 OFFICE OF THE VILLAGE PLANNER VILLAGE OF GERMANTOWN

American Architectural Group, Inc. 31300

VILLAGE OF GERMANTOWN 9/8/2025 Weimer Bearing Site Plan Review 2,220.00

Checking - Commerce Weimer Bearing Site Plan Review 2,220.00

Village of Germantown

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

09/08/2025 02:28PM PRAVINA P
000973-0023
Payment effective date 09/05/2025

MISCELLANEOUS	
PLAN COMMISSION REVIEW FEES (GENPLN)	
2025 GENPLN	
1 @ $2220.00	$2,220.00
	$2,220.00
Subtotal	**$2,220.00**
Total	**$2,220.00**
CHECK	$2,220.00
Check Number31300	
Change due	**$0.00**

Thank you for your payment

CUSTOMER COPY

September 8, 2025

Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337

RE: Statement of Design Intent

Weimer Bearing has grown from a regional supplier in the distribution of power transmission, bearings and electrical-mechanical components, into a multi-location hybrid manufacturer and distributor. They have expanded into metal fabrication and machining, electrical and industrial controls, conveyor belt fabrication and installation, custom rubber products, fastener manufacturing and fluid power supply. They are a premier source for industrial solutions.
Through acquisition and organic growth, they have added multiple divisions that make up their Weimer family of brands. The proposed project is a 45,000 sf addition to their existing 62,637 sf facility and would accommodate their ever-growing storage and manufacturing needs. The existing building is built of load bearing masonry walls and steel girders and joists. Aesthetically the existing building is extremely well detailed with the use of split face and smooth CMU, pilasters, stone sills, cornices, and meaningful cast stone medallions.

The design intent is to continue the aesthetic of the original building and the recent addition. The majority of the existing precast wall panels will be reused in this addition project. Where new panels are needed they will again be insulated precast concrete panels formed with a split-faced block liner. Many of the same decorative elements such as sills below the windows, smooth horizontal reveals, and white medallions will be used. The goal is to match the existing colors as closely as possible. Like the existing building, we will be including the same style windows and 4” pilasters along the main elevation.

The existing site is 9.27 acres of which Weimer Bearing currently only uses about 4.25 acres. The balance of the property is open green space that has the potential for future additions. Sixty new parking stalls are proposed for this project as this addition will move the primary entrance for a majority of the employees to a new entrance adjacent to the new parking area. Site lighting at the parking lot and building will be accomplished by matching new fixtures with the existing LED fixtures, and all existing landscaping will remain. New planting beds will match the existing beds along the South side of the building. These plantings will be a nice addition to the existing tree line the Owner has established along the entire West and South sides of the property.

PROPOSED ADDITION:

Weimer Bearing & Transmission, Inc.

W112N3131 Mequon Road
Village of Germantown, Washington County

AMERICAN ARCHITECTURAL GROUP, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

WEIMER BEARING & TRANSMISSION, Inc. EST. 1926

LOCATION MAP

BUILDING DATA

CONSTRUCTION CLASSIFICATION:
IIB

OCCUPANCY GROUP:
EXISTING: (B) BUSINESS, (S-2) LOW-HAZARD STORAGE, (F-2) LOW-HAZARD FACTORY, (U) UTILITY AND MISCELLANEOUS.
ADDITION: (S-2) LOW-HAZARD STORAGE AND (F-2) LOW-HAZARD FACTORY.

NUMBER OF STORIES:
EXISTING: 2
ADDITION: 1

BUILDING GROSS AREA (SQ. FT.):
EXISTING: 62,637
ADDITION: 45,000
TOTAL: 107,637

FIRE ALARM:
COMPLETE

FIRE SUPRESSION:
COMPLETE

MONITORING TYPE:
CENTRAL STATION

NFPA STANDARD USED:
NFPA 13

PROJECT TEAM

OWNER CONTACT: FRANK STANGL
WEIMER BEARING & TRANSMISSION, INC.
W113 N3131 MEQUON ROAD
GERMANTOWN, WI 53022
PH: (262) 781-1992
EMAIL: fstangl@weimbearing.com

ARCHITECT: ADAM HERTEL
AMERICAN ARCHITECTURAL GROUP, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095
PH: (262) 334-3811
EMAIL: adam@teamaag.net

CIVIL ENGINEER: JACOB ROSBECK, P.E.
PARISH SURVEYING & ENGINEERING, INC.
122 WISCONSIN STREET
WEST BEND, WI 53095
PH: (262) 346-7800
EMAIL: jrosbeck@parishse.com

STRUCTURAL: MARY PIONTKOWSKI, PE, SE
HARWOOD ENGINEERING CONSULTANTS
255 NORTH 21st STREET
MILWAUKEE, WI 53233
PH: (262) 475-5554
EMAIL: mary.piontkowski@hecl.com

SHEET INDEX

SHEET	DESCRIPTION	SITE PLAN REVIEW		
GENERAL				
G-101	SHEET INDEX, BUILDING DATA, PROJECT TEAM AND LOCATION MAP	09 / 08 / 2025		
CIVIL				
C1.01	EXISTING CONDITIONS PLAN	09 / 08 / 2025		
C1.02	PROPOSED SITE PLAN	09 / 08 / 2025		
C1.03	EROSION CONTROL PLAN	09 / 08 / 2025		
C1.04	GRADING PLAN	09 / 08 / 2025		
C1.05	UTILITY PLAN	09 / 08 / 2025		
C1.06	LANDSCAPE PLAN	09 / 08 / 2025		
C1.07	LIGHTING PLAN	09 / 08 / 2025		
C2.01	CONSTRUCTION NOTES	09 / 08 / 2025		
C2.02	SITE DETAILS	09 / 08 / 2025		
C2.03	EROSION CONTROL DETAILS	09 / 08 / 2025		
C2.04	UTILITY DETAILS	09 / 08 / 2025		
ARCHITECTURAL				
A-101	FLOOR PLAN	09 / 08 / 2025		
A-201	EXTERIOR ELEVATIONS	09 / 08 / 2025		

Stamp:

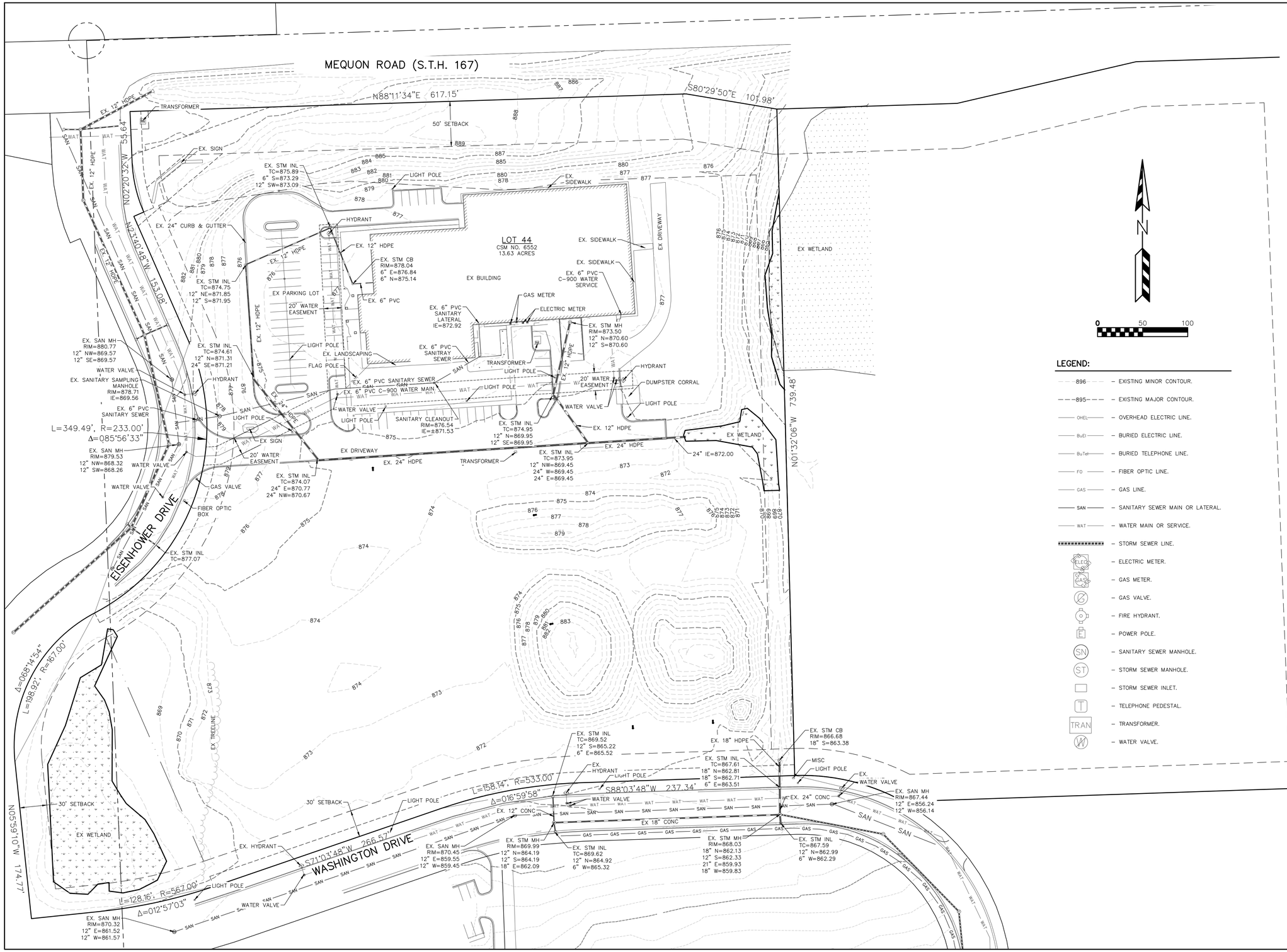
Issue Date:
09 / 08 / 2025

Revision:

Project Number:
25021

Sheet Title:
SHEET INDEX, BUILDING DATA, PROJECT TEAM AND LOCATION MAP

Sheet Number:
G-101



REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS PLAN

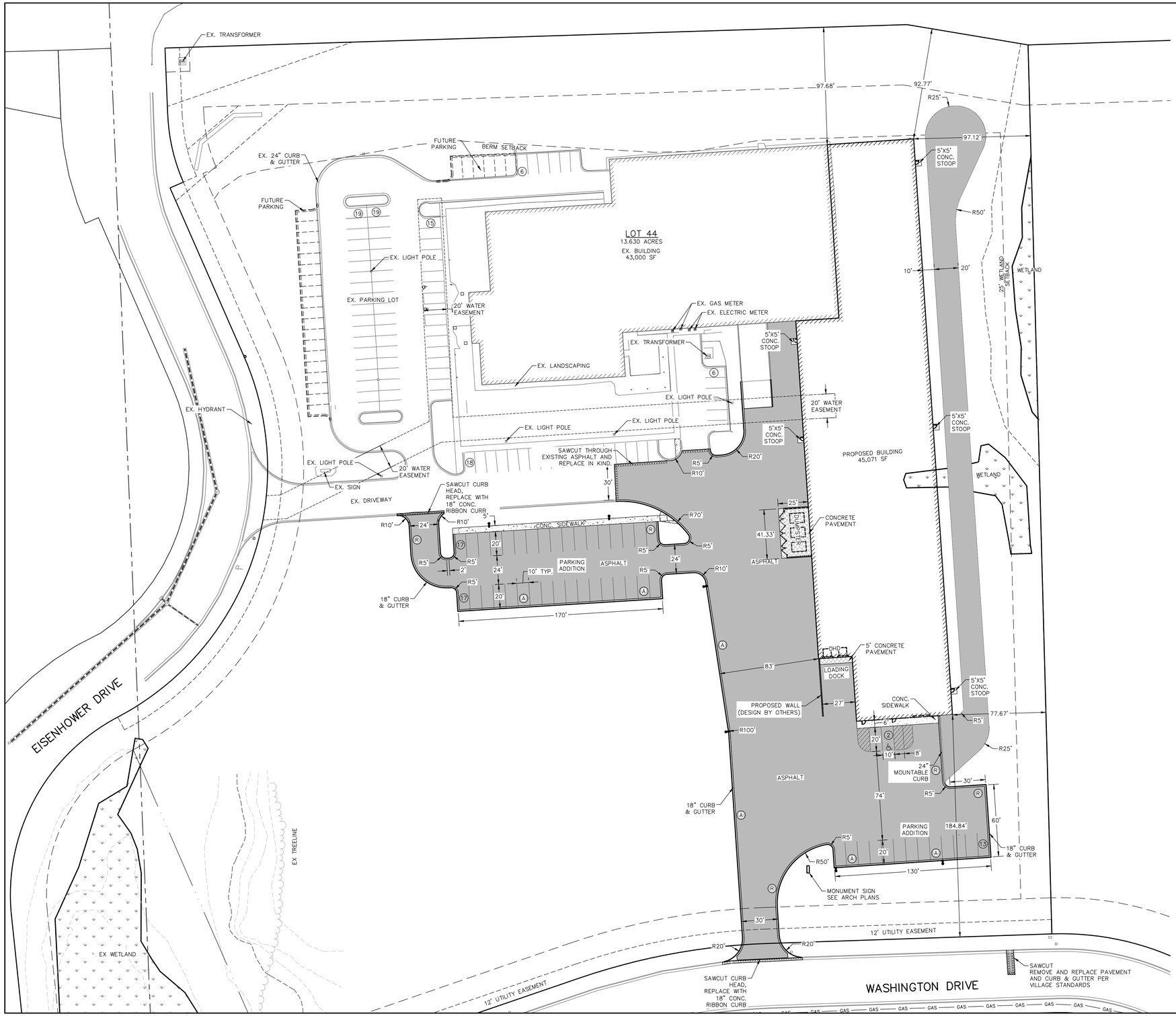
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C1.01



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LEGEND:

- (#) – PARKING STALLS IN A ROW
- (R) – REJECT CURB
- (A) – ACCEPT CURB

SITE INFORMATION BLOCK

Site Address:	N112 W13131 MEQUON RD
Legal Description:	Lot 44 of CSM No. 5975
Site Acreage	13.63 Acres
Current Zoning:	M-1 Limited Industrial

Building & Parking Standards

	Building
Front	30 feet
Side	10 feet
Rear	25 feet
Max Height	45 feet
Impervious Ratio	80%

Proposed Site Areas

Description	Area (sf)	Percentage
Buildings/Patios	87,923	14.81
Asphalt/Concrete	130,879	22.04
Total Impervious Area	218,802	36.84
Lawn	375,060	63.16
Total	593,862	100.00

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

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

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

CONCRETE PAVEMENT
6" CRUSHED AGGREGATE BASE COURSE
7" 4,000 PSI AIR ENTRAINED CONCRETE

REVISIONS:

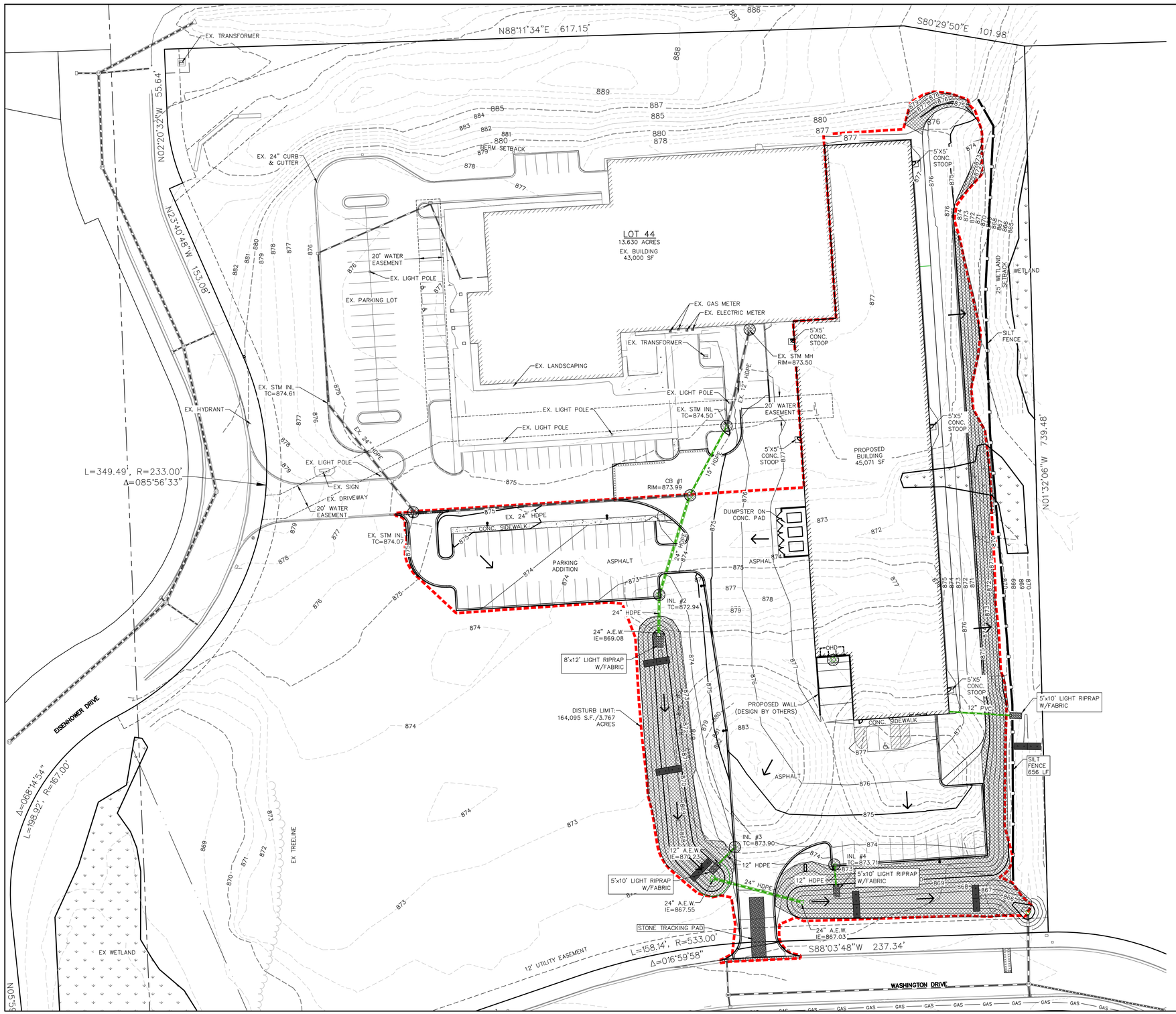
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**
PLAN DATE: **9/8/2025**
PROJECT NO: **\AM-25-14**
BID SET
SHEET NO: **C1.02**



0 40 80

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

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION.
- – INSTALL EROSION MATTING.
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

OCTOBER 1, 2025

1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.

OCTOBER 2, 2025 – JUNE 1, 2026

2. STRIP TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
3. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
4. START CONSTRUCTION OF UTILITIES: WATER SERVICE AND STORM SEWER.
5. CONSTRUCT BUILDING PADS AND BUILDINGS.
6. CONTINUE SITE GRADING.
7. INSTALL BASE COURSES, PROPOSED PAVEMENTS

JUNE 2 – 15, 2026

8. INSTALL LANDSCAPING.
9. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF GERMANTOWN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C1.03

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

LEGEND:

936	– EXISTING MINOR CONTOUR.
935	– EXISTING MAJOR CONTOUR.
936	– PROPOSED MINOR CONTOUR.
935	– PROPOSED MAJOR CONTOUR.
EX 934.23	– EXISTING SPOT ELEVATION.
934.23	– PROPOSED CURB FLANGE ELEVATION.
MATCH 934.23	PROPOSED MATCHING ELEVATION
SW 934.23	– PROPOSED SIDEWALK ELEVATION.
EP 934.23	– PROPOSED EDGE OF PAVEMENT ELEVATION.
EXP 934.23	– PROPOSED BUILDING EXPOSURE ELEVATION.
FFE 934.23	– PROPOSED BUILDING FIRST FLOOR ELEVATION.
	– PROPOSED STORM SEWER.
	– EXISTING STORM SEWER.

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN

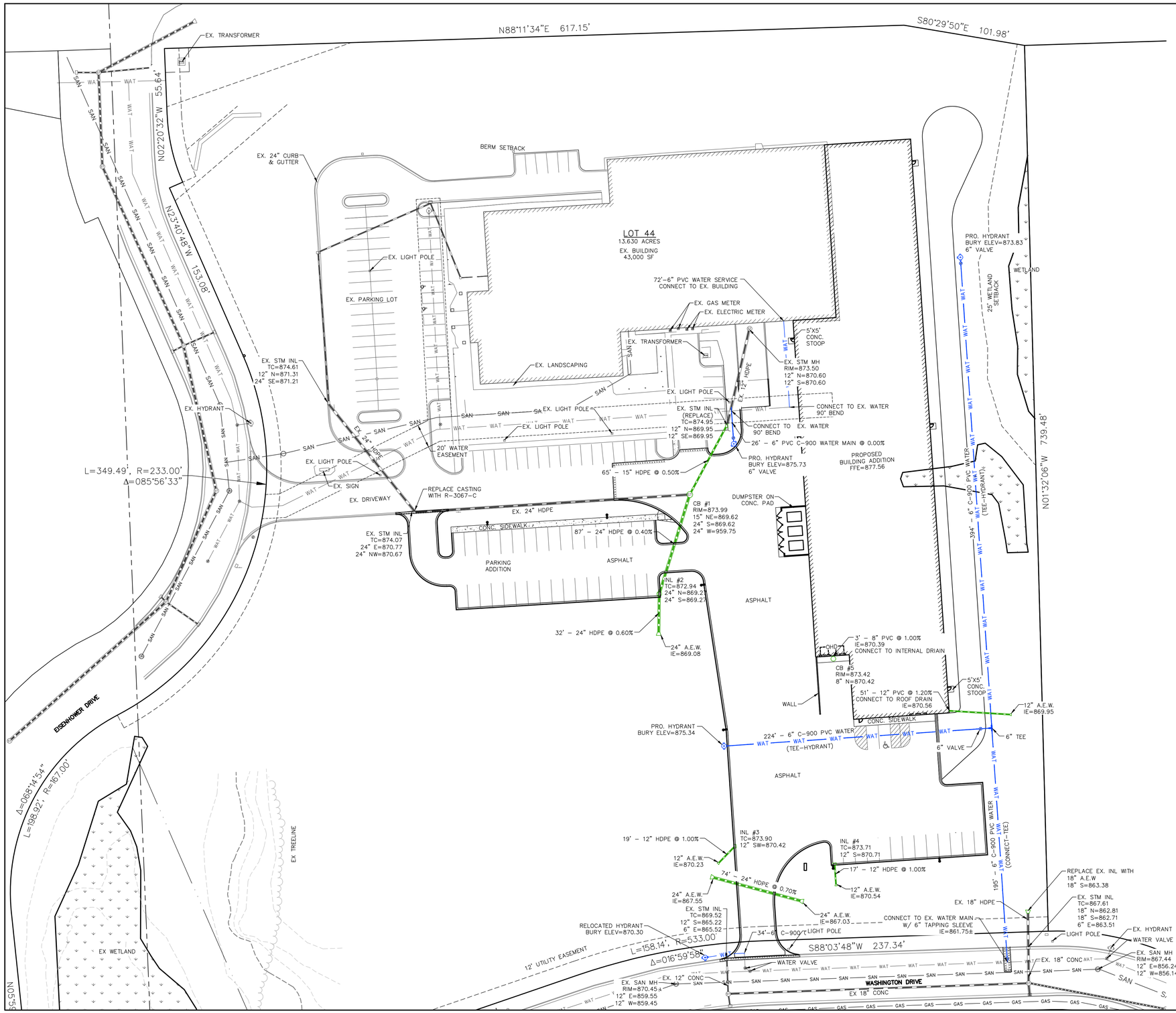
DRAWN BY: **DLC**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C1.04



LEGEND:

- OVERHEAD ELECTRIC LINE.
- BURIED ELECTRIC LINE.
- BURIED TELEPHONE LINE.
- FIBER OPTIC LINE.
- GAS LINE.
- SANITARY SEWER.
- WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- GAS VALVE.
- FIRE HYDRANT.
- POWER POLE.
- SANITARY SEWER MANHOLE.
- STORM SEWER MANHOLE.
- STORM SEWER INLET.
- TELEPHONE PEDESTAL.
- TRANSFORMER.
- WATER VALVE.
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER.
- PROPOSED GAS MAIN

STORM SEWER TABLE		
Structure Number	Structure Diemsion (Inches)	Neenah Casting or Equivalent
CB #1	36	R-2510
INL #2	24 x 36	R-3067
INL #3	24 x 36	R-3067
INL #4	24 x 36	R-3067
CB #5	24	R-2510

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY PLAN

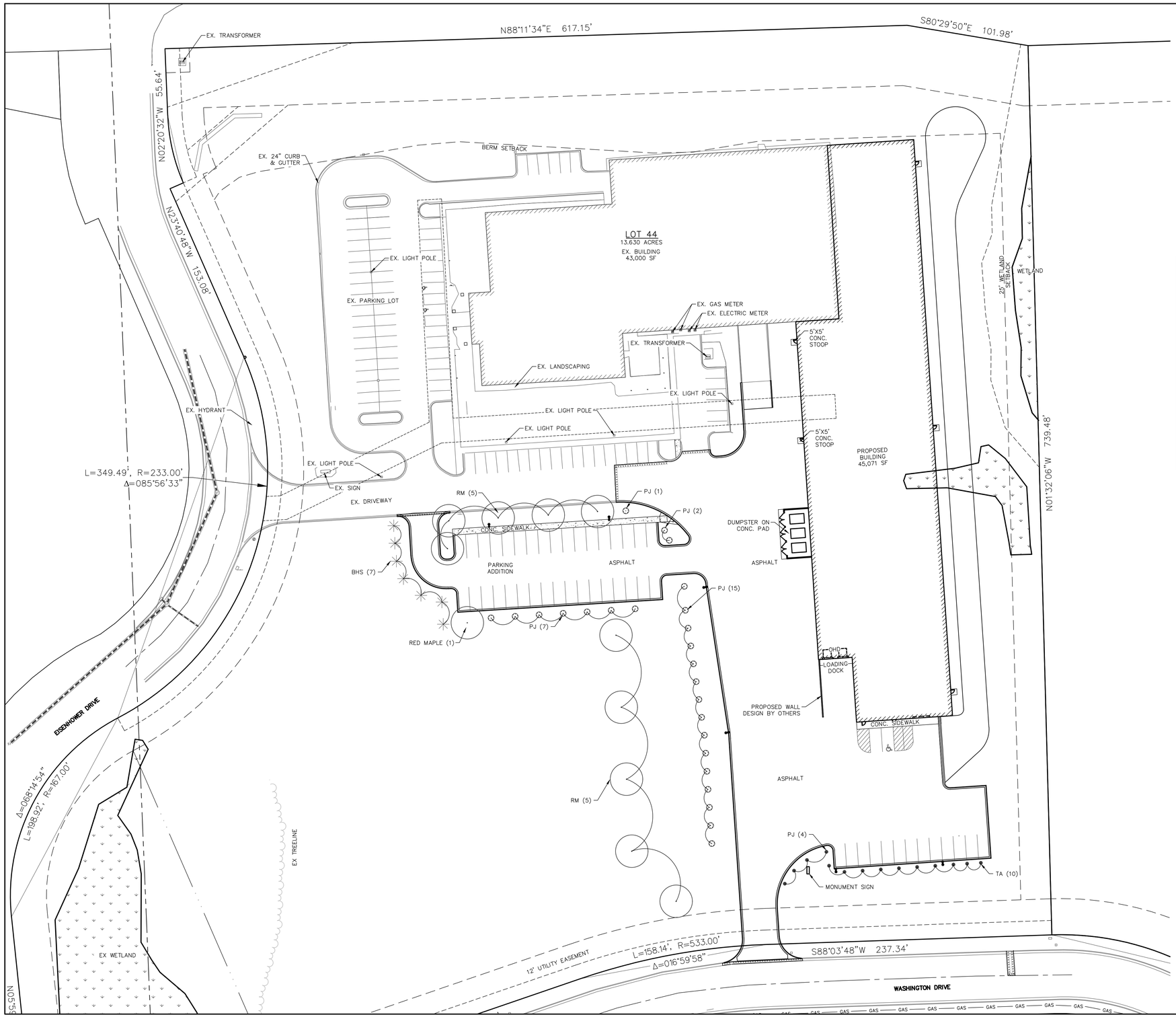
DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C1.05



PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(11)		SHADE TREES	
RM	11	2"	RED MAPLE	BB
	(7)		TALL EVERGREEN TREES	
BHS	7	4'	BLACK HILLS SPRUCE	BB
	(39)		EVERGREEN SHRUBS	
PJ	29	4'	PFITZER JUNIPER	BB
TA	10	4'	TECHNY ARBORVITAE	BB

NOTES:
1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
2) PARKING LOT ISLANDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH MEDIUM RIVER ROCK MULCH SPREAD TO A DEPTH OF 3" OVER WEED BARRIER FABRIC.
3) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
4) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3",EXCEPT PLANTINGS WITHIN ANY SWALE AREAS – THESE TREES AND SHRUB GROUPINGS SHALL NOT HAVE ANY MULCH PLACED AROUND THE THEM.
5) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
6) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

REVISIONS:

NO.	DATE	DESCRIPTION

PARISH SURVEY & ENGINEERING
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262.346.7800
www.parishse.com

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
LANDSCAPE PLAN

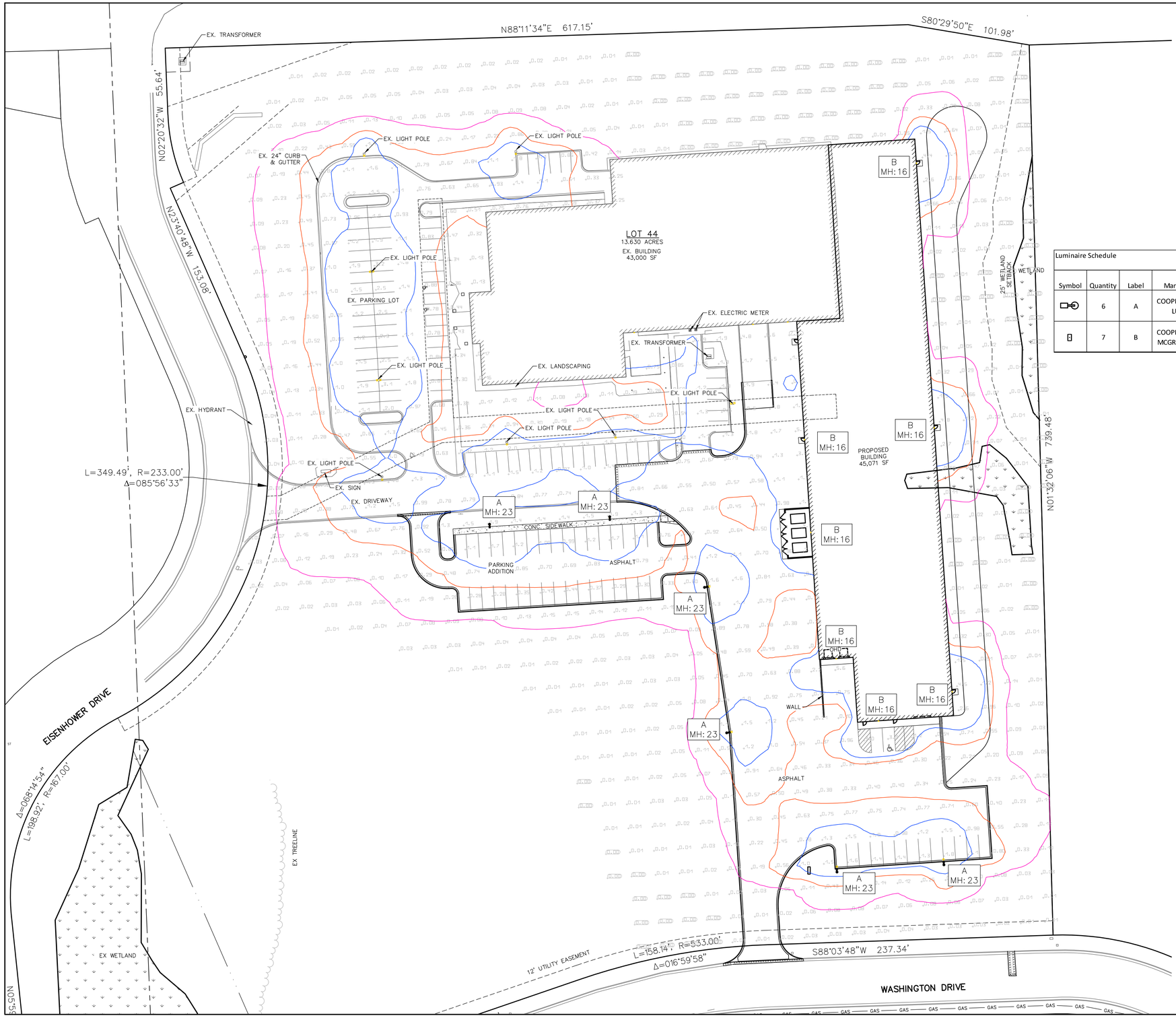
DRAWN BY: **DLC**
DESIGNED BY: **DLC**
CHECKED BY: **JDR**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C1.06



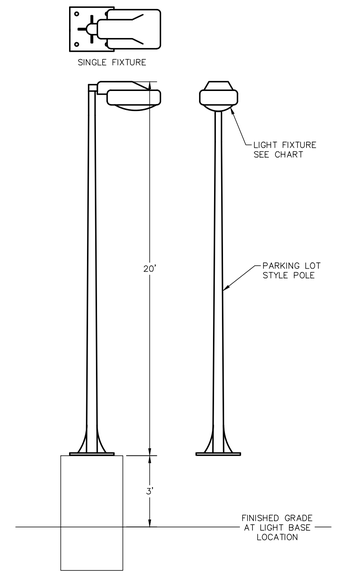
0 20 40

Luminaire Schedule								
Symbol	Quantity	Label	Manufacturer	Description	Model Number	Lum Lumens	Lum Watts	LLF
	6	A	COOPER LIGHTING LUMARK	PREVAIL DISCRETE LED	PRV-PA1B-740-U-T4W	9,738	74	0.9
	7	B	COOPER LIGHTING MCGRAW-EDISON	GEKKO SERIES	GKO-PB2C-730-U-T3	7,786	58	0.9

Calculation Summary						
Calc Type	Units	Average	Max	Min	Avg/Min	Max/Min
Illuminance	Fc	0.53	7.17	0	N/A	N/A

NOTES:

1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
5) PSE, LLC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.



PARKING LOT LIGHTING DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
LIGHTING PLAN

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C1.07

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D–2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE EXISTING GRAVEL TRAILER PARKING IS TO BE USED AS STONE TRACKING PAD. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D–3034, SDR–26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE, PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE. WATER MAIN SHALL BE COPPER TYPE "K" PRESCRIBED IN ANSI/AWWA C800–89 SECTION A.2 FOR "COPPER WATER TUBING" AND TO ASTM, DESIGNATION B42 AND B88–99, AND CURRENT REVISIONS THERE OF UNLESS INDICATED OTHERWISE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
18. ALL WORK WITHIN THE VILLAGE RIGHT–OF–WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, LOADING DOCKS AND NON–FLOOR SLABS SHALL CONFORM TO THE LATEST VERSION OF SECTION 415 OF THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR CONSTRUCTION. CONCRETE SHALL BE GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED. LOADING DOCKS SHALL HAVE REINFORCING CONSISTING OF NOVOMESH 950 FIBER MESH OR #4 BARS AT 24" ON CENTER EACH WAY PER SECTION 415.2.2 OF THE STANDARD SPECIFICATIONS.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS; WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
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PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
CONSTRUCTION NOTES

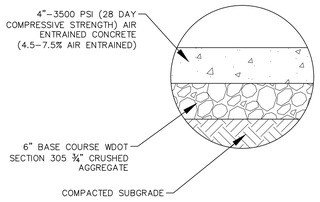
DRAWN BY: **DLC**
DESIGNED BY: **DLC**
CHECKED BY: **DLC**

PLAN DATE: **9/8/2025**

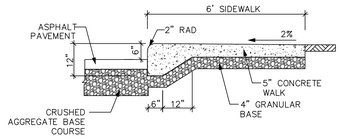
PROJECT NO: **\AM-25-14**

BID SET

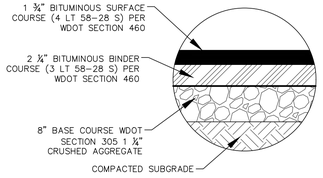
SHEET NO:
C2.01



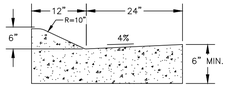
CONCRETE SIDEWALK SECTION



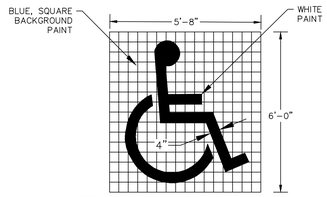
RAISED SIDEWALK DETAIL



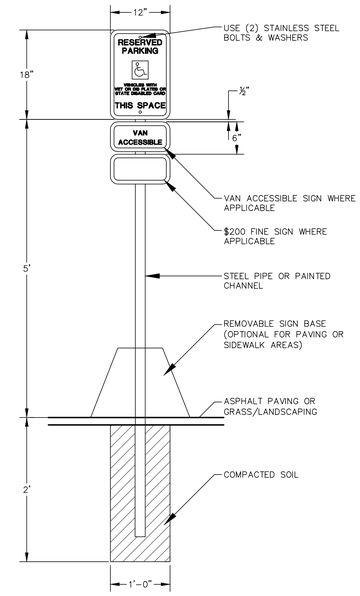
ASPHALT PAVEMENT SECTION



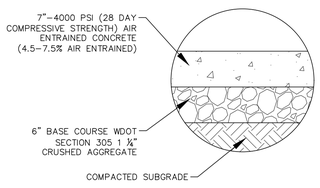
TYPICAL MOUNTABLE CURB SECTION DETAIL
WISCONSIN DOT STANDARD (TYPE A)



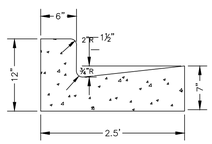
NOTE: GRID FOR LAYOUT PURPOSES ONLY
ADA COMPLIANT ACCESSIBLE STALL PAINTED SYMBOL
NOT TO SCALE



NOTE: SIGN SHALL COMPY WITH CURRENT STATE AND ADA GUIDELINES



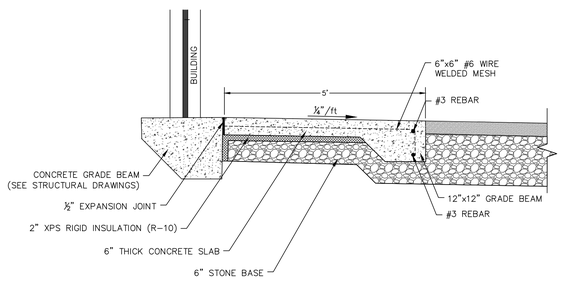
CONCRETE PAVEMENT SECTION



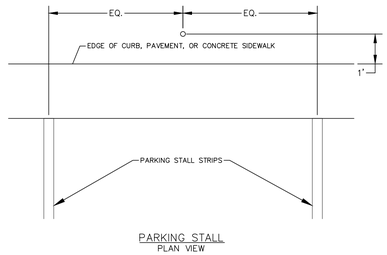
TYPICAL CURB SECTION DETAIL
WISCONSIN DOT STANDARD (TYPE D)

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
2. * CURB APRON ±12" TO FIT STANDARD CURB MACHINE



CONCRETE APRON AT OVERHEAD DOOR



PARKING STALL
PLAN VIEW

ADA COMPLIANT ACCESSIBLE SIGN DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
SITE DETAILS

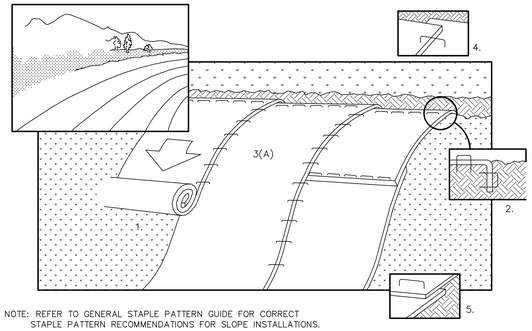
DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

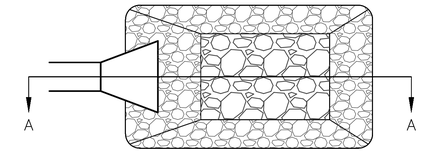
SHEET NO:
C2.02



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

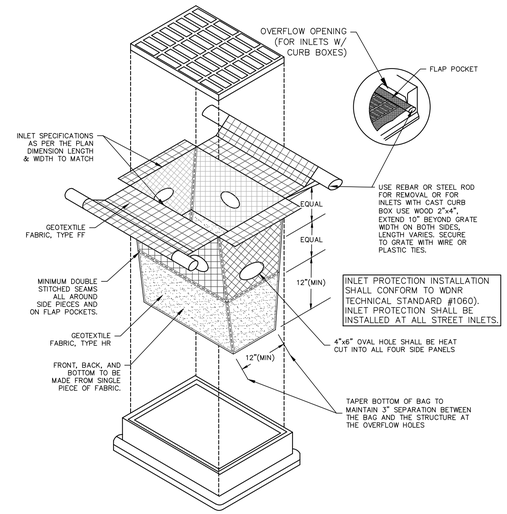
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION



RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE SIZES SHALL BE WELL GRADED WITH A MINIMUM OF 6 INCH DIAMETER.

RIPRAP/STILLING BASIN DETAIL

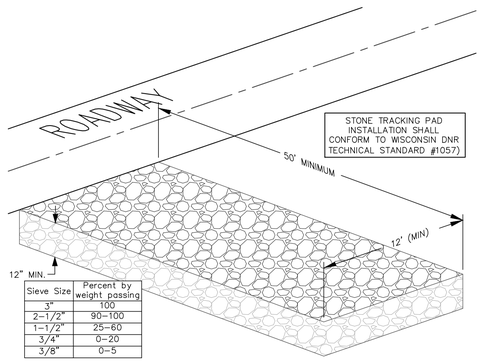


TYPE D-HR INLET PROTECTION DETAIL

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

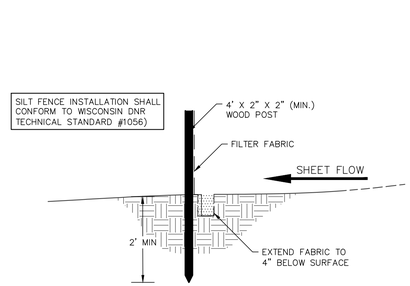
EROSION CONTROL MAT – CHANNEL INSTALLATION



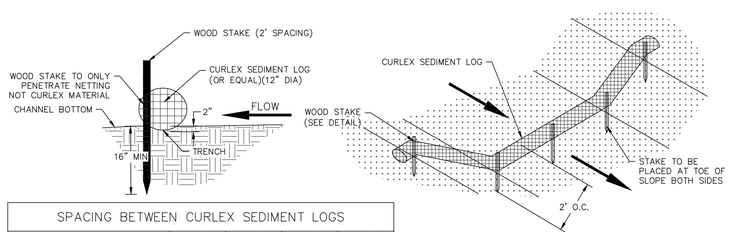
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



SILT FENCE CONSTRUCTION (SHEET FLOW)



SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL

REVISIONS:

NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DETAILS

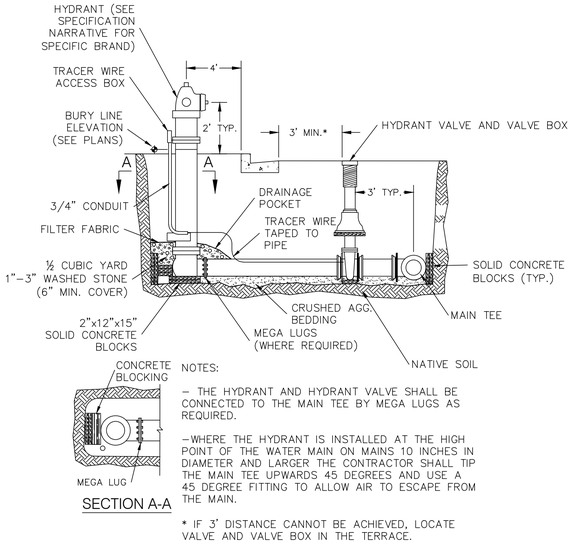
DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

BID SET

SHEET NO:
C2.03



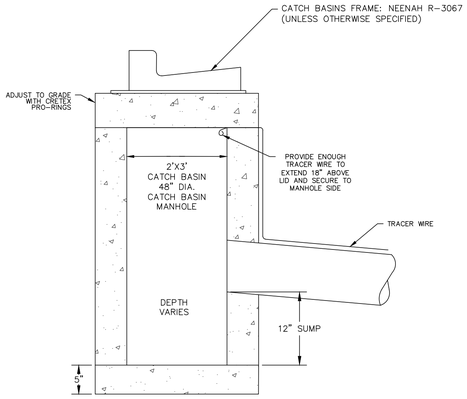
NOTES:

– THE HYDRANT AND HYDRANT VALVE SHALL BE CONNECTED TO THE MAIN TEE BY MEGA LUGS AS REQUIRED.

–WHERE THE HYDRANT IS INSTALLED AT THE HIGH POINT OF THE WATER MAIN ON MAINS 10 INCHES IN DIAMETER AND LARGER THE CONTRACTOR SHALL TIP THE MAIN TEE UPWARDS 45 DEGREES AND USE A 45 DEGREE FITTING TO ALLOW AIR TO ESCAPE FROM THE MAIN.

* IF 3' DISTANCE CANNOT BE ACHIEVED, LOCATE VALVE AND VALVE BOX IN THE TERRACE.

HYDRANT SETTING DETAIL



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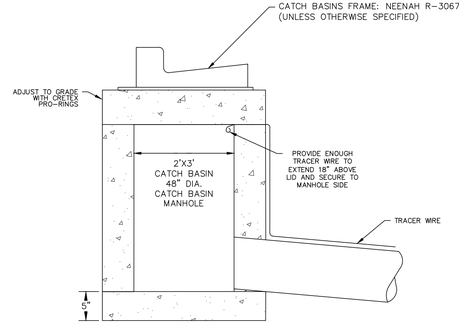

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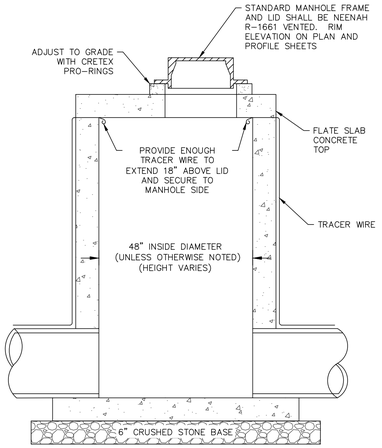
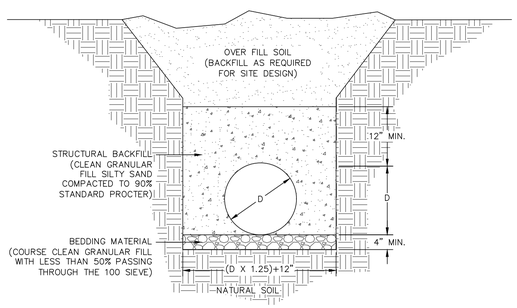


STORM MANHOLE DETAIL



HDPE PIPE BEDDING DETAIL

REVISIONS:		
NO.	DATE	DESCRIPTION

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

PROJECT TITLE:
WEIMER BEARING & TRANSMISSION, INC
N112 W13131 MEQUON RD
GERMANTOWN, WI 53022

PLAN TITLE:
UTILITY DETAILS

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

PLAN DATE: **9/8/2025**

PROJECT NO: **\AM-25-14**

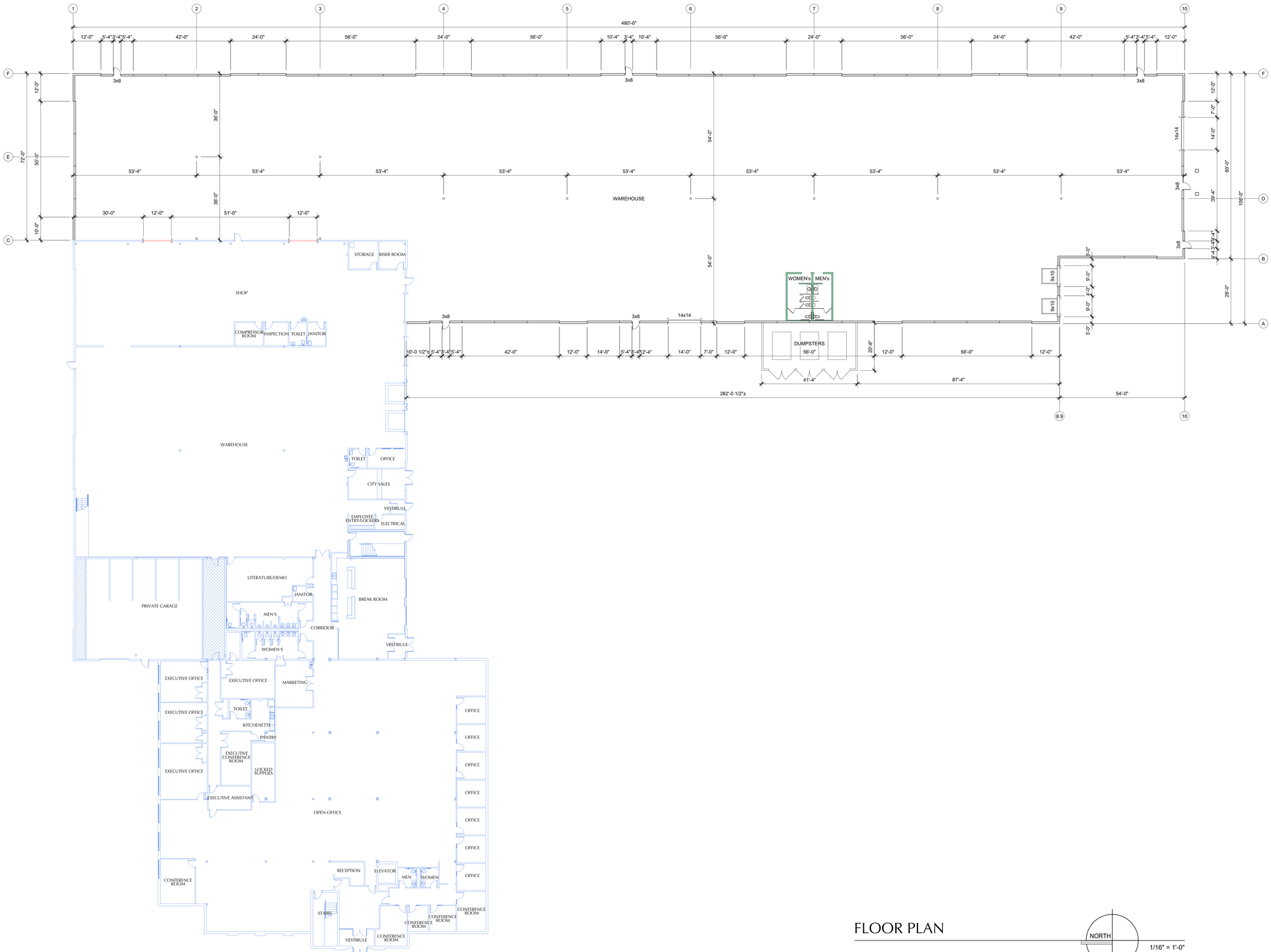
BID SET

SHEET NO:
C2.04

AMERICAN
ARCHITECTURAL GROUP, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN
CONSTRUCTION SERVICES, INC.
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

WEIMER
BEARING & TRANSMISSION, Inc.
EST. 1926



FLOOR PLAN

NORTH

1/16" = 1'-0"

PROPOSED ADDITION

Weimer Bearing & Transmission, Inc.

N112W3131 Mequon Road
Village of Germantown, Washington County

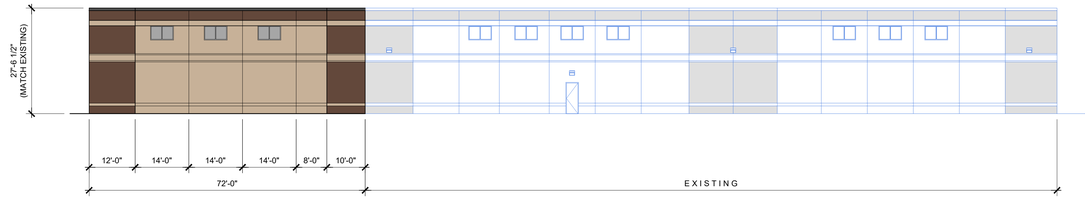
Issue Date:
09 / 08 / 2025

Revision:

Project Number:
25021

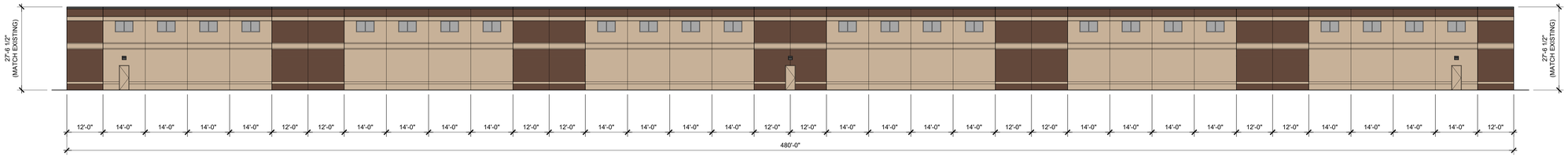
Sheet Title:
FLOOR PLAN

Sheet Number:
A-101



NORTH ELEVATION

1/16" = 1'-0"



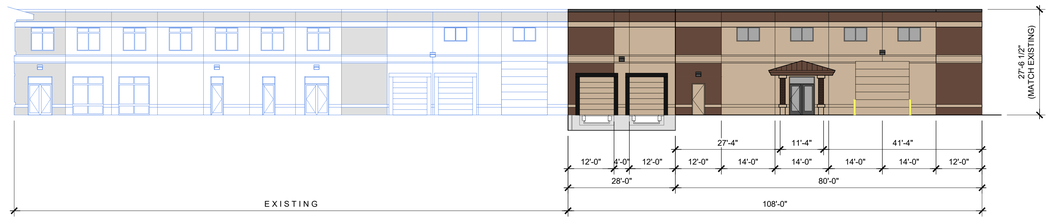
EAST ELEVATION

1/16" = 1'-0"

EXTERIOR MATERIAL FINISH SCHEDULE:

- METROBRICK BLEND OF 70% #350 MAIN STREET FLASHED AND 30% #320 SCHOOLHOUSE RED (NON-FLASHED). MODULAR SIZE - RUNNING BOND. (MATCH EXISTING)
- PT-1: SW2856 / FAIRFAX BROWN (MATCH EXISTING)
- PT-2: SW6107 / NOMADIC DESERT (MATCH EXISTING)
- UNA-CLAD STANDING SEAM ROOF. MEDIUM BRONZE FINISH WITH UC-3 PROFILE. (MATCH EXISTING)
- EXTERIOR ALUMINUM WINDOW / DOOR FINISH: LIGHT BRONZE ANODIZED ALUMINUM - THERMALLY BRATEN GLAZING SYSTEM w/ 1" INSULATED LOW-E BONZE ANEALED TINTED GLASS. (MATCH EXISTING)
- GLASS: 1" INSULATED BRONZE ANEALED TINTED LOW-E GLASS. (MATCH EXISTING)

NOTES: ALL EXTERIOR JOINTS BETWEEN ARCHITECTURAL PRECAST PANELS SHALL BE GROUTED SOLID AND SEALED AT INTERIOR AND EXTERIOR FACE WITH APPROVED BACKER ROAD AND SEALANT. COLOR TBD BY ARCHITECT.



SOUTH ELEVATION

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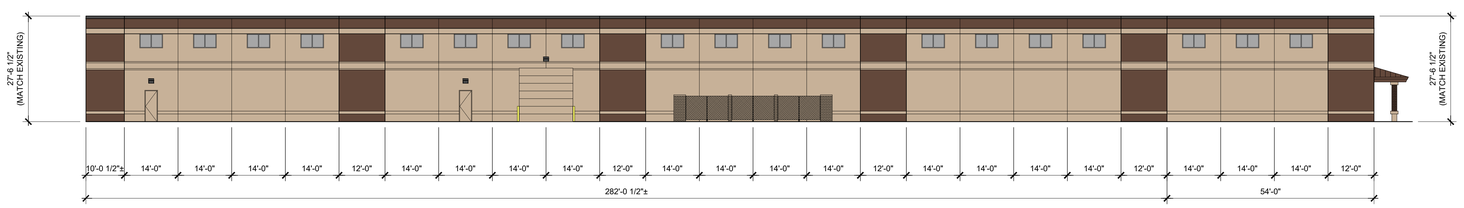

WEST ELEVATION

1/16" = 1'-0"

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WEIMER BEARING & TRANSMISSION, Inc. EST. 1926

PROPOSED ADDITION

Weimer Bearing & Transmission, Inc.

N112W3131 Mequon Road
Village of Germantown, Washington County

Issue Date:
09 / 08 / 2025

Revision:

Project Number:
25021

Sheet Title:
ELEVATIONS

Sheet Number:
A-201

Assured Wetland Delineation Report

N112W13131 Mequon Road

Village of Germantown, Washington County, Wisconsin

October 23, 2025

Project Number: 20251551

506 Springdale Street | Mount Horeb, WI 53572 | www.heartlandecological.com

N112W13131 Mequon Road

Village of Germantown, Washington County, Wisconsin

October 23, 2025

Prepared for:

Mr. Kevin Parish

Parish Survey & Engineering

122 Wisconsin Street

West Bend, WI 53095

Prepared by:

Heartland Ecological Group, Inc.

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Mount Horeb, WI 53572

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Lead Investigator and Final Reviewer:
Matthew Stangel, Senior Scientist

Reviewed By: Eric C. Parker, SPWS
Principal Scientist

Solutions for people, projects, and ecological resources.

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1.0 Introduction

Heartland Ecological Group, Inc. (“Heartland”) completed an assured wetland determination and delineation on the N112W13131 Mequon Road site on June 24, 2025 at the request of Parish Survey & Engineering. Fieldwork was completed by Matt Stangel, an assured delineator qualified via the Wisconsin Department of Natural Resources’ (WDNR’s) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 1.31-acre site (the “Study Area”) is southeast of the intersection of Mequon Road and Eisenhower Drive, in the northeast ¼ of Section 25, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area and to identify and map observed waterways/watercourses and waterbodies.

Two (2) wetland areas totaling approximately 0.13 acres were delineated and mapped within the Study Area (Figure 7, Appendix A). No waterway/watercourses or waterbodies were identified within the Study Area.

Wetlands, waterways/watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetland Delineation Manual, T.R. Y-87-1 ("1987 Corps Manual") and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey's (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service's (NRCS) Soil Survey Geographic Database (SSURGO) *Web Soil Survey* (Figure 3, Appendix A), the WDNR's *Wetland Indicator* data layer (Figure 4, Appendix A), the WDNR's *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), the WNDR's *24k Hydro Flowlines (Rivers and Streams)* data layer (Figures 2 and 5, Appendix A), the WDNR's *Color-Stretch LiDAR and Hillshade Image Service Layer* (Figure 6, Appendix A), and aerial imagery available through the USDA Farm Service Agency's (FSA) National Agriculture Imagery Program (NAIP) and Washington County's Land Information Office.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of antecedent precipitation in the 90 days leading up to the field investigation was completed. Using an Antecedent Precipitation Tool (APT) analysis developed by the USACE (Deters & Gutenson 2021), the amount of precipitation over these 90 days was compared to averages and standard deviation thresholds observed over the past 30 years to generally represent if conditions encountered during the investigation were

normal, wet, or dry. Recent precipitation events in the weeks prior to the investigation were also considered while interpreting wetland hydrology indicators. Additionally, the Palmer Drought Severity Index was checked for long-term drought or moist conditions (NOAA, 2018).

The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Navigation Satellite System (GNSS) receiver capable of sub-meter accuracy. In some cases, wetland flagging was not utilized to mark the boundary and the location was only recorded with a GNSS receiver, particularly in active agricultural areas. The GNSS data was then used to map the wetlands using ESRI ArcGIS Pro™ software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the APT analysis using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be wetter than normal for the time of year (Appendix B). The Palmer Drought Severity Index was checked as part of the APT analysis, and the long-term conditions at the time of the fieldwork were in the incipient wetness range. Fieldwork was completed within the dry-season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance and computed as part of the APT analysis.

General Topography and Land Use

The topography within the Study Area was generally sloped from west to east. A topographic high of approximately 880 feet above mean sea level (msl) is present in the northwest corner, and a topographic low of approximately 863 feet above msl along the eastern Study Area boundary (Figures 2, 6, and 7, Appendix A). Land uses within the Study Area and surrounding areas are vacant meadow and woodlands with a commercial property present to the west and residential properties also present to the north. General drainage is to the south and east.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located primarily within areas mapped as hydric or partially hydric soils including wetland indicator soils (Figures 3 and 4, Appendix A).

Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
7189B: Martinton silt loam, 1-3% slopes	Martinton	86-95	Drainageways	No
	Pella	5-14	Depressions	Yes
7532C2: Ozaukee silt loam, high carbonate substratum, 6-12% slopes, eroded	Ozaukee-High carbonate substratum, eroded	88-100	Ground moraines, end moraines	No
	Urban land	0-5	Ground moraines	No
	Ozaukee-Severely eroded	0-5	Ground moraines, end moraines	No
	Mequon	0-5	Ground moraines	No
7538B: Mequon silt loam, 1-3% slopes	Mequon	87-95	Drainageways	No
	Ashkum	5-13	Depressions	Yes

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) wetland area within the Study Area: One (1) emergent/wet meadow (E1K) wetland along the eastern boundary of the Study Area.

Waterway and Waterbody Mapping

The WDNR's Rivers and Streams data layer (Figures 2 and 5, Appendix A) does not depict any waterway or waterbodies within the Study Area.

Previous Delineations and Landowner Contacts

Heartland is not aware of any previous wetland delineations within the Study Area.

Aerial Photography

Available NAIP imagery of the Study Area from the period of 2005-2024 (Appendix F) was reviewed for evidence of wetland signatures and to gain insight into the site's recent history. The building to the west of the Study Area and the stormwater infrastructure and swale associated with W-1 were constructed in 2015.

3.2 Field Review

Two (2) wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at four (4) sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 7 (Appendix A) and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Wet Meadow/ Shrub Carr	Continues along constructed swale off-site to south	Less susceptible, 10-30 feet	0.07
W-2	Wet Meadow/Shallow Marsh	Continues off-site to east	Less susceptible, 10-30 feet	0.06
**Classification based on Heartland's professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.*				**0.13**

Wetland 1 (W-1)

Wetland 1 (W-1) is a 0.07-acre complex of wet meadow and shrub carr confined to a constructed drainage swale. The boundary of W-1 generally coincided with a well-defined topographic break along the extent of historic excavation.

Dominant vegetation observed in W-1 included sandbar willow (*Salix interior*, FACW), reed canary grass (*Phalaris arundinacea*, FACW), and hybrid cattail (*Typha X glauca*, OBL). Therefore, the wetland vegetation parameter was met.

The Depleted Below Dark Surface (A11) and Depleted Matrix (F3) hydric soil indicators were noted in W-1. Thus, the hydric soil parameter was met.

No primary wetland hydrology indicators were noted within W-1. However, the secondary indicators included Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met.

Wetland 2 (W-2)

Wetland 2 (W-2) is a 0.06-acre complex of wet meadow and shallow marsh. The boundary of W-2 generally coincided with a well-defined topographic break along the toe of a steep slope.

Dominant vegetation observed in W-2 included reed canary grass. Therefore, the wetland vegetation parameter was met.

The Depleted Below Dark Surface (A11) and Depleted Matrix (F3) hydric soil indicators were noted in W-2. Thus, the hydric soil parameter was met.

No primary wetland hydrology indicators were noted within W-2. However, the secondary indicators included Geomorphic Position (D2) and a positive FAC-Neutral Test (D5). Therefore, the wetland hydrology parameter was met.

Waterways and Waterbodies

No waterways or waterbodies were identified within the Study Area.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that could result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable waterways/watercourses, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel.

An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.

Wis. Adm. Code NR 151 ("NR 151") requires that a "protective area" (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, navigable waterways such as streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width for "less susceptible" wetlands (dominated by invasive or non-native plant species) is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. "Moderately susceptible" wetlands, lakes, and perennial and intermittent navigable waterways have mostly native species dominating and require a protective area width of 50 feet; while "highly susceptible wetlands" have significant native species dominating and may be associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 in Section 3.2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland's professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.

4.0 Conclusion

Heartland completed an assured wetland determination and delineation within the N112W13131 Mequon Road site on June 24, 2025 at the request of Parish Survey & Engineering. Fieldwork was completed by Matt Stangel, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E). The Study Area lies in Section 25, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A).

Two (2) wetland areas were delineated and mapped within the 1.31-acre Study Area (Figure 7, Appendix A). The wetlands, which may be classified as wet meadow, shrub carr, and shallow marsh, total approximately 0.13 acres within the Study Area. No waterways or waterbodies were identified within the Study Area.

Wetlands, waterways/watercourses, and waterbodies discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE and WDNR for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of any applicable zoning and setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the

findings may include but are not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.

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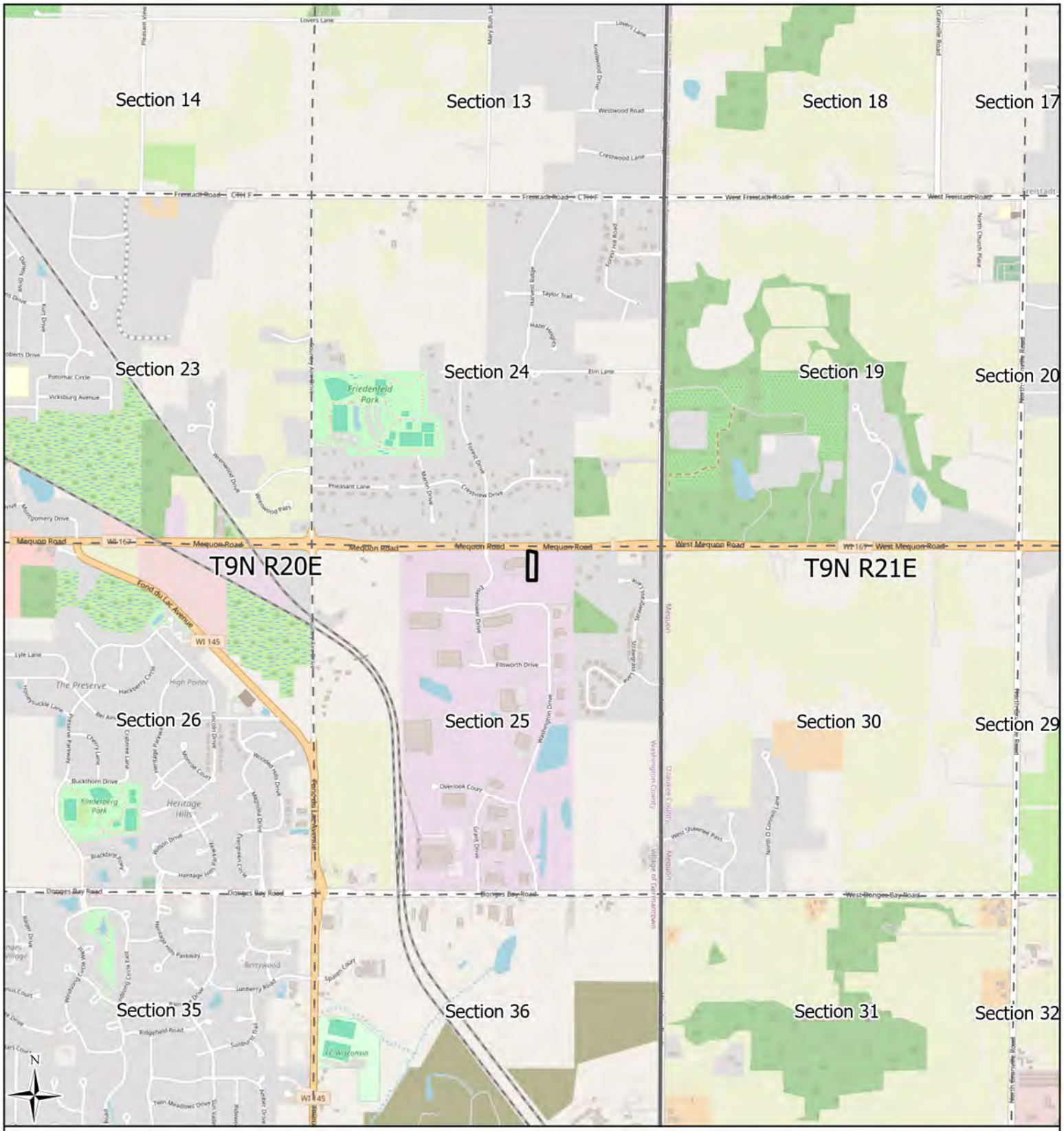
Appendix A | Figures



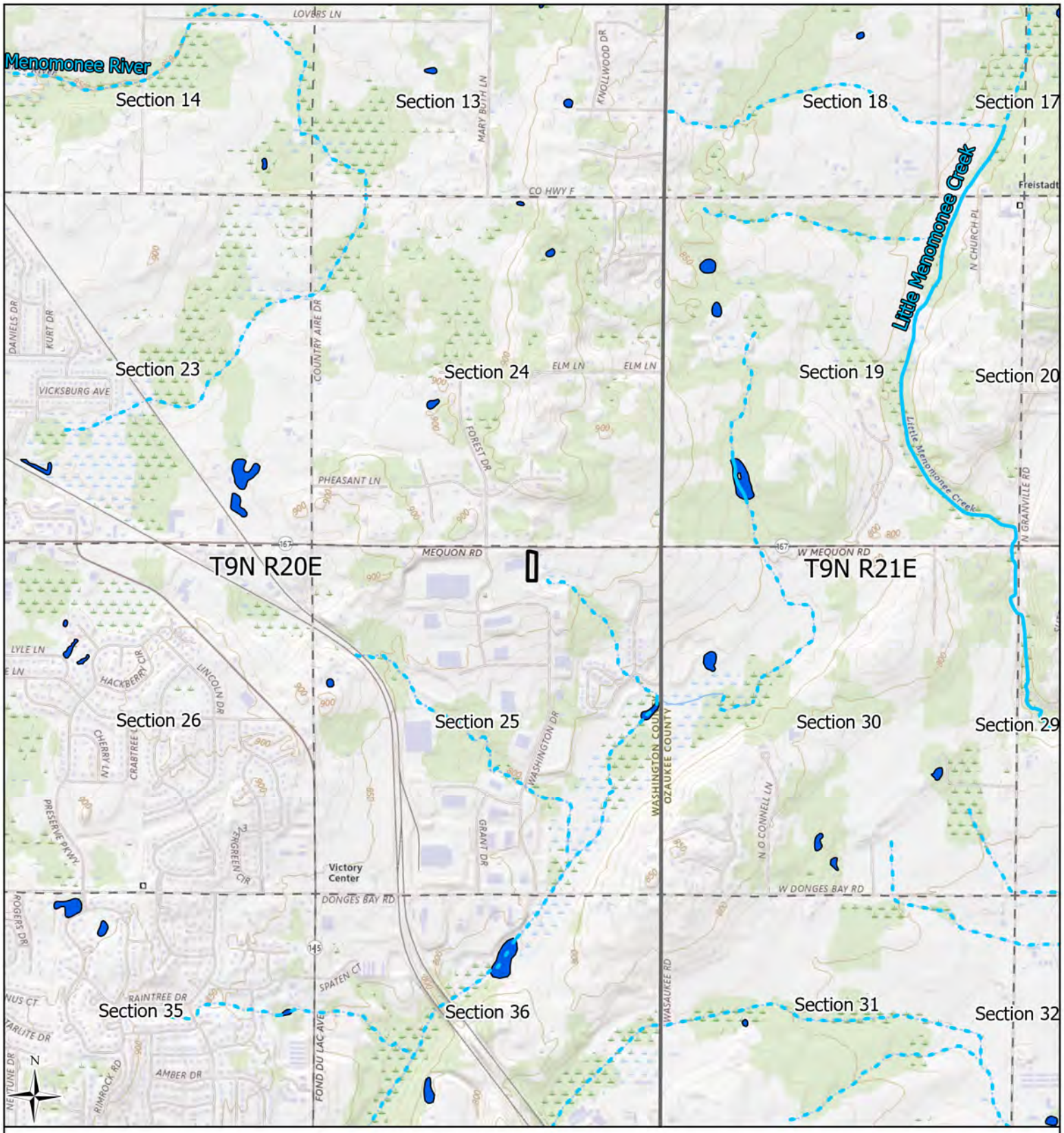
Heartland ECOLOGICAL GROUP INC

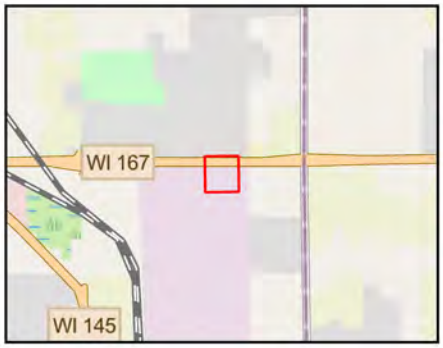
Figure 1. Project Location

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

OpenStreetMap
ESRI
LRR: Midwest

Figure Created: 6/17/2025


Menomonee River
Section 14
Section 13
Section 18
Section 17
Little Menomonee Creek
Freistadt
CO HWY F
Section 23
Section 24
Section 19
Section 20
T9N R20E
T9N R21E
MEQUON RD
W MEQUON RD
Section 26
Section 25
Section 30
Section 29
Victory Center
DONGES BAY RD
W DONGES BAY RD
Section 35
Section 36
Section 31
Section 32
WASHINGTON COUNTY
OZAUKEE COUNTY
FOND DU LAC AVE
WASAUKEE RD
N
Study Area (1.31 ac)
Township
Section
Perennial Streams
Intermittent Streams
Waterbodies
0
1,000
2,000
Ft
I 43
Germantown
Mequon
Menomonee Falls
Heartland
ECOLOGICAL GROUP INC
Figure 2. USGS Topography
N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co
USGSTopo
USGS, WDNR
LRR: Midwest
Figure Created: 6/17/2025



Study Area (1.31 ac)
Hydric (100%)
Predominantly Hydric (85-99%)
Partially Hydric (16-84%)
Predominantly Non-Hydric (1-15%)
Non-Hydric (0%)

0 100 Ft

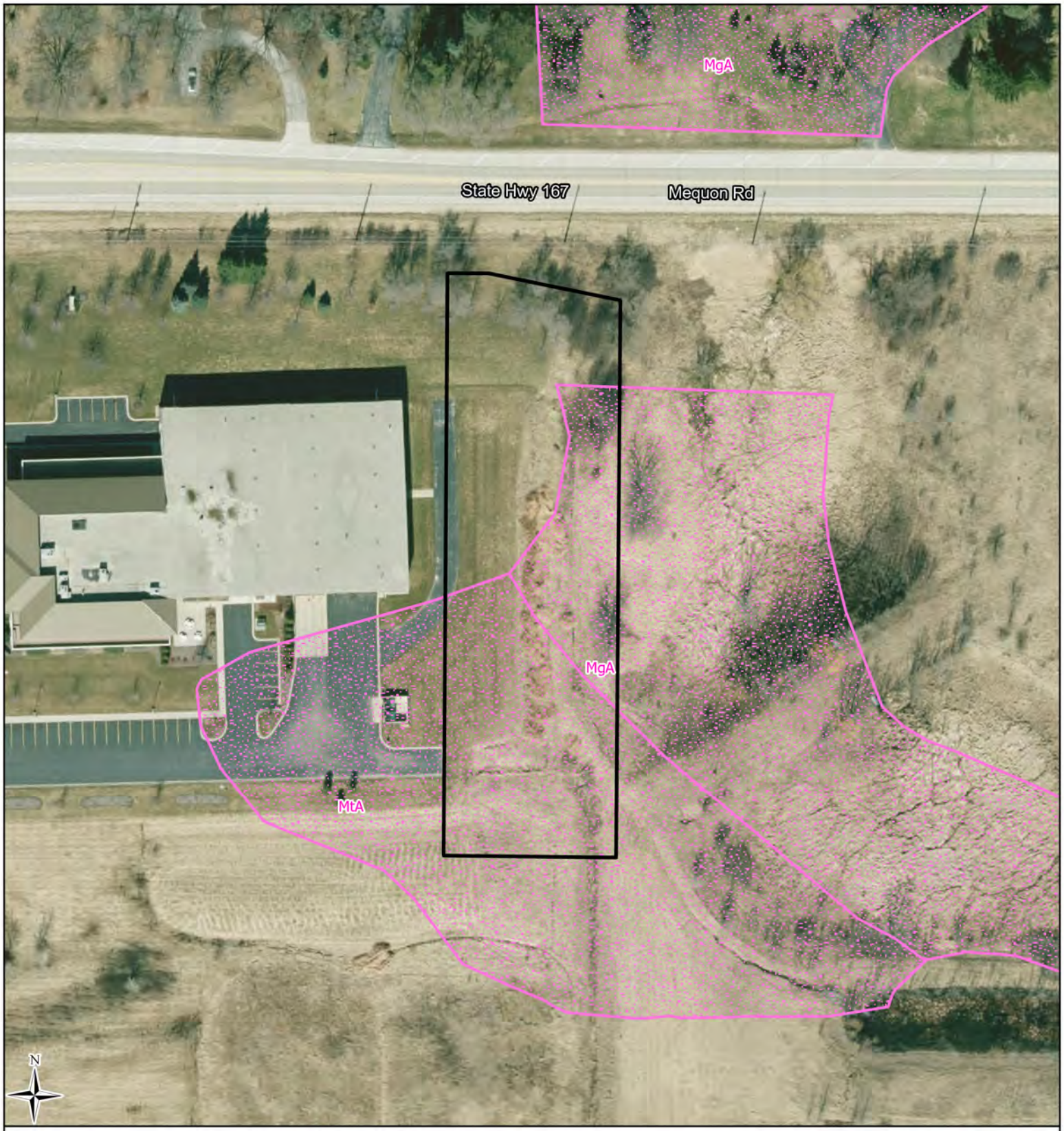
Heartland ECOLOGICAL GROUP INC

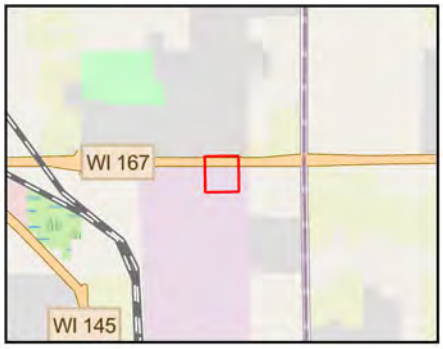
Figure 3. NRCS Hydric Soils

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2025 ESRI Basemap
NRCS LRR: Midwest

Figure Created: 6/17/2025





Study Area (1.31 ac)

SWDV Wetland Indicators

0 100 Ft

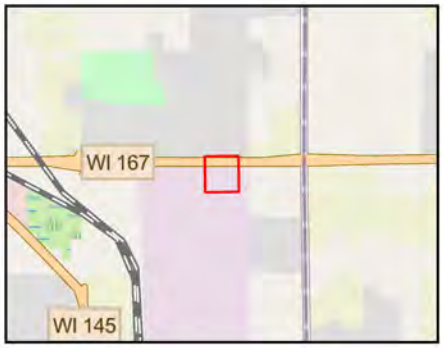
Heartland
ECOLOGICAL GROUP INC

Figure 4. SWDV Wetland Indicators

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2025 ESRI Basemap
WDNR LRR: Midwest

Figure Created: 6/17/2025



Study Area (1.31 ac)
WWI Polygons
WWI Points (None in Map Extent)
Waterbodies (None in Map Extent)
Perennial Streams (None in Map Extent)
Intermittent Streams

0 100 Ft

Heartland ECOLOGICAL GROUP INC

Figure 5. Wisconsin Wetland Inventory

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2025 ESRI Basemap
WDNR, USGS
LRR: Midwest

Figure Created: 6/17/2025

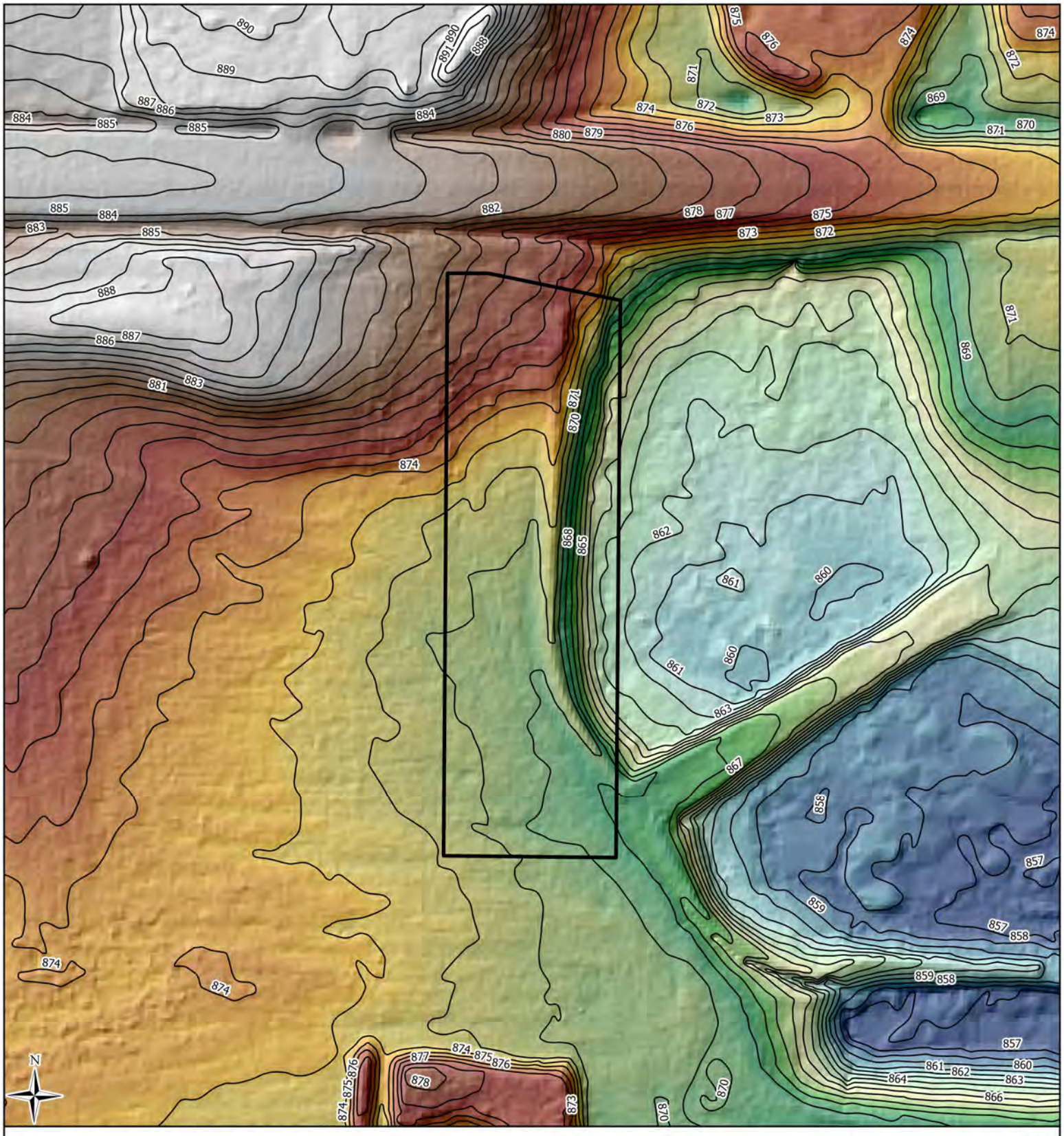


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Figure 6. Color-Stretch Digital Elevation Model

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

DNR Lidar Service
WDNR LRR: Midwest

Figure Created: 6/17/2025

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Figure 7. Field Delineated Wetlands

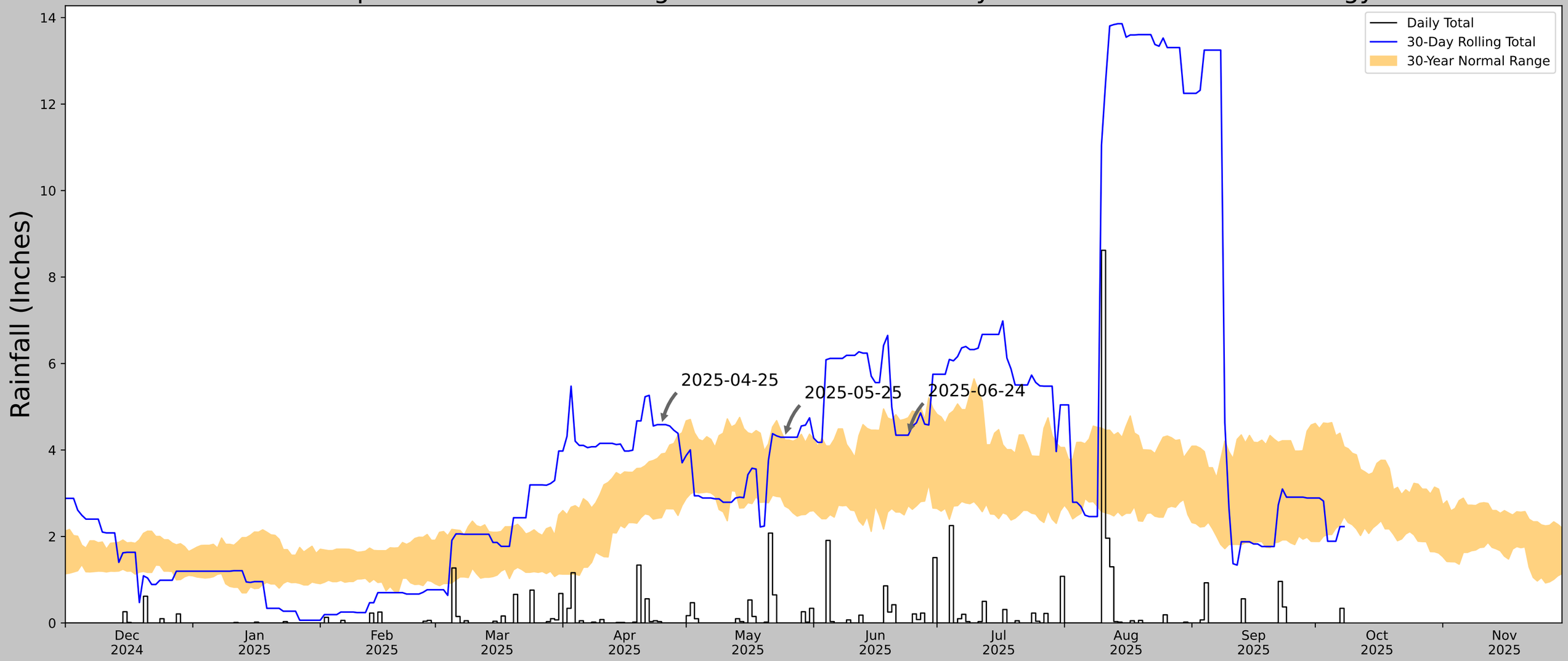
N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2025 ESRI Basemap
Washington Co, HEG LRR: Midwest

Figure Created: 7/8/2025

Appendix B | APT Analysis

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	43.22023, -88.07137
Observation Date	2025-06-24
Elevation (ft)	871.421
Drought Index (PDSI)	Incipient wetness
WebWIMP H_2O Balance	Dry Season

30 Days Ending	30^{th} %ile (in)	70^{th} %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2025-06-24	2.71378	4.744882	4.34252	Normal	2	3	6
2025-05-25	2.701575	4.230315	4.295276	Wet	3	2	6
2025-04-25	2.435433	3.908662	4.586614	Wet	3	1	3
Result							Wetter than Normal - 15

Figures and tables made by the Antecedent Precipitation Tool Version 3.0

US Army Corps of Engineers.

ERDC

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and Development Center

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
GERMANTOWN WASTEWATER UTILITY	43.2389, -88.1222	870.079	2.866	1.342	1.293	11307	90
GERMANTOWN 0.6 S	43.2268, -88.1214	855.971	0.837	14.108	0.388	7	0
GERMANTOWN 1.2 NE	43.2313, -88.1023	895.013	1.131	24.934	0.537	4	0
HUBERTUS 3.1 E	43.2368, -88.1589	890.092	1.853	20.013	0.871	2	0
CEDARBURG 3.7 WSW	43.2788, -88.0566	878.937	4.301	8.858	1.974	2	0
JACKSON 0.5 SSE	43.3144, -88.1617	895.997	5.582	25.918	2.657	3	0
JACKSON	43.3197, -88.1681	892.06	6.041	21.981	2.851	4	0
WEST BEND	43.3681, -88.0858	939.961	9.113	69.882	4.738	18	0
W BEND FIRE STN #2	43.4319, -88.1603	895.013	13.472	24.934	6.398	4	0
MT MARY COLLEGE	43.0722, -88.0294	714.895	12.431	155.184	7.523	2	0

Appendix C | Wetland Determination Data Sheets

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N112W13131 Mequon Road | City/County: Washington County | Sampling Date: 2025-06-24
Applicant/Owner: Parish Survey & Engineering | State: Wisconsin | Sampling Point: P1
Investigator(s): Matt Stangel | Section, Township, Range: sec 25 T009N R020E
Landform (hillside, terrace, etc.): Swale | Local relief (concave, convex, none): Concave
Slope (%): 0-2 | Lat: 43.219760 | Long: -88.071028 | Datum: WGS84
Soil Map Unit Name: Mequon silt loam, 1 to 3 percent slopes | NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✓ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	**Is the Sampled Area within a Wetland?** Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks:
Sample point located in a shrub carr wetland confined to a swale. APT analysis indicates climatic conditions wetter than normal for the time of year.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1. Salix interior	30	Y	FACW
2.			
3.			
4.			
5.			
	30.0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	40	Y	FACW
2. TYPHA X GLAUCA	30	Y	OBL
3. Carex vulpinoidea	15	N	FACW
4. Scirpus atrovirens	15	N	OBL
5.			
6.			
7.			
8.			
9.			
10.			
	100.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	45	x 1 =	45
FACW species	85	x 2 =	170
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		215.00 (B)

Prevalence Index = B/A = 1.65

Hydrophytic Vegetation Indicators:
✓ 1 - Rapid Test for Hydrophytic Vegetation
✓ 2 - Dominance Test is >50%
✓ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 2/1	100					SICL	
3-20	10YR 4/2	85	10YR 5/6	15	C	M	SICL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ✓ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✓	Depth (inches): ___
Water Table Present?	Yes ___	No ✓	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✓	Depth (inches): ___

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N112W13131 Mequon Road | City/County: Washington County | Sampling Date: 2025-06-24
Applicant/Owner: Parish Survey & Engineering | State: Wisconsin | Sampling Point: P2
Investigator(s): Matt Stangel | Section, Township, Range: sec 25 T009N R020E
Landform (hillside, terrace, etc.): Shoulder | Local relief (concave, convex, none): Convex
Slope (%): 0-2 | Lat: 43.219978 | Long: -88.071024 | Datum: WGS84
Soil Map Unit Name: Mequon silt loam, 1 to 3 percent slopes | NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✓ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓
Hydric Soil Present?	Yes ____	No ✓
Wetland Hydrology Present?	Yes ____	No ✓

Is the Sampled Area within a Wetland? Yes ____ No ✓

Remarks:
Sample point located in an upland meadow. APT analysis indicates climatic conditions wetter than normal for the time of year.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Poa pratensis	20	Y	FAC
2. Solidago canadensis	20	Y	FACU
3. Monarda fistulosa	15	Y	FACU
4. Daucus carota	15	Y	UPL
5. Lotus corniculatus	15	Y	FACU
6. Ratibida pinnata	10	N	UPL
7. MELILOTUS ALBUS	10	N	FACU
8.			
9.			
10.			
	105.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 5 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 20.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	20	x 3 =	60
FACU species	60	x 4 =	240
UPL species	25	x 5 =	125
Column Totals:	105 (A)		425.00 (B)

Prevalence Index = B/A = 4.05

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100					SIL	
10-24	10YR 3/3	100					SICL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No ✓ Depth (inches): ___

Water Table Present? Yes ___ No ✓ Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No ✓ Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators observed.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N112W13131 Mequon Road | City/County: Washington County | Sampling Date: 2025-06-24
Applicant/Owner: Parish Survey & Engineering | State: Wisconsin | Sampling Point: P3
Investigator(s): Matt Stangel | Section, Township, Range: sec 25 T009N R020E
Landform (hillside, terrace, etc.): Toeslope | Local relief (concave, convex, none): Concave
Slope (%): 0-2 | Lat: 43.220280 | Long: -88.070902 | Datum: WGS84
Soil Map Unit Name: Martinton silt loam, 1 to 3 percent slopes | NWI classification: E1K (WWI)
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✓ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ✓	No ____	**Is the Sampled Area within a Wetland?** Yes ✓ No ____
Hydric Soil Present?	Yes ✓	No ____	
Wetland Hydrology Present?	Yes ✓	No ____	

Remarks:
Sample point located in a wet meadow which grades down into shallow marsh to east. APT analysis indicates climatic conditions wetter than normal for the time of year.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. Acer negundo	10	Y	FAC
2.			
3.			
4.			
5.			
	10.0	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Phalaris arundinacea	100	Y	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)
Total Number of Dominant Species Across All Strata: 2 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 100.00 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	10	x 3 =	30
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		230.00 (B)

Prevalence Index = B/A = 2.09

Hydrophytic Vegetation Indicators:
____ 1 - Rapid Test for Hydrophytic Vegetation
✓ 2 - Dominance Test is >50%
✓ 3 - Prevalence Index is ≤3.0[1]
____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ✓ No ____

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: P3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 3/2	100					SIL	
8-24	10YR 4/2	85	10YR 5/6	15	C	M	SICL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ✓ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ✓ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ✓ No ___

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ✓ Geomorphic Position (D2)
- ✓ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✓	Depth (inches): ___
Water Table Present?	Yes ___	No ✓	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✓	Depth (inches): ___

Wetland Hydrology Present? Yes ✓ No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-COR

OMB Control #: 0710-0024, Exp: 09/30/2027
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: N112W13131 Mequon Road | City/County: Washington County | Sampling Date: 2025-06-24
Applicant/Owner: Parish Survey & Engineering | State: Wisconsin | Sampling Point: P4
Investigator(s): Matt Stangel | Section, Township, Range: sec 25 T009N R020E
Landform (hillside, terrace, etc.): Shoulder | Local relief (concave, convex, none): Convex
Slope (%): 3-7 | Lat: 43.220049 | Long: -88.072810 | Datum: WGS84
Soil Map Unit Name: Mequon silt loam, 1 to 3 percent slopes | NWI classification: None
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No ✓ (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes ✓ No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No ✓
Hydric Soil Present?	Yes ____	No ✓
Wetland Hydrology Present?	Yes ____	No ✓

Is the Sampled Area within a Wetland? Yes ____ No ✓

Remarks:
Sample point located in an upland meadow. APT analysis indicates climatic condtions wetter than normal for the time of year.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: 30' radius)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Sapling/Shrub Stratum (Plot size: 15' radius)			
1.			
2.			
3.			
4.			
5.			
	0	=Total Cover	
Herb Stratum (Plot size: 5' radius)			
1. Solidago canadensis	30	Y	FACU
2. Poa pratensis	20	Y	FAC
3. Dipsacus fullonum	20	Y	FACU
4. Phalaris arundinacea	15	N	FACW
5. Daucus carota	10	N	UPL
6. MELILOTUS ALBUS	5	N	FACU
7.			
8.			
9.			
10.			
	100.0	=Total Cover	
Woody Vine Stratum (Plot size: 30' radius)			
1.			
2.			
	0	=Total Cover	

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across All Strata: 3 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 33.33 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	20	x 3 =	60
FACU species	55	x 4 =	220
UPL species	10	x 5 =	50
Column Totals:	100 (A)		360.00 (B)

Prevalence Index = B/A = 3.6

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ✓

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: P4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 3/2	100					SIL	
18-24	10YR 4/3	100					SICL	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Iron Monosulfide (A18)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21) Very
- ___ Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No ✓

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No ✓	Depth (inches): ___
Water Table Present?	Yes ___	No ✓	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No ✓	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No ✓

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

No wetland hydrology indicators observed.

Appendix D | Site Photographs

Photo #1 Sample point P1

Photo #2 Sample point P1

Photo #3 Sample point P1

Photo #4 Sample point P1

Photo #5 Sample point P2

Photo #6 Sample point P2

Photo #7 Sample point P2

Photo #8 Sample point P2

Photo #9 Sample point P3

Photo #10 Sample point P3

Photo #11 Sample point P3

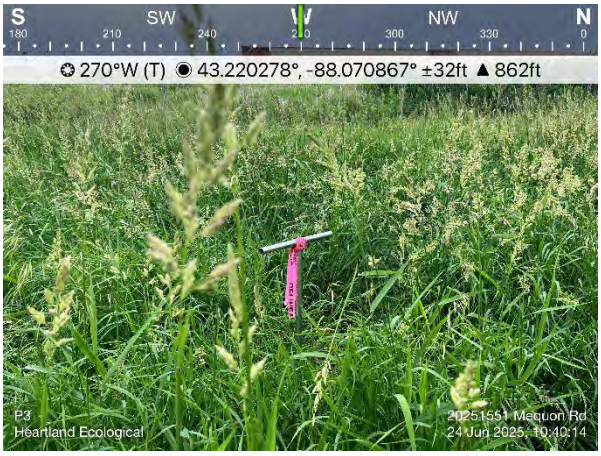


Photo #12 Sample point P3

Photo #13 Sample point P4

Photo #14 Sample point P4

Photo #15 Sample point P4

Photo #16 Sample point P4

Appendix E | Delineator Qualifications

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W. Saint Paul Avenue
Milwaukee WI 53233

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 1, 2025

Matt Stangel
Heartland Ecological Group, Inc.
243 E Wilbur Ave.
Milwaukee, WI 53207

Subject: 2025 Assured Wetland Delineator Confirmation

Dear Matt Stangel:

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2025 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

To comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

Matt Stangel

Environmental Scientist

243 East Wilbur Avenue, Milwaukee, WI 53207
matt@heartlandecological.com
(920) 419-5634

Heartland ECOLOGICAL GROUP INC

Matt Stangel holds a B.A. degree in Geography as well as an M.S. in Freshwater Sciences and Technology from the University of Wisconsin – Milwaukee. He has over 12 years of professional experience in environmental science including wetland delineation, ecological restoration, natural area management, and environmental sampling and analysis. Matt is proficient with ESRI ArcGIS software and supports Heartland's projects by processing field data and creating map figures. He has completed basic (2017) and advanced (2018) wetland delineation courses through UW-La Crosse and has assisted on hundreds of wetland delineations for public and private clientele. He is an assured wetland delineator and a Wetland Professional in Training (WPIT) with the Society of Wetland Scientists.

Education

MS, Freshwater Sciences and Technology, University of Wisconsin – Milwaukee, Milwaukee, WI, 2016

BA, Geography (emphasis Environmental Geography), University of Wisconsin – Milwaukee, Milwaukee, WI, 2011

Certifications and Licensing

Assured Wetland Delineator, WDNR, 2022-present

Wetland Professional in Training (WPIT), Society of Wetland Scientists Professional Certification Program, 2020 - present

Professional Development

Critical Methods in Wetland Delineation, University of Wisconsin - La Crosse Continuing Education and Extension, Madison, WI, 2017 - 2024

Grasses and Sedges Identification and Sampling, University of Wisconsin – Stevens Point, Schmeeckle Reserve, Stevens Point, WI, 2019

Advanced Wetland Delineation, University of Wisconsin - La Crosse, La Crosse, WI, 2018

Basic Wetland Delineation Training, University of Wisconsin – La Crosse, La Crosse, WI, 2017

Parish Survey & Engineering
N112W13131 Mequon Road
Project #: 20251551
October 23, 2025

Appendix F | NAIP Imagery

Study Area (1.31 ac)

0 100 Ft

Heartland
ECOLOGICAL GROUP INC

2005-06-16 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2005 NAIP
USDA

Figure Created: 6/17/2025

Study Area (1.31 ac)

0 100 Ft

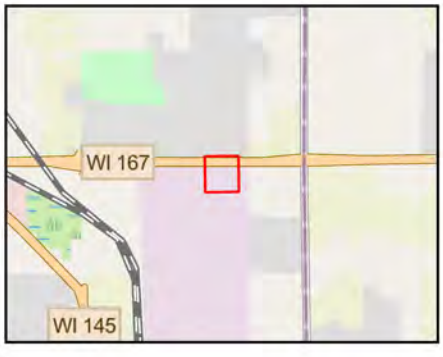
Heartland
ECOLOGICAL GROUP INC

2006-06-12 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2006 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

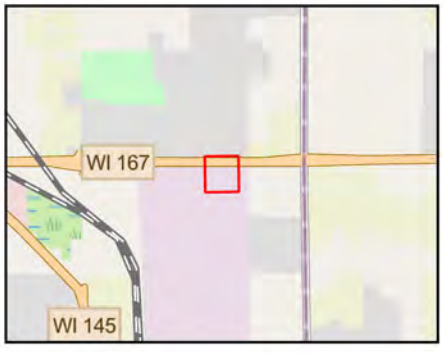
Heartland
ECOLOGICAL GROUP INC

2008-07-05 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2008 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

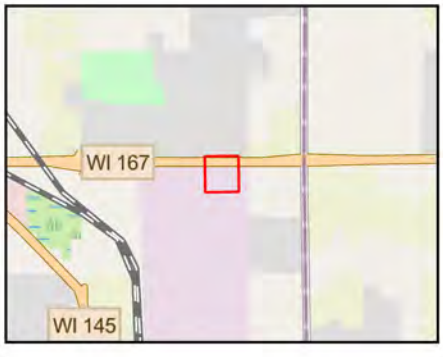
Heartland
ECOLOGICAL GROUP INC

2010-06-28 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2010 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

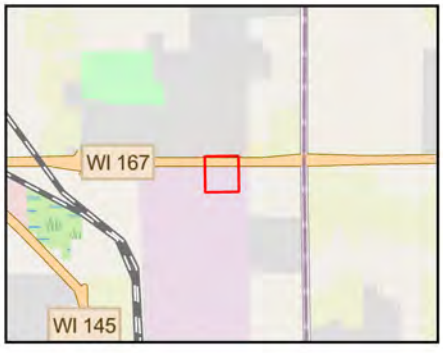
Heartland
ECOLOGICAL GROUP INC

2013-06-19 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2013 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

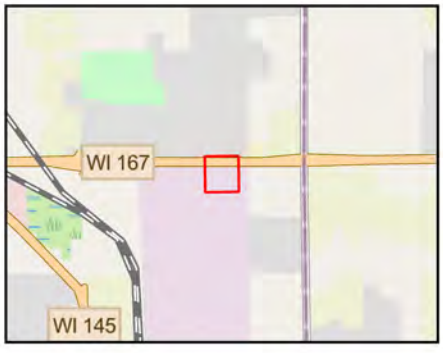
Heartland
ECOLOGICAL GROUP INC

2015-09-22 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2015 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

Heartland
ECOLOGICAL GROUP INC

2017-07-30 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2017 NAIP
USDA

Figure Created: 6/17/2025

Study Area (1.31 ac)

0 100 Ft

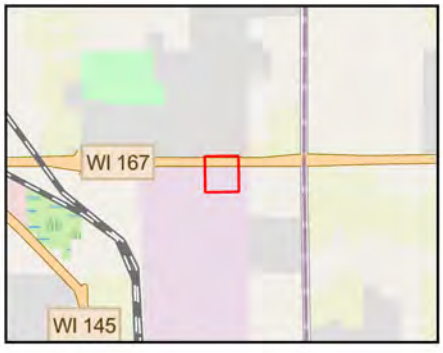
Heartland
ECOLOGICAL GROUP INC

2018-09-15 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2018 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

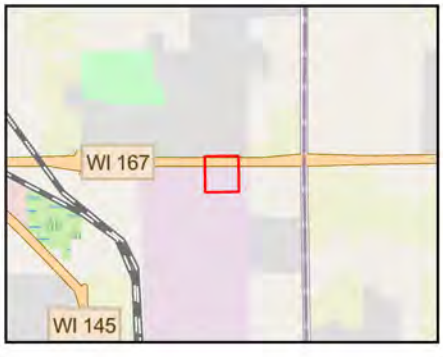
Heartland
ECOLOGICAL GROUP INC

2020-07-24 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2020 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

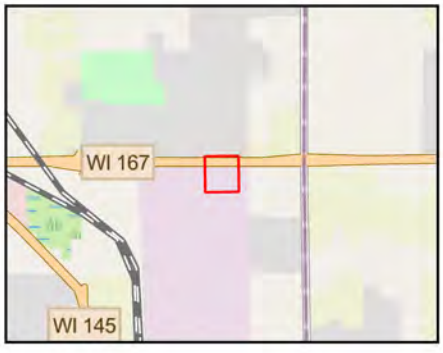
Heartland
ECOLOGICAL GROUP INC

2022-06-23 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2022 NAIP
USDA

Figure Created: 6/17/2025



Study Area (1.31 ac)

0 100 Ft

Heartland
ECOLOGICAL GROUP INC

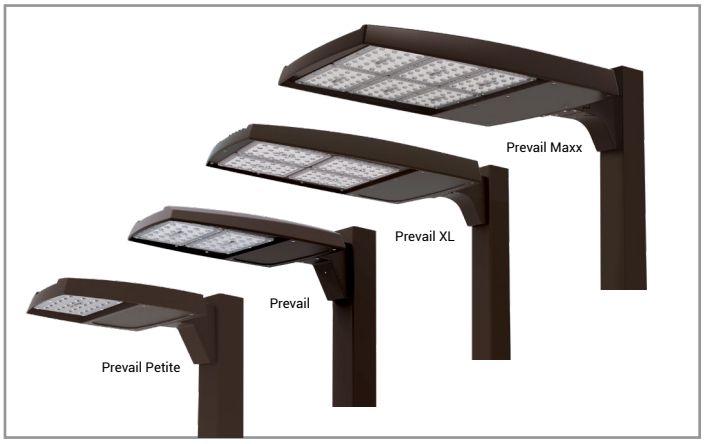
2024-10-02 NAIP
Aerial Imagery

N112W13131 Mequon Road
Project 20251551
T9N, R20E, S25
V Germantown, Washington Co

2024 NAIP
USDA

Figure Created: 6/17/2025

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail Discrete LED

Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

Quick Facts

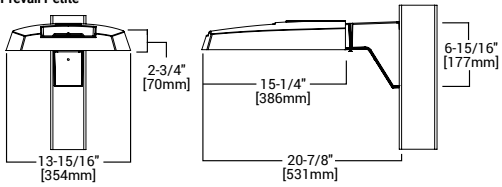
- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

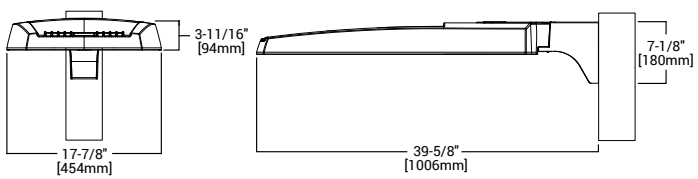
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

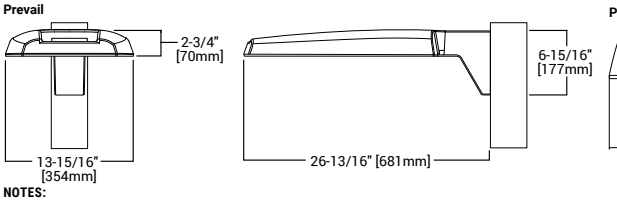
Prevail Petite



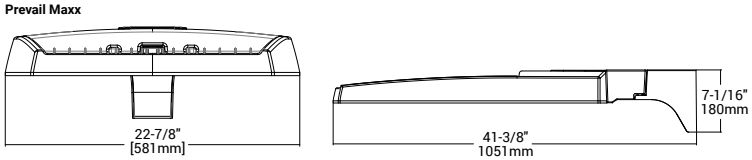
Prevail XL



Prevail



Prevail Maxx



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-PA4B-740-U-T4W-BZ**

Product Family [1, 2]	Light Engine		Color Temperature	Voltage	Distribution	Mounting (Included)	Finish
	Configuration	Drive Current [4]					
PRV-P=Prevail Petite **BAA-PRV-P**=Prevail Petite BAA Buy American Act Compliant [3] **TAA-PRV-P**=Prevail Petite TAA Trade Agreements Act Compliant [3] **BABA-PRV-P**=Prevail Petite BABA Build America Buy America Act Compliant [31]	**PA1**=1 Panel, 24 LED Rectangle	**A**=400mA Nominal **B**=700mA Nominal **C**=950mA Nominal **D**=1200mA Nominal	**740**=70CRI, 4000K **730**=70CRI, 3000K **750**=70CRI, 5000K **8540**=85CRI, 4000K	**U**=Universal, 120-277V **H**=High Voltage, 347-480V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [5] **9**=347V **DV**=DuraVolt, 277-480V [5, 6]	**T2R**=Type II Roadway **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide **5WQ**=Type V Square Wide	**SA**=QM Standard Versatile Arm **MA**=QM Mast Arm **FMA**=Fixed Mast Arm [26] **WM**=QM Wall Mount Arm **ADJA-WM**= Adjustable Arm – Wall Mount [28] **ADJA**=Adjustable Arm – Pole Mount [28] **ADJS**=Adjustable Arm – Slipfitter, 3" vertical tenon [28] **SP2**=Adjustable Arm – Slipfitter, 2 3/8" vertical tenon [26, 28]	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV=Prevail **BAA-PRV**=Prevail BAA Buy American Act Compliant [3] **TAA-PRV**=Prevail TAA Trade Agreements Act Compliant [3] **BABA-PRV**=Prevail BABA Build America Buy America Act Compliant [31]	**PA1**=1 Panel, 24 LED Rectangle **PA2**=2 Panels, 48 LED Rectangles	**A**=700mA Nominal **B**=950mA Nominal					
PRV-XL=PRV XL **BAA-PRV-XL**=Prevail XL BAA Buy American Act Compliant [3] **TAA-PRV-XL**=Prevail XL TAA Trade Agreements Act Compliant [3] **BABA-PRV-XL**=Prevail XL BABA Build America Buy America Act Compliant [31]	**PA3**=3 Panels, 72 LED Rectangles **PA4**=4 Panels, 96 LED Rectangles	**A**=750mA Nominal **B**=950mA Nominal					
PRV-M=Prevail Maxx **BAA-PRV-M**=Prevail Maxx BAA Buy American Act Compliant [3] **TAA-PRV-M**=Prevail Maxx TAA Trade Agreements Act Compliant [3] **BABA-PRV-M**=Prevail Maxx BABA Build America Buy America Act Compliant [30]	**PA6**= 6 Panels, 144 LED Rectangles	**A**=600mA Nominal **B**=800mA Nominal **C**=1000mA Nominal **D**=1200mA Nominal					

Options (Add as Suffix)

10K=10kV UL 1449 Fused Surge Protective Device
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
F=Single Fuse (Used with Voltages 120, 277 or 347V)
FF=Double Fuse (Used with Voltages 208, 240 or 480V)
FADC=Field Adjustable Dimming Controller [29]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
CC=Coastal Construction finish [9]
HSS=House Side Shield (Factory Installed) [7]
HA=50°C High Ambient Temperature [8]
PR=NEMA 3-PIN Twistlock Photocontrol Receptacle [10]
PR7=NEMA 7-PIN Twistlock Photocontrol Receptacle [10]
MS/DIM-L08=Motion Sensor for Dimming Operation, Up to 8' Mounting Height [11, 12, 13]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [11, 12, 13]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [11, 12, 13]
SPB1=Motion Sensor for Dimming Operation, BLE Interface, Up to 8' Mounting Height [11, 14]
SPB2=Motion Sensor for Dimming Operation, BLE Interface, 8' - 20' Mounting Height [11, 14, 26, 27]
SPB4=Motion Sensor for Dimming Operation, BLE Interface, 21' - 40' Mounting Height [11, 14, 27]
WPS2XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting Height [11, 12, 15, 16]
WPS4XX=Wavelinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting Height [11, 12, 15, 16]
WLS2XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [11, 12, 15, 16]
WLS4XX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [11, 12, 15, 16]

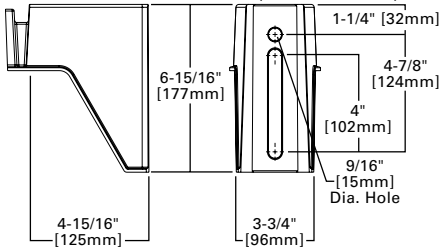
Accessories (Order Separately) [20, 21]

PRVSA-XX=Standard Arm Mounting Kit [21]
PRVMA-XX=Mast Arm Mounting Kit [21]
PRVWM-XX=Wall Mount Kit [21]
PRV-ADJA-XX=Adjustable Arm - Pole Mount Kit [21]
PRV-ADJS-XX=Adjustable Arm - Slipfitter Kit [21]
PRV-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [21]
PRVXLSA-XX=Standard Arm Mounting Kit [27]
PRVXLMA-XX=Mast Arm Mounting Kit [27]
PRVXLWM-XX=Wall Mount Kit [27]
PRV-XL-ADJA-XX=Adjustable Arm - Pole Mount Kit [27]
PRV-XL-ADJA-WM-XX= Adjustable Arm - Wall Mount Kit [27]
PRV-XL-ADJS-XX= Adjustable Arm - Slipfitter Kit [27]
PRV-M-ADJA-XX=Adjustable Arm - Pole Mount Kit [26]
PRV-M-ADJS-XX=Adjustable Arm - Slipfitter Kit [26]
PRV-M-ADJA-WM-XX=Adjustable Arm - Wall Mount Kit [26]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180°Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SRA238=Tenon Adapter from 3" to 2-3/8"
PRV/DIS-FDV=Full Drop Visor [22]
PRVXL/DIS-FDV=Full Drop Visor [17]
HSS-VP=House Side Shield Kit, Vertical Panel [7, 23]
HSS-HP=House Side Shield Kit, Horizontal Panel [7, 23]
VGS-ARCH= Panel Drop Shield, Short
VGL-ARCH= Panel Drop Shield, Long
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=NEMA Photocontrol - 120V
OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1027=NEMA Photocontrol - 480V
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [24]
WOLC-7P-10A=WaveLinx Outdoor Control Module (7-PIN) [25]

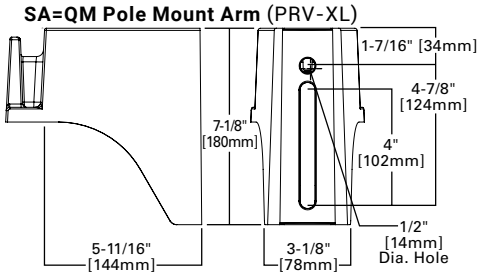
NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. Nominal drive currents shown here. For actual drive current by configuration, refer to Power and Lumens tables.
5. 480V not to be used with ungrounded or impedance grounded systems.
6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
7. House Side Shield not for use with 5WQ distribution.
8. Not available with PA1D light engine in Petite housing (PRV-P).
9. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
10. If High Voltage (H) or DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used.
11. Controls system is not available in combination with a photocontrol receptacle (PR or PR7) or another controls system (MS SPB).
12. Option not available with High Voltage (H) or DuraVolt (DV). Must specify Universal (U), 347V (9), or 480V (8) voltage.
13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately.
14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details.
15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
16. Replace XX with sensor color (WH, BZ or BK).
17. Only available in PRV-XL configurations.
18. Not available with High Voltage (H, DV, 8 or 9) or HA options.
19. Replace XX with paint color.
20. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
21. Not for use with PRV-XL or PRV-M configurations.
22. Only for use with PRV. Not applicable to PRV-M, PRV-XL, or PRV-P.
23. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 3, 4, or 6). Refer to House Side Shield reference table for details.
24. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
25. Requires 7-PIN NEMA twistlock photocontrol receptacle (PR7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS or LWR). Only for use at 120-347V.
26.Only available for PRV-M configurations.
27. Only for use with PRV-XL.
28. Fixed for PRV-M
29. Cannot be used with PR7 or other motion response control options.
30. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Mounting Details

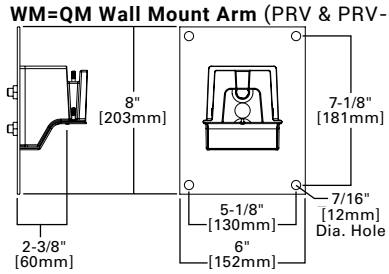
SA=QM Pole Mount Arm (PRV & PRV-P)



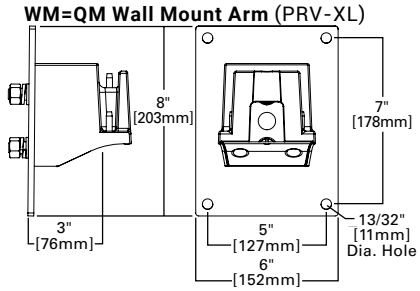
SA=QM Pole Mount Arm (PRV-XL)



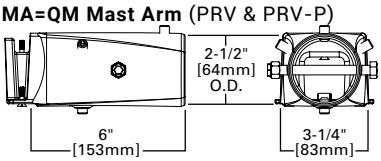
WM=QM Wall Mount Arm (PRV & PRV-P)



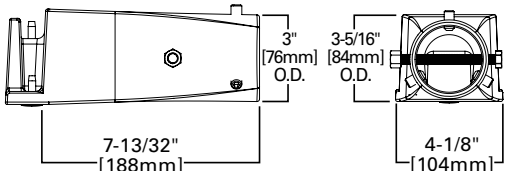
WM=QM Wall Mount Arm (PRV-XL)



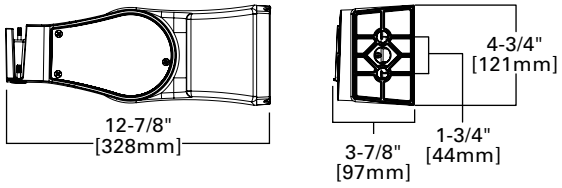
MA=QM Mast Arm (PRV & PRV-P)



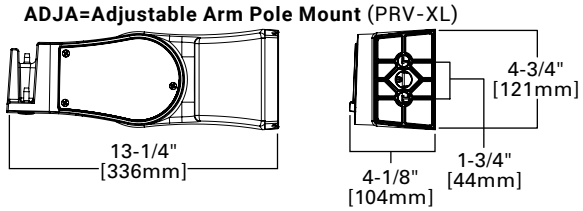
MA=QM Mast Arm (PRV-XL)



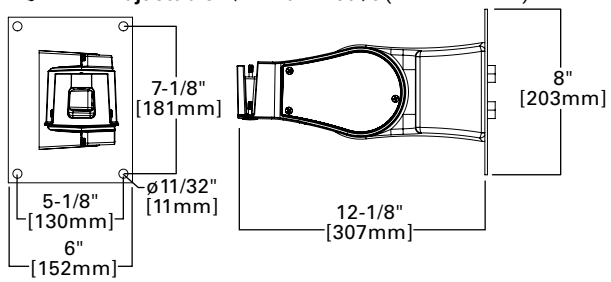
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



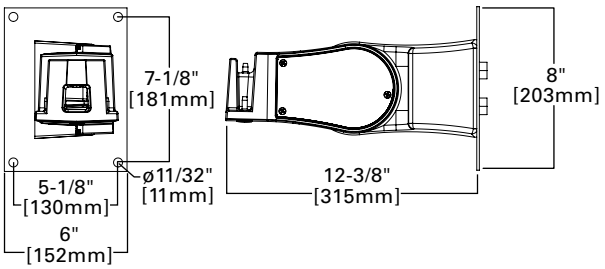
ADJA=Adjustable Arm Pole Mount (PRV-XL)



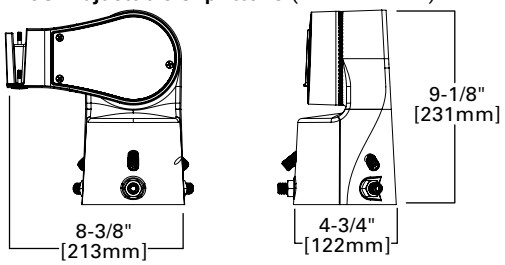
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



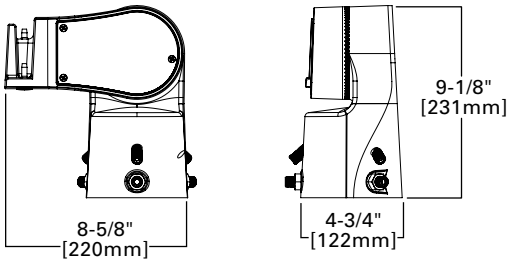
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

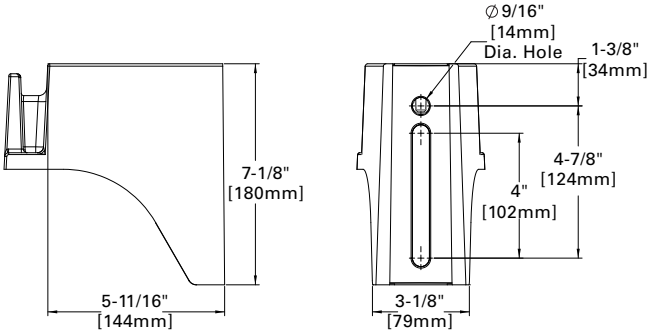


ADJS=Adjustable Slipfitter 3 (PRV-XL)

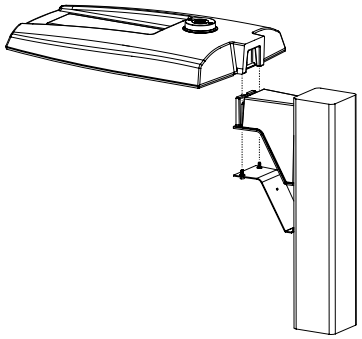


Mounting Details

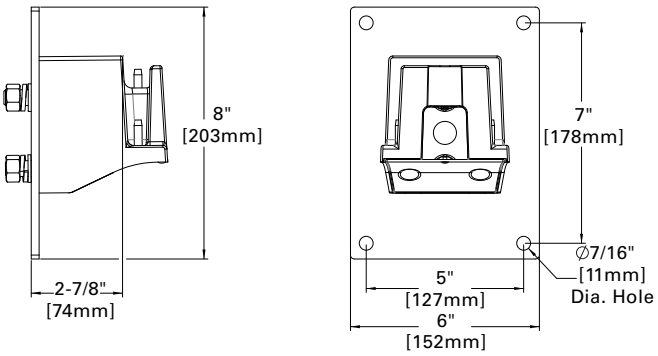
SA=QM Pole Mount Arm (PRV-M)



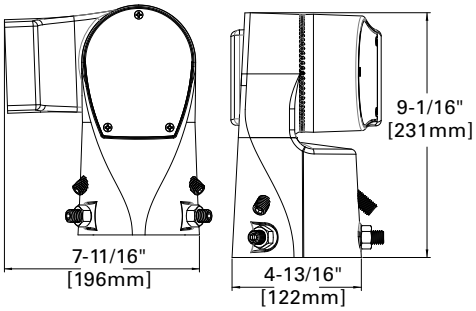
Versatile Mount System



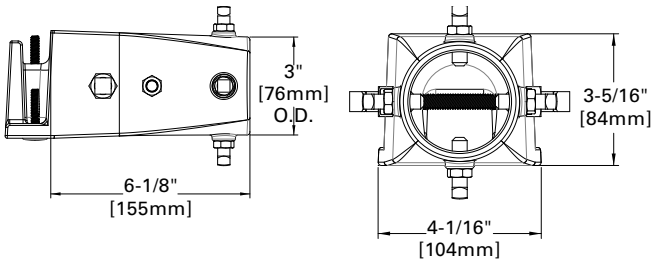
WM=QM Wall Mount Arm (PRV-M)



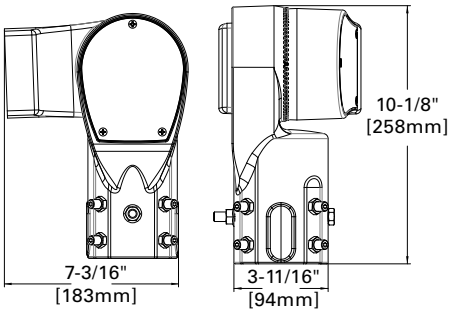
ADJS=Adjustable Slipfitter (PRV-M)



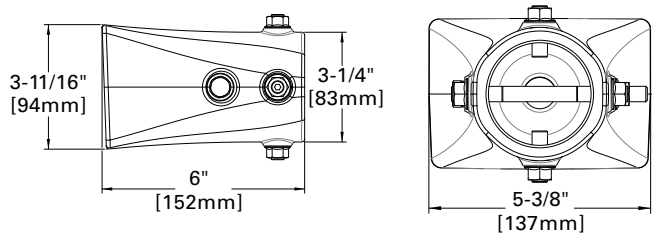
MA=QM Mast Arm (PRV-M)



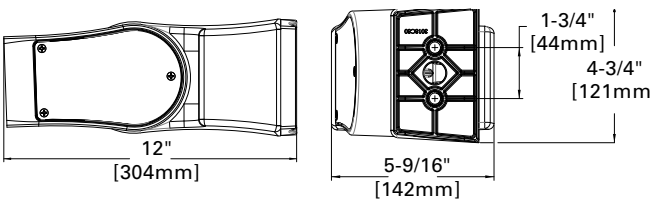
SP2=Adjustable Slipfitter 2-3/8" (PRV-M)



FMA=Fixed Mast Arm (PRV-M)

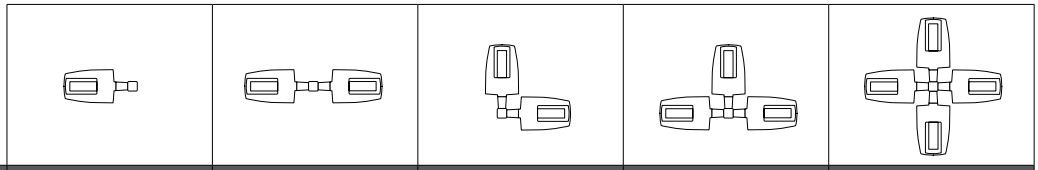


ADJA=Adjustable Pole Mount Arm (PRV-M)



Mounting Details

Mounting Configurations and EPAs

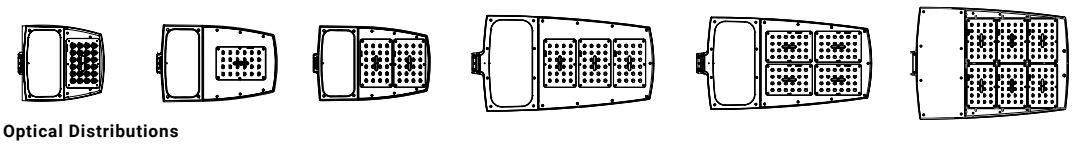


Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications

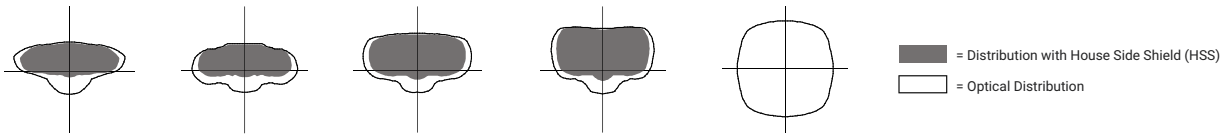
Optical Configurations

PRV-P-PA1X **PRV-PA1X** **PRV-PA2X** **PRV-XL-PA3X** **PRV-XL-PA4X** **PRV-M-PA6X**



Optical Distributions

T2R (Type II Roadway) **T2U** (Type II Urban) **T3** (Type III) **T4W** (Type IV Wide) **5WQ** (Type V Square Wide)



Product Specifications

Optics
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Physical Characteristics
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only

Controls
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels; Comes pre-set to the highest position at the lumen output selected

Compliance
- DarkSky approved for 3000K CCT and warmer, with mounting options less than 10° of tilt.
- DLC and DLC Premium listed – visit designlights.org to confirm listed variations
- Prevail and Prevail Petite: 3G vibration rated (all arms)
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated
- Adjustable Arms: 1.5G vibration rated
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

Typical Applications
- Parking lots
- Walkways
- Roadways
- Building Areas

Shipping Data
- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens

View PRV-P IES files | View PRV IES files | View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				Prevail Maxx			
Light Engine		PA1A	PA1B	PA1C	PA1D	PA1A	PA1B	PA2A	PA2B	PA3A	PA3B	PA4A	PA4B	PA6A	PA6B	PA6C	PA6D
Power (Watts)		31	53	72	93	54	74	113	151	172	234	245	303	274	366	457	544
Drive Current (mA)		375	670	930	1200	670	930	720	970	750	980	785	970	600	800	1000	1200
Input Current @ 120V (A)		0.26	0.44	0.60	0.78	0.45	0.62	0.93	1.26	1.44	1.95	2.04	2.53	2.30	3.05	3.83	4.54
Input Current @ 277V (A)		0.12	0.20	0.28	0.35	0.21	0.28	0.41	0.55	0.62	0.85	0.93	1.12	0.99	1.30	1.62	1.94
Input Current @ 347V (A)		0.10	0.17	0.23	0.29	0.17	0.23	0.33	0.45	0.52	0.70	0.74	0.90	0.78	1.05	1.32	1.60
Input Current @ 480V (A)		0.07	0.13	0.17	0.22	0.12	0.17	0.24	0.33	0.39	0.52	0.53	0.65	0.58	0.76	0.95	1.14
Distribution																	
Type II Roadway	4000K/5000K Lumens	4,505	7,362	9,495	11,300	7,605	9,896	15,811	19,745	24,718	30,648	34,067	39,689	41,611	52,596	61,921	67,899
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	147	139	132	121	141	134	141	131	144	131	139	131	152	144	135	125
	3000K Lumens [1]	4,103	6,705	8,647	10,291	6,926	9,012	14,399	17,982	22,511	27,912	31,025	36,145	37,896	47,900	56,392	61,837
Type II Roadway w/ HSS	4000K/5000K Lumens	3,727	6,091	7,855	9,349	6,006	7,815	12,487	15,594	19,521	24,204	26,094	31,334	32,874	41,553	48,919	53,642
	BUG Rating	B0-U0-G1	B0-U0-G2	B0-U0-G2	B1-U0-G2	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5
	Lumens per Watt	121	115	109	100	111	106	111	103	113	103	107	103	120	114	107	99
	3000K Lumens [1]	3,394	5,547	7,154	8,514	5,470	7,117	11,372	14,201	17,778	22,043	24,502	28,545	29,939	37,843	44,552	48,853
Type II Urban	4000K/5000K Lumens	4,496	7,347	9,476	11,277	7,597	9,886	15,795	19,724	24,692	30,616	34,031	39,647	41,372	52,294	61,565	67,509
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	141	134	141	131	144	131	139	131	151	143	135	124
	3000K Lumens [1]	4,095	6,691	8,630	10,271	6,919	9,003	14,384	17,963	22,488	27,882	30,992	36,107	37,678	47,625	56,068	61,481
Type II Urban w/ HSS	4000K/5000K Lumens	3,253	5,316	6,856	8,160	5,297	6,893	11,013	13,753	17,217	21,347	23,728	27,644	28,951	36,594	43,082	47,241
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
	Lumens per Watt	106	101	95	87	98	93	97	91	100	91	97	91	106	100	94	87
	3000K Lumens [1]	2,963	4,841	6,244	7,431	4,824	6,277	10,029	12,525	15,680	19,441	21,609	25,176	26,366	33,327	39,235	43,023
Type III	4000K/5000K Lumens	4,443	7,261	9,364	11,145	7,575	9,857	15,749	19,667	24,621	30,527	33,932	39,532	41,155	52,020	61,242	67,155
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	145	138	130	119	140	133	141	130	143	130	138	130	150	142	134	123
	3000K Lumens [1]	4,046	6,612	8,528	10,150	6,899	8,977	14,343	17,911	22,423	27,802	30,903	36,002	37,480	47,375	55,774	61,159
Type III w/ HSS	4000K/5000K Lumens	3,406	5,566	7,179	8,543	5,592	7,277	11,626	14,519	18,176	22,536	25,049	29,183	30,159	38,121	44,879	49,212
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	111	105	100	91	104	98	103	96	106	96	102	96	110	104	98	90
	3000K Lumens [1]	3,102	5,069	6,538	7,781	5,093	6,627	10,588	13,222	16,553	20,524	22,813	26,578	27466	34717	40872	44818
Type IV Wide	4000K/5000K Lumens	4,348	7,106	9,164	10,906	7,484	9,738	15,560	19,431	24,325	30,161	33,525	39,057	41,207	52,086	61,320	67,240
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	142	135	127	117	139	132	139	129	141	129	137	129	151	142	134	124
	3000K Lumens [1]	3,960	6,471	8,346	9,932	6,816	8,869	14,170	17,696	22,153	27,468	30,531	35,570	37,528	47,435	55,845	61,236
Type IV Wide w/ HSS	4000K/5000K Lumens	3,318	5,422	6,993	8,323	5,420	7,053	11,268	14,072	17,617	24,843	24,279	28,286	30,005	37,926	44,650	48,961
	BUG Rating	B0-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	108	103	97	89	100	95	100	93	102	106	99	93	110	104	98	90
	3000K Lumens [1]	3,022	4,938	6,369	7,580	4,936	6,423	10,262	12,816	16,044	19,892	22,111	25,760	27,326	34,540	40,664	44,589
Type V Square Wide	4000K/5000K Lumens	4,497	7,349	9,478	11,280	7,831	10,190	16,281	20,332	25,453	31,559	35,079	40,868	42,947	54,285	63,909	70,079
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	139	131	121	145	138	145	135	148	135	143	135	157	143	136	129
	3000K Lumens [1]	4,095	6,693	8,632	10,273	7,132	9,280	14,827	18,517	23,180	28,741	31,947	37,219	39,112	49,438	58,203	63,822

NOTES:
1. For 3000K or HSS BUG Ratings, refer to published IES files

Energy and Performance Data

House Side Shield Reference Table

Product Family		Prevail	Prevail		Prevail XL		Prevail Maxx
Light Engine		PA1	PA1	PA2	PA3	PA4	PA6
Rotated Optics	Standard	HSS-HP (Qty 1)	HSS-VP (Qty 1)	HSS-HP (Qty 2)	HSS-HP (Qty 3)	HSS-VP (Qty 4)	HSS-HP (qty 6)
	L90 or R90 option	HSS-VP (Qty 1)	HSS-HP (Qty 1)	HSS-VP (Qty 2)	HSS-VP (Qty 3)	HSS-HP (Qty 4)	HSS-VP (qty 6)

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Postion	Percent of Typical Lumen Output
1	25%
2	48%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

Note: +/-5% typical value

Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (78,000 Hours)	Theoretical L70 (Hours)
Up to 50°C	96.76%	> 896,000

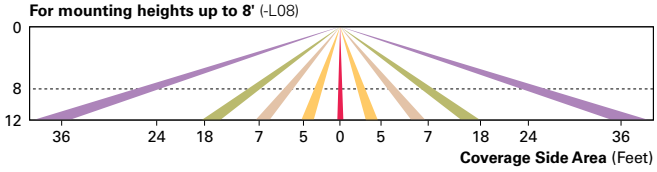
Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

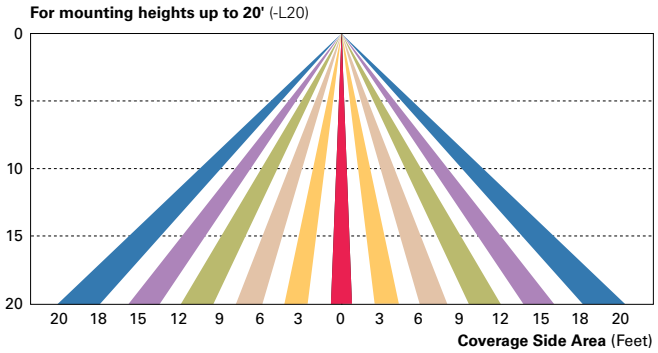
Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.

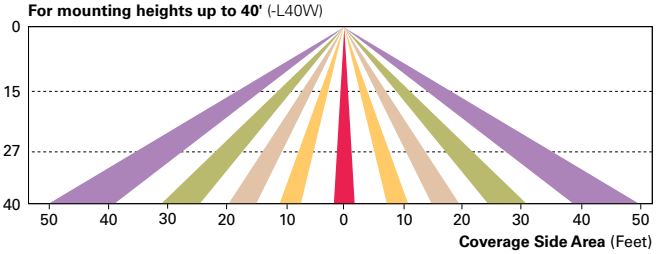
For mounting heights up to 8' (-L08)



For mounting heights up to 20' (-L20)



For mounting heights up to 40' (-L40W)

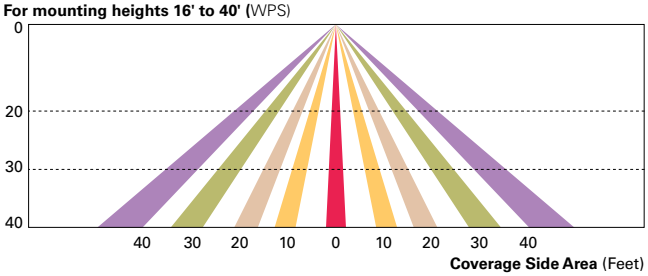


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx PRO Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights 16' to 40' (WPS)



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Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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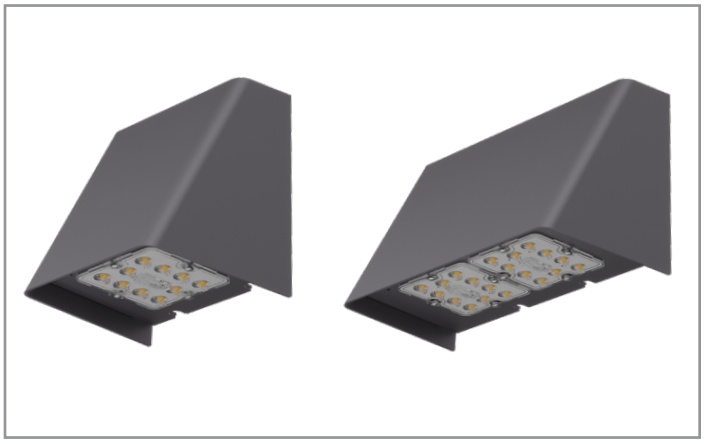
Specifications and dimensions
subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GKO Gekko

Wall Mount Luminaire

Product Features

Light ARchitect™ FADC

Product Certifications

DLC LISTED [1] DLC LISTED PREMIUM [1] ISTI SYSTEMS CERTIFIED UL CERTIFIED FC CLASS A IP66

BAA BUY AMERICAN ACT AVAILABLE TAA TRADE AGREEMENTS ACT AVAILABLE BABA BUILD AMERICA BUY AMERICA AVAILABLE DARKSKY APPROVED [2] 5 YEAR LIMITED WARRANTY RoHS COMPLIANT

Interactive Menu

- Ordering Information page 2
- Product Specifications page 2
- Optical Configurations page 3
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

- Available in small and medium housing sizes
- Choice of 5 optical distributions
- 11 lumen packages from 750 up to 13,500
- Efficacies up to 169 lumens per watt

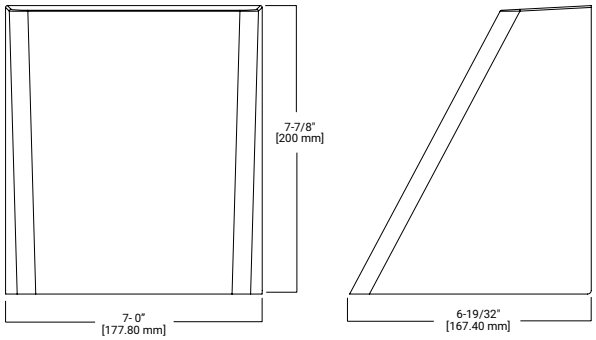
Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details

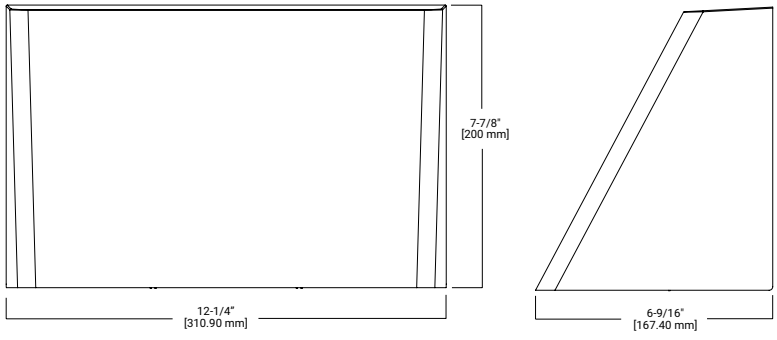
PB1

Net Weight: 6.0 lbs (2.7 kg)



PB2

Net Weight: 10.6 lbs (4.8 kg)



NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **GKO-PB2A-740-U-T3-BK**

Product Family	Light Engine Configuration		Lumen Output	Color Temperature	Voltage	Distribution	Finish
	Light Engine	Size					
GKO=Gekko Wall Luminaire **BAA-GKO**=Gekko Buy American Act Compliant [13] **TAA-GKO**=Gekko Trade Agreements Act Compliant [13] **BABA-GKO**=Gekko Build America Buy America Act Compliant [14]	**PB**=Mini 10-LED Light Square	**1**=Small, 1 Square **2**=Medium, 2 Squares	**A**=Output Level 1 **B**=Output Level 2 **C**=Output Level 3 **D**=Output Level 4 **E**=Output Level 5 **F**=Output Level 6 [1]	**722**=70 CRI, 2200K CCT **727**=70 CRI, 2700K CCT **730**=70 CRI, 3000K CCT **740**=70 CRI, 4000K CCT **750**=70 CRI, 5000K CCT **AMB**=Amber 590nm [2]	**U**=120-277V **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [15] **9**=347V	**T1**=Type I **T2R**=Type II Round **T2U**=Type II Urban **T3**=Type III **T4W**=Type IV Wide	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **NW**=New White

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately)
F=Single Fused (120, 277 or 347, Specify Voltage) **FF**=Double Fused (208, 240 or 480, Specify Voltage) **20MSP**=Parallel 20kV MOV Surge Protective Device **20K**=Series 20kV UL1449 Fused Surge Protective Device **2L**=Two Circuits [3] **CBP**=Battery Pack, Cold Weather Rated [4, 10] **CBP-CEC**=Battery Pack, Cold Weather Rated, CEC Compliant [4, 10] **HSS**=Factory Installed House Side Shield **HA**=50C° High Ambient [10] **CC**=Coastal Construction [5]	**BPC**=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) **FADC**=Field Adjustable Dimming Controller [8] **SPB1**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [6,7,8,11] **SPB2**=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting [6,7,8,11] **MS/DIM-L08**=Motion Sensor for Dimming Operation, <8' Mounting [7,8,11,12] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 8'-20' Mounting [7,8,11,12] **WPS2XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting [7,8,11,16,17] **WPS4XX**=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting [7,8,11,16,17] **WLS2XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting [7,8,11,17] **WLS4XX**=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'-40' Mounting [7,8,11,17]	**PBHSS**=House Side Shield (Single) [9] **PBPFS**=Perimeter Fence Shield Kit (4 Pieces) **FSIR-100**= Wireless Configuration Tool for MS/DIM [12] **MA1252**=10kV Surge Module Replacement

NOTES:
1. Output Level 6 not available with PB2
2. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 300mA for PB1, 600mA for PB2. Not available with HA option. Exact luminaire wattage available in IES files.
3. Not available with PB1. Not available with FF option, or controls options at 347V or 480V.
4. Operates at -20°C to +40°C. Not available with HA option.
5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
6. Smart device with mobile application required to change system defaults. See controls section for details.
7. Includes integral photosensor.
8. Not available with PB1 at Output Level 1 or 2. Not available with other motion activated control options.
9. One required per PB light square.
10. Not available with PB2 at Output Levels 4 or 5.
11. When motion controls are selected, PB1 uses surface mount sensor in PB2 housing. PB2 uses side-mount motion sensor in PB2 housing.
12. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
13. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
14. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
15. 480V not to be used with ungrounded or impedance grounded systems.
16. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
17. Replace XX with sensor color (WH, BZ, or BK).

Product Specifications

Construction
- Available in small (1 square) and medium (2 square) sizes
- Die-cast aluminum housing
- IP66 rated housing
- IK10 impact rated

Optics
- 10-LED square light engine
- 5 optical distributions
- IDA Certified (3000K CCT and warmer only)
- 2 versions of field-installable shielding for superior spill light control
  - Single-piece snap-on square shields (HSS)
  - Multiple-piece configurable vertical perimeter shielding (PFS)

Electrical
- Standard with 0-10V dimming
- Standard with 10kV surge device
- 10kV or 20kV surge protective options with series or parallel configurations
- -40°C to 40°C ambient temperature operating range with optional high ambient (HA) 50°C

Controls
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Default setting is the highest position at the lumen output selected

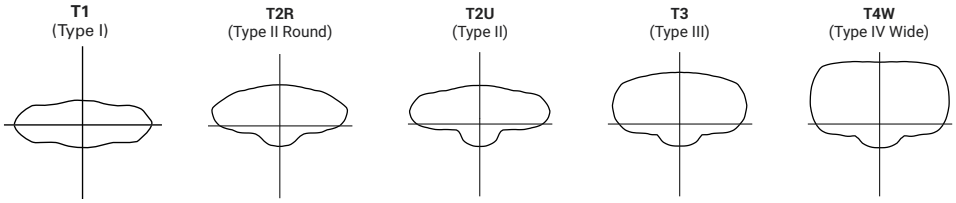
Finish
- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- 3,000-hours per ASTM B117, with a scribe rating of 7 per ASTM D1654 for standard color finish
- Coastal Construction (CC) option available

Typical Applications
- Exterior wall, walkway

Compliance
- BAA domestic preference option meets BAA requirements. See DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

Warranty
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Optical Distributions



Energy and Performance Data

Lumen Maintenance

Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours*	L70*
25°C	98.1%	96.3%	95.6%	92.8%	>102,000
40°C	98.0%	96.1%	95.3%	92.3%	>102,000
50°C	97.8%	95.6%	94.8%	91.4%	>102,000

Note: * Calculations provided in accordance with IES TM-21-11 using the configuration resulting in highest LED temperature.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

FADC Settings

FADC Position	Percent of Typical Lumen Output
1	25%
2	48%
3	56%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

Note: +/-5% typical value

LED Color Multipliers

	CCT				
	2200	2700	3000	4000	5000
CRI	Lumen Multiplier*				
70	0.83	0.92	0.95	1.00	1.00

Note: * Estimates, refer to IES files for accuracy.

Energy and Performance Data

View GKO Gekko IES files

Number of Light Squares			1 Square (PB1)						2 Squares (PB2)				
Output Level			A	B	C	D	E	F	A	B	C	D	E
Drive Current			180mA	300mA	520mA	740mA	1100mA	1500mA	800mA	1250mA	1700mA	1130mA	1500mA
Nominal Power (Watts)			6	9	17	25	38	54	26	41	57	78	107
Input Current @ 120V (A)			0.040	0.079	0.145	0.218	0.328	0.465	0.224	0.353	0.494	0.640	0.875
Input Current @ 208V (A)			0.025	0.048	0.085	0.127	0.189	0.264	0.131	0.203	0.280	0.367	0.498
Input Current @ 240V (A)			0.023	0.044	0.075	0.112	0.165	0.230	0.115	0.176	0.243	0.320	0.432
Input Current @ 277V (A)			0.021	0.041	0.067	0.099	0.144	0.200	0.102	0.154	0.212	0.280	0.375
Input Current @ 347V (A)			n/a	n/a	0.056	0.076	0.112	0.156	0.079	0.121	0.166	0.219	0.300
Input Current @ 480V (A)			n/a	n/a	0.045	0.058	0.083	0.114	0.060	0.089	0.121	0.160	0.217
CCT/ CRI	Optics		PB1A	PB1B	PB1C	PB1D	PB1E	PB1F	PB2A	PB2B	PB2C	PB2D	PB2E
70 CRI 2200K CCT	T1	Lumens	671	1,307	2,244	3,184	4,504	5,814	3,658	5,547	7,241	9,059	11,179
		Lumens per Watt	140	141	132	124	116	107	138	133	124	119	107
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	T2R	Lumens	647	1,259	2,161	3,067	4,338	5,600	3,523	5,342	6,974	8,726	10,767
		Lumens per Watt	135	135	127	120	112	103	133	128	120	115	103
		BUG Rating	B0-U0-G0	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T2U	Lumens	640	1,246	2,138	3,034	4,292	5,541	3,486	5,286	6,901	8,634	10,653
		Lumens per Watt	133	134	126	119	111	102	132	126	119	113	102
		BUG Rating	B0-U0-G0	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T3	Lumens	637	1,241	2,130	3,023	4,276	5,520	3,473	5,266	6,875	8,601	10,613
		Lumens per Watt	133	133	125	118	110	101	131	126	118	113	101
		BUG Rating	B0-U0-G0	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2
	T4W	Lumens	618	1,203	2,066	2,932	4,147	5,353	3,368	5,107	6,667	8,341	10,293
		Lumens per Watt	129	129	122	115	107	98	127	122	115	109	98
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
70 CRI 2700K CCT	T1	Lumens	744	1,449	2,487	3,529	4,992	6,445	4,055	6,148	8,026	10,042	12,391
		Lumens per Watt	155	156	146	138	129	118	153	147	138	132	118
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	T2R	Lumens	717	1,395	2,395	3,399	4,808	6,207	3,905	5,921	7,731	9,672	11,934
		Lumens per Watt	149	150	141	133	124	114	147	142	133	127	114
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T2U	Lumens	709	1,381	2,370	3,363	4,757	6,142	3,864	5,859	7,649	9,570	11,808
		Lumens per Watt	148	148	139	131	123	113	146	140	131	126	113
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
	T3	Lumens	707	1,375	2,361	3,350	4,739	6,118	3,849	5,837	7,620	9,533	11,763
		Lumens per Watt	147	148	139	131	122	112	145	140	131	125	112
		BUG Rating	B0-U0-G0	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	T4W	Lumens	685	1,334	2,290	3,249	4,596	5,934	3,733	5,661	7,390	9,246	11,409
		Lumens per Watt	143	143	135	127	119	109	141	135	127	121	109
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2

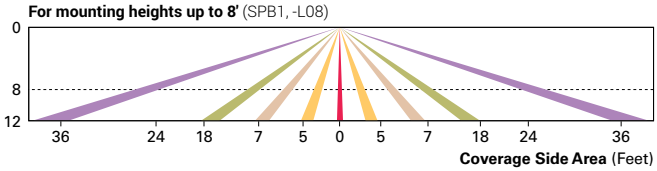
Number of Light Squares			1 Square (PB1)						2 Squares (PB2)				
Output Level			A	B	C	D	E	F	A	B	C	D	E
Drive Current			180mA	300mA	520mA	740mA	1100mA	1500mA	800mA	1250mA	1700mA	1130mA	1500mA
Nominal Power (Watts)			6	9	17	25	38	54	26	41	57	78	107
Input Current @ 120V (A)			0.040	0.079	0.145	0.218	0.328	0.465	0.224	0.353	0.494	0.640	0.875
Input Current @ 208V (A)			0.025	0.048	0.085	0.127	0.189	0.264	0.131	0.203	0.280	0.367	0.498
Input Current @ 240V (A)			0.023	0.044	0.075	0.112	0.165	0.230	0.115	0.176	0.243	0.320	0.432
Input Current @ 277V (A)			0.021	0.041	0.067	0.099	0.144	0.200	0.102	0.154	0.212	0.280	0.375
Input Current @ 347V (A)			n/a	n/a	0.056	0.076	0.112	0.156	0.079	0.121	0.166	0.219	0.300
Input Current @ 480V (A)			n/a	n/a	0.045	0.058	0.083	0.114	0.060	0.089	0.121	0.160	0.217
CCT/ CRI	Optics		PB1A	PB1B	PB1C	PB1D	PB1E	PB1F	PB2A	PB2B	PB2C	PB2D	PB2E
70 CRI 3000K CCT	T1	Lumens	760	1,480	2,541	3,606	5,100	6,585	4,143	6,282	8,201	10,260	12,660
		Lumens per Watt	158	159	149	141	132	121	156	150	141	135	121
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	T2R	Lumens	732	1,426	2,447	3,473	4,912	6,342	3,990	6,050	7,899	9,882	12,194
		Lumens per Watt	153	153	144	136	127	116	151	145	136	130	116
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T2U	Lumens	725	1,411	2,422	3,436	4,861	6,275	3,948	5,986	7,815	9,778	12,065
		Lumens per Watt	151	152	142	134	126	115	149	143	134	128	115
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
	T3	Lumens	722	1,405	2,412	3,423	4,842	6,251	3,933	5,964	7,786	9,741	12,019
		Lumens per Watt	150	151	142	134	125	115	148	143	134	128	115
		BUG Rating	B0-U0-G0	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
	T4W	Lumens	700	1,363	2,340	3,320	4,696	6,063	3,814	5,784	7,551	9,447	11,657
		Lumens per Watt	146	147	138	130	121	111	144	138	130	124	111
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2
70 CRI 4000K 5000K CCT	T1	Lumens	809	1,575	2,703	3,836	5,426	7,005	4,407	6,683	8,724	10,915	13,468
		Lumens per Watt	169	169	159	150	140	129	166	160	150	143	129
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
	T2R	Lumens	779	1,517	2,604	3,695	5,226	6,747	4,245	6,436	8,403	10,513	12,972
		Lumens per Watt	162	163	153	144	135	124	160	154	144	138	124
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
	T2U	Lumens	771	1,501	2,576	3,656	5,171	6,676	4,200	6,368	8,314	10,402	12,835
		Lumens per Watt	161	161	152	143	134	122	158	152	143	137	123
		BUG Rating	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3
	T3	Lumens	768	1,495	2,566	3,642	5,151	6,650	4,184	6,344	8,283	10,362	12,786
		Lumens per Watt	160	161	151	142	133	122	158	152	142	136	122
		BUG Rating	B0-U0-G0	B0-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2
	T4W	Lumens	745	1,450	2,489	3,532	4,996	6,450	4,058	6,153	8,033	10,050	12,401
		Lumens per Watt	155	156	146	138	129	118	153	147	138	132	118
		BUG Rating	B0-U0-G0	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2

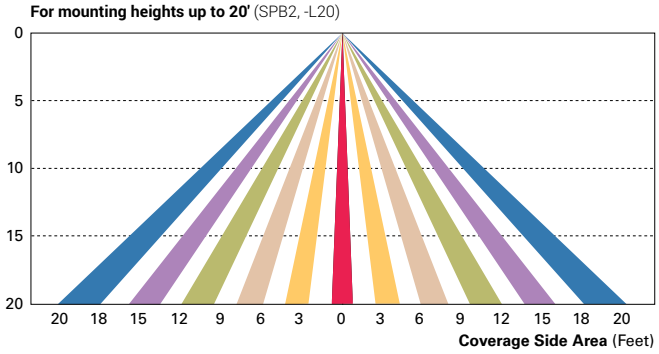
Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s). Standard with 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC) Optional button-type photocontrol (BPC) provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

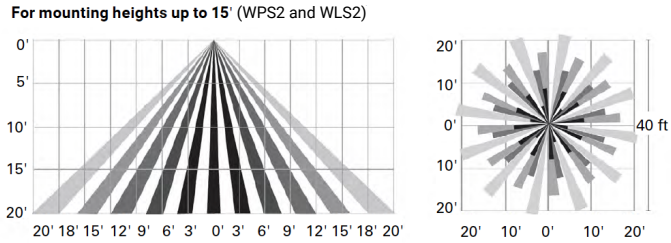
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

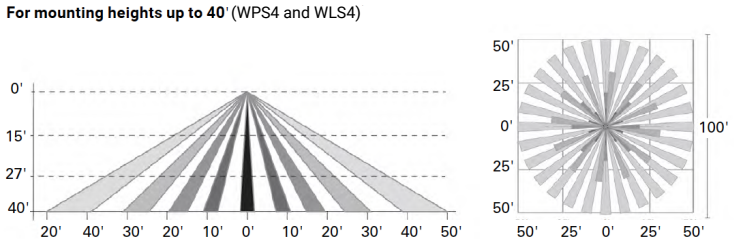




WaveLinx Wireless Control and Monitoring System

Operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. WaveLinx (WPS2 to WPS4) outdoor wireless sensors offer passive infrared (PIR) occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mount[1]ing heights of 7' to 40'. Use the WaveLinx mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets). WaveLinx Lite (WLS4 and WLS2) outdoor wireless sensors provide PIR occupancy and photocell for closed loop daylight harvesting. Sensors are factory preset to dim down to 50% after 15 minutes of no motion detected. Two lens options are available for mounting heights of 7' to 40'. Use the WaveLinx Lite mobile application for set-up and configuration. WAC not required. The out-of-box functionality is ON at dusk and OFF at dawn.





Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Engineering Department Memorandum

To: Jeff Retzlaff, Director of Community Development

From: Kevin Driscoll, Village Engineer

Date: November 5, 2025

Re: GTNV_251959 – N112 W13131 Mequon Road – Weimer Bearing and Transmission

---

Items Reviewed:

1. Site Plan Review Application Dated: 9-8-2025

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits. Complete a driveway permit.
7. An erosion control permit is required. Contact the Village engineering department to obtain permits.
8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Sanitary

- Applicant / Developer to provide new NOI with summary of current work force and proposed work force following the addition.
- C1.05 – Existing sanitary shown from existing building connected to sanitary main in Eisenhower Drive. Confirm location of sanitary service connection/plumbing for proposed building, 45,071 SF.

Water

- Sheet C1.05 add gave valve 5-ft east of hydrant at ELEV=875.34
- Extend tracer wire if found per village specs, hydrant ELEV=870.30

- There is a proposed hydrant ELEV=875.73 called out on the plan. Onsite there is an existing hydrant (see attached picture) is this one getting removed. Move the hydrant shut off gate valve back to the Hydrant T for proposed hydrant.
- There are two (2) gate valves shown in the picture and they are not on the plan, please define their purpose.
- Keep hydrant valve 5-ft south of the of hydrant at ELEV=873.83
- Provide Submittal of materials.
- Sheet C2.04, Utility Details, remove existing hydrant profile/detail and insert attached hydrant detail.

Storm Water Management

- C1.01 - The existing site drainage has 869.45 as the low point. It appears the existing private onsite storm drains east into parcel GTNV_251960 and Pond 68 which then drains through Prairie Glen.
- C1.02 - 80% Impervious Ratio is referenced in the plans on sheet C1.02. The Lot Coverage allowed is 75% for industrial and commercial, as stated in the Business Park covenant recorded document 815487. Revise C1.02 to reflect 75%.
- C1.03 – Shows proposed storm drainage pipes all going into Washington Drive leading to Pond 2 (Village GIS Pond #65).
- C1.05 – Add note to account for SWMP requirements, where in general 1/3 to be directed to the Business Park Pond 1 and 2/3 to be directed to Pond 2. The 1997 Business Park SWMP was amended in 2001, 2011 & 2015, refers to 2/3 of 13.63 acres per CSM 6552 (2014) of the WB site modeled to contribute to Pond 2. Where Pond 2, based on lot 2 CSM 5404 (2001), in the current Village GIS Pond Inventory is #65. In addition, the SWMP model refers to 1/3 of 13.63 acres per CSM 6552 (2014) of the WB site modeled to contribute to Pond 1. Where Pond 1, in the current Village GIS Pond Inventory is #67. All of the proposed drainage is shown going to Pond 2 (#65), accounting for 55% impervious for the site. 75% impervious is modeled.
- Clarify what percentage of the 1/3 is accounted for in the design to go to Pond 1 (GIS Pond #67)
- C1.05 – As discussed with PSE Staff on 11/4, the plans show a proposed 24-inch dia. culvert discharging into existing 18-inch dia. storm sewer draining into Washington Drive. Identify your analysis method to confirm capacity of 18-inch not being submerged with runoff from 218,000 SF of impervious area so that roadway is not overtopped due to an event where the 24-inch dia. flowing full upstream. If drainage swale modifications are required to provide storage between the two 24-inch dia. pipes near new driveway, then provide a Storm Water Maintenance Agreement for recording the storm water best management practice with the Washington County.

Driveway

- Show street lighting conduit at proposed driveway. The proposed driveway at Washington Drive requires modification to street lighting conduit, update plan to show modifications to street lighting conduit crossing driveway.
- Storm catch basin is in conflict with new driveway. Provide a detail showing the layout that avoid impact to inlet and confirms functionality maintained. Was driveway realignment considered to avoid impacts to existing catch basin? Any damage to existing inlet CB to be fully repaired by applicant.

Erosion Control

- Sheet C1.03 – Add inlet protection
- Sheet C1.03 - SILT FENCE TO BE PLACED 5' OUTSIDE OF WETLAND SETBACK. ORANGE CONSTRUCTION FENCING TO BE PLACED ON THE WETLAND SETBACK LINE.

- Sheet C1.03 – Tracking Pad along Washington Drive. Provide signage: NO CONSTRUCTION TRAFFIC TO EXIT TO EISENHOWER DRIVE

Grading

- C1.04 Identify wetland area in existing condition. Identify wetland area in proposed condition.
- Ideally, widen and flatten slopes to increase Tc retained in open channels to allow for reduced peak flows into storm sewer and pond stage.

Landscaping

- C1.06 Depict permanent open channel drainage swales with reference to proposed landscaping.

From: Nathan Schuettpelz - Wachtel Tree Science
To: Jeff Retzlaff
Subject: RE: Staff Review - Weimer Bearing & Transmission Site Plan Review - PC Meeting 11/10/25
Date: Tuesday, November 4, 2025 12:34:47 PM
Attachments: image007.png
image008.png
image009.png
image011.png

CAUTION: This email originated from outside the organization.
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Good afternoon Jeff,

Thank you for the follow-up docs. I've reviewed the plans along with the convenant requirements, and have the following thoughts:

1. Additional trees at Washington Drive Entrance: By the look of the plans, the proposed landscaping is consistent with plantings at entrances to other properties of this business park, meaning a couple of trees at the entrance plus some driveway border plantings. I feel what is being proposed is appropriate.
2. Street trees requirement: Yes, I see within the previous agreements there is a requirement for a street tree spaced ever 25'. I think I overlooked this comparing this part of the property to Eisenhower Drive, and seeing the lack of street trees. I agree that we should require additional street trees along Washington Drive.
    a. On that note however, looking throughout the rest of the park, it appears this requirement has been loosely enforced. I see vacant lots with lots of "street trees", and properties that don't include any street trees. When looking at this area via the Village GIS website, it is hard to determine if these street trees are in the ROW, or planted just behind the ROW on private property. It's close. I can see that we haven't previously inventoried any trees in this park within the Village.

photo
photo
Nathan Schuettpelz, RCA #732
Consulting Dept. Manager, Wachtel Tree Science
Certification ISA Certified Arborist WI-0887AM; TRAQ
Office 262-538-1900 | **Direct Line** 262-337-3984
Fax 262-538-1412 | **Email** nates@wachteltree.com
Website www.HealthyTrees.com

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From: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Sent: Tuesday, November 4, 2025 8:57 AM
To: Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>
Subject: RE: Staff Review - Weimer Bearing & Transmission Site Plan Review - PC Meeting 11/10/25

EXTERNAL SENDER

Here is the plan set.
As far as tree species, I did not compare the list of approved trees for the Business Park found in the covenants to the list in the Comp Tree Plan, but because the covenants are a special set of regulations adopted for all properties in the Business Park, the covenant requirements take precedence.
Thanks for taking another look at this.
Jeff

From: Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>
Sent: Tuesday, November 4, 2025 7:27 AM
To: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Subject: RE: Staff Review - Weimer Bearing & Transmission Site Plan Review - PC Meeting 11/10/25

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Good morning Jeff,

I was out of office through the weekend until now. Can you resend the plans via dropbox so I can double check against your questions? The original link from Debbie on September 8th is no longer active.

Thanks!

Nathan Schuettpelz, RCA #732
Consulting Dept. Manager, Wachtel Tree Science
Certification ISA Certified Arborist WI-0887AM; TRAQ
Office 262-538-1900 | **Direct Line** 262-337-3984

Fax 262-538-1412 | Email nates@wachteltree.com
Website www.HealthyTrees.com

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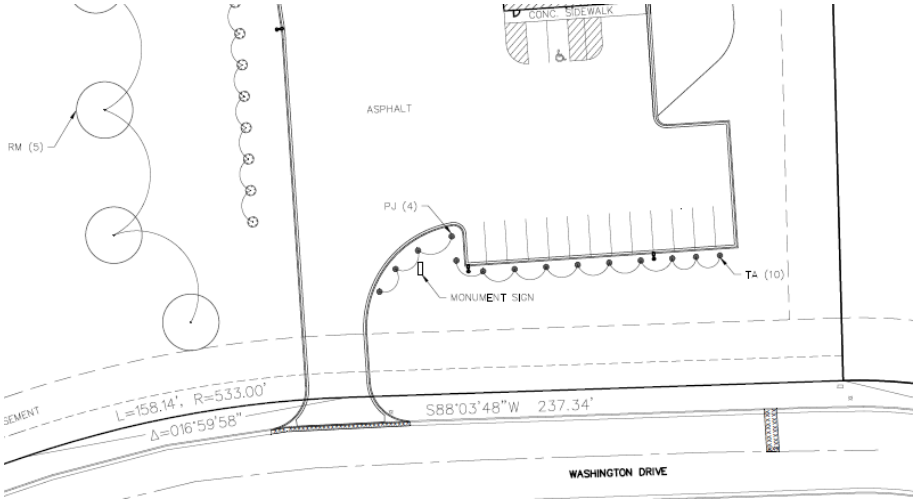
From: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Sent: Friday, October 31, 2025 3:45 PM
To: Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>
Subject: RE: Staff Review - Weimer Bearing & Transmission Site Plan Review - PC Meeting 11/10/25

EXTERNAL SENDER

Nathan:
Do you have any concerns with the relative lack of plantings at the driveway entrance onto Washington Drive? (like I do).
Although this driveway will function more like a "back door" and truck entrance/exit to the site given the main employee entrance along Eisenhower Drive, it is still a driveway onto a main roadway in the Business Park. In addition to more plantings at the driveway and specifically along/in front of the parking stalls, street trees are required along Washington Drive. We didn't require anything along this stretch of Washington Drive when the original building was built in 2015, but now that this project is effectively "activating" this part of the property and its frontage, we should require that they complete the required street tree plantings… at least for a partial distance along Washington Drive and to an extent similar to that required along Eisenhower
Do you need a copy of the Business Park covenants that contain the landscaping requirements? (more street trees than the typical requirement).
Thanks.



From: Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>
Sent: Thursday, September 11, 2025 8:47 AM
To: Debbie Remich <dremich@germantownwi.gov>; Matthew Mortwedt <mmortwedt@germantownwi.gov>; John Delain <jdelain@germantownwi.gov>; Chief Pat Merten <pmerten@germantownpolicewi.gov>; Tim Zimmerman <tzimmerman@germantownwi.gov>; Paul Haugen <phaugen@germantownwi.gov>; tom.olejniczak@hecl.com; brad.seubert@hecl.com; Scott Anderson <sanderson@germantownwi.gov>; Kevin Driscoll <kdriscoll@Germantownwi.gov>; Justin Brandt <jbrandt@safebuilt.com>; safe built-

Alan Inspector <aschmuck@safebuilt.com>; nschuettpelz@gmail.com; Brooke Stemple <BStemple@wachteltree.com>; Bob Beilfuss <flashthunder506easy@gmail.com>
Cc: Jeff Retzlaff <jretzlaff@germantownwi.gov>; Jordan Yanke <jyanke@germantownwi.gov>
Subject: RE: Staff Review - Weimer Bearing & Transmission Site Plan Review - PC Meeting 11/10/25

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Comments from forestry:

Page C1.01. Existing Conditions Plan. For any potential tree removals that will be required to accommodate the new building and parking lot expansion, please include a survey of the location, species, and trunk diameter at breast height.

Page C1.06. Landscape Plan. Per municipal code 17.43.5(c) – Parking lot landscaping, perimeter plantings are required around the parking lot for screening from adjacent properties and roadways. This plan as submitted meets this requirement regarding the new parking lots. Keep these perimeter tree quantities as submitted when considering the following feedback about adding interior parking lot trees and increasing tree species diversity that will be planted on site.

Page C1.06. Landscape Plan. Per municipal code 17.43.5(c) – Interior parking lot landscaping shall include (one) 2" caliper tree for every ten parking spaces. This plan as submitted for the new south parking lots does not meet this requirement.

Page C1.06. Landscape Plan. Municipal code 17.43(5)(b)2. requires trees and shrubs appropriate to the development for nonresidential development. The selected tree species need to be revised to align with the Village's comprehensive tree plan. Approved tree species can be found on pages 6-9 of the comprehensive tree plan.

For this project, I am specifically referring to the following (18) trees that are proposed to be planted:

- (11) Red Maple. Revise to increase deciduous tree species diversity, and limit maples.
- (7) Black Hills Spruce. Revise to increase coniferous tree species diversity.

Nathan Schuettpelz, RCA #732
Consulting Dept. Manager, Wachtel Tree Science

Certification ISA Certified Arborist WI-0887AM; TRAQ
Office 262-538-1900 | **Direct Line** 262-337-3984
Fax 262-538-1412 | **Email** nates@wachteltree.com
Website www.HealthyTrees.com

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From: Debbie Remich <dremich@germantownwi.gov>
Sent: Monday, September 8, 2025 3:09 PM
To: Matthew Mortwedt <mmortwedt@germantownwi.gov>; John Delain <jdelain@germantownwi.gov>; Chief Pat Merten <pmerten@germantownpolicewi.gov>; Tim Zimmerman <tzimmerman@germantownwi.gov>; Paul Haugen <phaugen@germantownwi.gov>; tom.olejniczak@hecl.com; brad.seubert@hecl.com; Scott Anderson <sanderson@germantownwi.gov>; Nathan Schuettpelz - Wachtel Tree Science <NateS@wachteltree.com>; Kevin Driscoll <kdriscoll@Germantownwi.gov>; Justin Brandt <jbrandt@safebuilt.com>; safe built-Alan Inspector <aschmuck@safebuilt.com>; nschuettpelz@gmail.com; Brooke Stemple <BStemple@wachteltree.com>; Bob Beilfuss <flashthunder506easy@gmail.com>
Cc: Jeff Retzlaff <jretzlaff@germantownwi.gov>; Jordan Yanke <jyanke@germantownwi.gov>
Subject: Staff Review - Weimer Bearing & Transmission Site Plan Review - PC Meeting 11/10/25

EXTERNAL SENDER

Good Afternoon,
Please review the attached application(s) and provide your written comments to the Planning Department no later than September 29th. Your comments are important and will be incorporated into the staff report prepared for the Plan Commission. If you have any specific questions or concerns, feel free to contact the applicant or Jeff Retzlaff at Extension #4757 or E-Mail at jretzlaff@germantownwi.gov

Dropbox link for Weimer Bearing & Transmission – Site Plan Review for the November 10th PC Meeting:
https://www.dropbox.com/scl/fi/dkzj3y6x3qz97jxdlhc4t/Staff-Review-Weimer-Bearing-Site-Plan-Review-11-10-25.pdf?rlkey=o0zid5adjpytbaxb3tytjl4ap&dl=0

Thank you,
Deb
Deborah Remich
Village of Germantown
Administrative Coordinator – Community Development Department
"Attitude is the 'little' thing that makes a big difference." —Winston Churchill

COPY

815487
RECORDED
FEB. 23, 1999 AT 09:00AM
DOROTHY C. GONNERING
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
FEE AMOUNT $58.00

DECLARATION OF RESTRICTIONS AND COVENANTS FOR GERMANTOWN BUSINESS PARK TIF #4

Return to: Village of Germantown
% Village Clerk
P O Box 337
Germantown WI 53022

for the following described parcel of land: GTNV 253-992 & 999, 254-993 & 994

All of the W ½ of the SE 1/4 and part of the E ½ of the SW 1/4 of Section 25, T9N, R20E, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the SW corner of the SW 1/4 of said Section 25; thence N88°08'32" E along the south line of said SW 1/4 of Section 25, 2442.145 feet to the point of beginning. Thence continuing N88°08'32" E 170.675 feet to a point, said point being the SE corner of the SW 1/4 of said Section 25 and the SW corner of the SE 1/4 of said Section 25; thence N88°01'20" E along the south line of said SE 1/4 of Section 25, 1314.55 feet; thence N02°10'17" W 2640.34 feet to a point, said point being the north 1/4 corner of said SE 1/4 of Section 25; thence S87°55'46" W along the north line of said SE 1/4 of Section 25, 1320.71 feet to a point, said point being the NW corner of said SE 1/4 of Section 25; and also the NE corner of said SW 1/4 of Section 25; thence S88°21'41" W along the north line of said SW 1/4 of Section 25, +/- 1316 feet to a point on the east right of way line of the Fox River Valley Railroad (formerly C & NW R.R.); thence southerly along said railroad right of way +/-1560 feet to a point, said point being the NW corner of CSM 3922; thence N88°08'32" E along the north line of CSM 3922, 1050 feet to a point, said point being the NE corner of CSM 3922; thence S04°06'08" W along the east line of CSM 3922, 1083.025 feet to the point of beginning. Said Parcel containing +/- 129 acres gross.

DOC# 1218277
815487

This Declaration of Covenants and Restrictions was approved by the Village of Germantown Plan Commission on January 11, 1999 and the Village Board on January 18, 1999.

IN WITNESS WHEREOF, the undersigned officials have hereto set their hands and seal o behalf of the Village of Germantown this 22nd day of February, 1999.

Charles J. Hargan, Village President

Jane A. Wilms, Village Clerk

Personally came before me this 22nd day of February, 1999, the above named Charles J. Hargan, President, and Jane A. Wilms, Clerk, of the Village of Germantown, to me known to be the persons who executed the foregoing instrument and acknowledge that they executed the foregoing instrument as such representatives of the owners of the deed of said property.

Christine M. Micka

Christine M. Micka, Notary Public
Washington County Wisconsin
My Commission Expires: Sept. 19, 199

This Document Drafted By:
Sigurd Strautmanis, Planner
Village of Germantown
P O Box 337
Germantown WI 53022

DECLARATION OF COVENANTS AND RESTRICTIONS
-- GERMANTOWN BUSINESS PARK --

1. PLAN APPROVALS. No building or any improvements shall be erected, placed or altered on any building site in the Germantown Business Park until plans for such building or improvements, including site and building plans, have been first approved by the Developer and the Village. The Developer and Village shall approve, conditionally approve or deny such plans with respect to conformity with the restrictions contained herein and any other applicable enactments of the Village. If the Developer does not act on the plans within 60 days of submission, the plans shall be considered automatically approved. The Village shall act on such plans within 30 days of official submission.

2. DESIGN OBJECTIVE. The terrain of the Germantown Business Park is unique. A combination of open fields, wetlands, woods and riparian areas form the majority of the Park. In addition, much of the Park is highly visible from major thoroughfares, including Mequon Road (SH 167) and Fond du Lac Avenue (SH 145). The unique environmental attributes, along with the site's high profile in the Germantown community, requires careful consideration of how drives, buildings and parking areas are laid out. The design objective of the Germantown Business Park is to integrate development into the landscape in a coordinated, attractive and well-landscaped fashion.

3. SITE RESTRICTIONS.

   A. *Minimum Building Site.* No individual building site in the Park shall be less than two (2) buildable acres (net of any ROW, wetlands, floodplain or environmental corridor).

   B. *Minimum Building Size.* The initial construction on each site shall be a minimum of 5,000 square feet per buildable acre, or 10,000 square feet on the smallest available parcel.

   C. *Lot Coverage.* Lot coverage shall be calculated on net buildable acreage. Impervious surface coverage (building, parking, drives, concrete walks, etc.) may not exceed:

      - 70% for office (more than 40% of a building dedicated to office uses)
      - 75% for industrial
      - 75% for commercial

   D. *Building Setbacks.* No building, or part thereof (trash enclosures, overhangs, etc.) shall be located within the following distance of a property line:

- Front Yard (corner lots shall have two front yards)
  - Abutting Mequon Road ROW 200'
  - Abutting other primary ROW (Donges Bay Road, FDL Ave) 75'
  - Abutting internal street ROW 30'
- Side Yard 25'
- Rear Yard 25'
- From any wetland boundary 25'
- From any navigable waterway 75'

E. *Parking Setbacks.* No parking areas shall be permitted within the following setbacks:

- Abutting Mequon Road ROW 200'
- Abutting any other ROW 20'
- From any other property boundary 8'
- From any wetland boundary 25'
- From any navigable waterway 75'

4. ARCHITECTURAL CONTROLS. The Germantown Business Park is Germantown's premier office/industrial complex, with high-quality, long-lasting buildings that will maintain their value for years to come. To ensure compatibility among all buildings in the Park, the following controls have been established:

A. *Building Orientation.* Every side of a building will be visible by the public at some point, therefore all building elevations should be designed to be attractive and compatible with surrounding buildings. No building should have its back to any public street and a building's main entrance should be architecturally highlighted with glass, overhangs or other obvious surface articulation. The sides and back of a building should use the same design theme as the primary elevations, although less expensive materials may be used. The primary building material should "wrap" to the sides and/or back of a building, extending a minimum of 20 feet or to some natural dividing line agreed upon by the Developer and Village.

B. *Building Height.* The height of all structures, including chimneys, cooling towers and antennae, shall be governed by the Municipal Code of Germantown. ~~Generally, building height is limited to 45 feet in the M-1 zoning district, with architectural spires, cupola, etc. permitted above this height.~~

C. *Building Materials.* The overall design concept for Park is to create diversity through building design, rather than a plethora of building colors and materials. The emphasis is on low, horizontal forms that fit comfortably on the landscape. There should be no blank walls — the designer should use architectural devices such as pilasters, reveals and material changes to break up a building's mass. The preferred building material for the Germantown Business Park is masonry,

although glass, glass block, EIFS and other accent materials are encouraged to create diversity. Wood and vinyl, in any form, is generally unacceptable in the park. The following materials are appropriate for use in the Park:

- Brick
- Decorative concrete masonry units
- Pre-cast and poured-in-place concrete
- Cut stone or stone-faced concrete block
- Exterior Insulation and Finish Systems (EIFS) such as Dryvit, Sunalar, but should not exceed 30% of a building's wall area
- Architectural metal wall panels with no exposed fastners or corrugation, but should not exceed 30% of a building's wall area (corrugated wall systems may be considered for expansion walls, but must be approved)
- Metal banding and trim, but only as an accent
- Structural steel, when used as part of an exterior structural system
- Glass block, but only as an accent
- Glass spandrel panels
- Tile, but only as an accent
- Smooth-faced concrete block, but only as an accent
- Other materials, including materials not yet developed, may be considered as long as they are compatible with the park's design concept

D. *Building Colors.* The emphasis is on muted earthtones, so buildings recede, rather than stand out, on the landscape. Tans, beige, maroon, deep greens and other natural tints are encouraged. Bright whites and primary accent colors should be avoided. The Developer shall provide the Village with material and color samples as part of the approval process.

E. *Accessory Structures.* No accessory structures are permitted without special approval in the Park. Any accessory structures proposed to the Developer and Village should be designed with the same color and material pallette as the principal structure. They should be located behind buildings where possible. Pole buildings, metal or wood structures will not be permitted.

F. *Roof-mounted Equipment and Utility Structures.* All HVAC, electrical, waste handling and pollution control equipment shall be shown on the building plans at the time of site plan approval. All roof-mounted equipment shall be architecturally screened with a device of similar color and materials as used for the principal structure. All utility structures, including transformers, switching stations and utility meters shall be located underground or away from public view where possible. Under no circumstances shall a transformer or utility structure be located in a property's front yard. All such structures must be screened with an architectural wall or dense vegetation.

5. PARKING AND LOADING. Parking and loading are critical components of an efficient office or industrial facility. In the Germantown Business Park, parking and loading is located on the sides and rear of all buildings to create a visually pleasing street facade by minimizing the visual impact of cars and trucks.

   A. *Off-street Parking Requirements.* Parking ratios are dictated by the Municipal Code of Germantown. The Code requires one parking space (180 square feet) for every 500 square feet of Primary Floor Area. This excludes lobbies, lunchrooms, locker rooms, storage areas and floor area dedicated exclusively to warehousing. Each tenant of the Park is unique. Some will require more parking than others. Thus, each tenant of the Germantown Business Park is required to identify the number of employees expected and provide enough parking for the maximum number of employees on a given shift as well as generous visitor parking near the building's main entrance. The Developer and/or Village may require additional spaces based on past experience.

   B. *Location/Orientation.* Parking in front of buildings should be for visitors only. All employee parking should be located in the side and rear yards of the facility. Parking, generally, should be located to minimize its visibility from the street.

   C. *Loading Docks.* Loading and staging areas should be located behind buildings where possible. In some circumstances, loading docks may be permitted on the sides of buildings. Loading docks shall not be permitted on the street face except in those areas shaded on Exhibit R-1, and then only with prior approval of the Plan Commission. All loading and staging areas should be screened from public view with architectural walls or landscaping.

   D. *Drives and Walks.* All drives and lots must be surfaced with asphalt or cement. All walks shall be hard-surfaced with cement, cobbles or stamped concrete. All drives shall be set at least ten feet from any property boundary.

   E. *Snow storage.* Areas should be designated for stockpiling snow that will not eliminate parking stalls or damage landscaping.

   F. *No On-street Parking Permitted.* Parking by employees, visitors, company or commercial trucks will not be permitted on any Village streets in the Germantown Business Park.

6. LANDSCAPING. Generous landscaping is a hallmark of the Park. A more naturalized approach to landscape design is encouraged, using native species and informal groupings rather than manicured lawn and formal plantings. Afforestation, or replanting native woodlands, is also encouraged between buildings and parking areas, so as to build on the existing stands of trees that give TIF#4 its unique character. The following guidelines should be used in developing the landscape plan for new sites:

A. *Landscaping Required.* All new development must include an approved landscaping plan. The landscaping plan shall be developed simultaneously with the site and building plans and shall be subject to review by both the Developer and Village. All landscaping, including paving of drives and parking areas, shall be complete within 18 months of the start of construction.

B. *Landscaping Methods.* Landscaping is not limited to plant material alone. Landscaping may include decorative berms, fences, architectural walls, boulders, raised planting beds, reflective ponds, fountains and accent lighting. While compatibility among developments is critical, creativity is encouraged.

C. *Required Landscaping.* The following landscaping is required for all new development in the Germantown Business Park:

- Building entrance. A landscape feature is required at the primary building entrance to accentuate its location.
- Front yard. At least two significant groupings/features must be placed between the building and front ROW. The front yard should generally be mowed turf.
- Street trees. The individual property owner shall be responsible for planting at least one appropriate street tree every 25' along public streets.
- Building foundation. Landscaping is required along the foundation line of the most visible elevations. Care should be taken to choose species whose roots will not affect the foundation of the building.
- Driveways. All drives shall have salt-tolerant street trees planted 25 feet on center.
- Parking lot perimeters. Parking lots shall be landscaped to screen vehicles from public view. Emphasis will be placed on the front parking areas, although all parking areas will require some vegetative screening.
- Parking lot interiors. The interior of all parking lots shall be broken up with landscaped islands that must include grass or evergreen groundcover and salt tolerant trees.
- Remaining site. The remaining site should contain landscaping that will further screen the building and otherwise enhance the development. Landscaping closer to buildings and parking areas should be more manicured, then transition to a more natural, maintenance-free type that blends into, and extends the existing natural areas into each site.

D. *Recommended Species.* Exhibit R-2 contains recommended species for use in the Park. The list is derived from the *Street Tree Inventory and Strategic Plan for Germantown*, prepared in 1996 by Arbor Associates. The list is not comprehensive and alternative species will be considered provided they are appropriate for the climate and of an appropriate size. Species should be chosen based on their disease and insect resistance, hardiness to the area, their ability to create seasonal interest and ease of maintenance. Annuals, perennials, native grasses, wildflowers and other plant material are encouraged to add color and interest to the landscape of the Park.

The following matrix indicates minimum sizes and/or calipers for trees and shrubs at the time of planting.

Deciduous species		
Street trees	maples, ash, elms, beech, oaks	min. 3" caliper
Ornamental trees	flowering crabs, redbuds, hawthornes, cherry, ginkos	min. 3" caliper
Trees typically grouped	river birch, lilacs, sumac, dogwood	birch min. 12' others min. 3'
Coniferous species		
Pines, firs	Austrian /scotch pine, white fir	min. 6' tall
Spruce	blue, green, other	min. 8' tall
Occidentalis	techny, sunkist arborvitae	min. 6' tall

E. *Landscape Maintenance.* It shall be the responsibility of the owner to appropriately maintain all landscaping as approved. This includes replacing dead trees, shrubs and plant material in a timely manner. In addition, any changes or variations to the landscape plan must be approved by the Developer and Village. Regular maintenance shall include mowing, watering, trimming, pruning, fertilizing, repairing, transplanting, treating, burning and other maintenance activities required to keep the site's landscaping visually pleasing and in good health. At all times, sites must be kept free of trash and natural debris such as fallen branches, leaves, grass clippings and weeds. Village weed control ordinances shall apply to all property in the Park. The Developer shall notify the Village of non-compliance with any aspect of the ordinance.

7. LIGHTING. The Germantown Business Park has a coordinated lighting plan to ensure uniformity in design, light levels and color rendition throughout the development. The Developer and Village have pre-selected street lights, parking lot lighting and bollard

lighting. Cut sheets are available from the Developer and Village Planner.

A. *Lighting Plan Required.* A lighting plan must be submitted showing the location of pre-selected fixtures, as well as the location and purpose of other fixtures used for accent and safety lighting. All exterior lighting must adhere to the *Village Outdoor Lighting Guidelines*, included as Exhibit R-3 in this document.

B. *Required Lighting.* The following exterior lighting is required for all new development in the Park:

- Parking lots. All parking areas should be well lit using pre-selected pole mounted fixtures. Light levels should meet Village guidelines.
- Entrance drive. One pole mounted fixture shall be located near the main vehicular entrance of each site if no street light is located with 150'.
- Building entrances. The main entrance of the building should be lit for safety, as well as to accent architectural and landscape features.
- Service entrances/loading areas. All service areas should be well lit with full cut-off wall mounted fixtures. Light levels should meet Village guidelines.
- Sidewalks and pedestrian paths. All pedestrian paths should have low-level bollard lighting.

C. *Accent Lighting.* Lighting used to accent the building, landscaping or other features is encouraged. Only low levels of light are permitted for this purpose, however, and buildings should not be "washed" in bright light.

8. SIGNS. A coordinated signage program reinforces the high quality character of the Germantown Business Park. While limits are placed on the size and type of signs permitted, creativity is encouraged in designing individual signs.

A. *Review Required.* All signage must be approved by the Developer and Village before receiving a permit from the Building Inspector. Detailed plans for signs must be included in the site plan review package.

B. *Restrictions.* Each building shall be limited to one monument-style sign for every street face (corner lots may be allowed two signs). The total sign area may not exceed 32 square feet per side, for a total of 64 square feet. The methodology for measuring sign area is included as Exhibit R-4 in this document. No wall mounted signage is permitted in the Germantown Business Park.

C. *Materials.* Signs should be constructed in the same material and color pallette as the principal building. No wood signs are permitted.

D. *Illumination.* Signs may be lit with external lighting, provided they meet Village guidelines. If internal illumination is preferred, the sign shall contain white letters on a dark background.

E. *Landscaping Required.* All signs shall be landscaped with a combination of evergreen and other plant material to screen the sign's base.

9. OUTDOOR STORAGE. To maintain the high quality appearance of the Park, no outside storage of raw materials, finished or semi-finished products, containers or other articles is permitted. Waste and recycling containers must be contained within a decorative architectural wall and screened entirely from public view. Pallets and trailers may be stored on-site, but only if approved by the Developer and Village and screened within a suitable enclosure. The minimum height for any such enclosure shall be six feet and may not be located within 40' of a public street. Wire fence shall not be considered an acceptable enclosure for this purpose.

10. DRAINAGE. No land shall be developed and no use permitted that adversely impacts adjacent properties with flooding, erosion or runoff. All runoff shall be properly channeled into ditches and/or catch basins. All stormsewers will drain into a combined detention pond to be constructed and maintained by the Village. All catch basins shall be directed to a Village detention pond, however, all roof drains must sheet flow across grass before entering the stormsewer system.

11. PERFORMANCE STANDARDS. Determination of potential or actual noncompliance with the Village Performance Standards, included as Exhibit __ in this document, shall be made by the Developer and Village. In addition, all permitted manufacturing uses and conditional uses permitted in the M-1 Limited Industrial District shall give evidence of ability to comply with the standards before a building permit will be issued. Continued compliance shall be required during the operation of such uses and activities. Any use already established on the effective date of these restrictions shall not be modified as to conflict with the performance standards established.

12. INCINERATION. No rubbish or natural material may be burned without a burning permit issued by the Village fire Chief. Applicable restrictions in paragraph 11 (above) shall apply to incineration.

13. EASEMENTS. All owners and occupants of the Germantown Business Park shall cooperate with the Village and other owners and occupants in planning and granting all necessary and reasonable easement to accommodate gas, electric, telephone, sewer, water and other utilities, provided that such easements do not interfere with the present use of the land or unduly restrict future use or development.

14. TIMING. Upon acceptance of an offer to purchase land within the Germantown Business Park, the owner agrees to commence construction of proposed improvements within 18 months of the conveyance of the property to the purchaser.

15. NO FUTURE DIVISION WITHOUT APPROVAL. Lots purchased from the Developer may not be divided without approval from the Developer and the Village.

16. TERMS OF COVENANTS AND RESTRICTIONS: AMENDMENTS. Each lot shall be conveyed subject to this Declaration of Covenants and Restrictions, which shall run with the land and shall be binding on all parties owning or having an interest in lots in TIF#4, and all person claiming under them, for a period of twenty (20) years from the date on which the Declaration of Covenants and Restrictions is duly recorded in the public registry. Subsequent to such time, the Declaration shall automatically be extended for successive periods of ten (10) years each.

    The Declaration of Covenants and Restrictions may be modified and amended, in whole or in part, by the recording in the public registry of an instrument duly enacted and signed by a majority of owners in TIF #4, provided however, that any such modification or amendment must be approved the Developer, so long as the Developer is the owner of any lot in TIF#4, and by the Village.

17. APPROVALS BY DEVELOPER. Any approvals required by this Declaration of Covenant and Restrictions to be obtained from the Developer shall be applicable for so long as the Developer owns a lot in TIF #4, or continues to be obligated under the "Take-out Schedule" of the Developer Agreement by and between the Developer and the Village of Germantown.

18. ENFORCEMENT OF RESTRICTIONS. The enforcement of the rules and restrictions contained in the declaration of restrictions shall be by proceeding at law or in any equity against any person or persons violating or attempting to violate any covenants either to restrain violation or to recover damages. Such proceedings may be commenced by any owner or owners of property in the Germantown Business Park or by the Developer or the Village of Germantown.

19. VALIDITY OF RESTRICTIONS: NON-ABROGATION. Invalidation of any one of these covenants or restrictions contained in this document, by judgement or court order, shall in no way affect any of the other provisions thereof, which shall remain in full force and effect.

    The Covenants and Restrictions contained herein shall in no way impair or abrogate the application or the effect of any ordinance, administrative regulation or statute promulgated by any governmental authority having jurisdiction.

DOC# 1218277

Recorded
Apr. 23, 2009 AT 01:00PM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: $71.00

91-31

Return to:
Attorney John L. DeStefanis
Germantown Village Attorney
W175 N11081 Stonewood Dr., Ste. 105
Germantown, WI 53022

AMENDMENT TO DECLARATION OF RESTRICTIONS AND COVENANTS FOR THE GERMANTOWN BUSINESS PARK TIF #4

For the following described parcel of land:

Being all of the West ½ of the Northeast ¼, the West ½ of the Southeast ¼, the East ½ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the East ½ of the Northwest ¼ and part of the Southwest ¼ of the Southwest ¼ of Section 25, Township 9 North, Range 20 East; all of the North ½ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 36, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Section 25, Township 9 North, Range 20 East, also being the point of beginning; thence North 02°43'15" West along the west line of the SW ¼ of said Section 25, 2648.50 feet to the West ¼ corner of said Section 25; thence North 88°21'41" East along the north line of the Southwest ¼ of said Section 25, 1316.09 feet to the northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 25; thence North 02°29'15" West along the west line of the East ½ of the Northwest ¼ of said Section 25, 2649.17 feet to the northwest corner of the East ½ of the Northwest ¼ of said Section 25 and to a point on the centerline of Mequon Road; thence North 88°23'28" East along the north line of the Northwest ¼ of said Section 25 and

along the centerline of Mequon Road, 1322.70 feet to the North ¼ corner of said Section 25; thence North 88°11'21" East along the north line of the Northeast ¼ of said Section 25 and along the centerline of Mequon Road, 1327.42 feet to the northeast corner of the West ½ of the Northeast ¼ of said Section 25; thence South 02°12'00" East along the east line of said West ½, 2642.34 feet to the southeast corner of said West ½ and to the northeast corner of the West ½ of the Southeast ¼ of said Section 25; thence South 02°10'14" East along the east line of the West ½ of the Southeast ¼ of said Section 25, 2640.33 feet to the southeast corner of said West ½ and to a point on the centerline of Donges Bay Road; thence South 88°01'20" West along the south line of said Southeast ¼ and along the centerline of Donges Bay Road 390.06 feet to the northeast corner of Certified Survey Map No. 278 (recorded in Volume 2 on Page 58 as Document No. 314198); thence South 32°31'20" West (recorded as S. 32°43'44" W.) along the southeast line of said Certified Survey Map, 60.67 feet to the south right-of-way line of Donges Bay Road; thence South 35°58'20" West (recorded as S. 36°10'44" W.) along said southeast line, 502.75 feet to the east line of Lot 2 of Certified Survey Map No. 4324, (recorded in Volume 28 on Page 264 as Document No. 668027); thence South 35°36'02" West along said east line, 158.42 feet; thence South 30°59'19" West, 897.33 feet to the southeast corner of the North ½ of the Northwest ¼ of Section 36; thence South 88°11'44" West along the south line of said North ½, 2621.31 feet to the southwest corner of said North ½; thence North 01°26'22" West along the west line of said Northwest ¼, 1322.45 feet to the point of beginning.

Excepting those lands described in Volume 314 of Deeds on Page 368 as Document No. 241197. Said exception containing 5.50 acres of land.

Said parcel of land contains 487.09 acres of land.

TaxKey	Owner Name
GTNV251967	North Fork Adventures LLC
GTNV251968	Village Of Germantown
GTNV251969	Village Of Germantown
GTNV251970	Village Of Germantown
GTNV251972	BVD Properties LLC
GTNV251973	Aei-Wisconsin LLC
GTNV251976	Cojo Properties LLC
GTNV251978	Kmr Investment Co LLP
GTNV251979	Kmr Investment Co LLP
GTNV251980	Village Of Germantown
GTNV251981	Village Of Germantown
GTNV251988	Heather Lake LLC
GTNV252985	Village Of Germantown
GTNV252986	Village Of Germantown
GTNV252987	Village Of Germantown
GTNV253986	Waste Management Of Wisconsin Inc
GTNV253987	Waste Management Of Wisconsin Inc
GTNV253988	Alice C. Frenz
GTNV253989	Anton Frenz Trust
GTNV253990	Germantown Joint Sch
GTNV253991	Waste Management Of Wisconsin
GTNV253992	Bradley Corporation
GTNV253993	Anton Frenz Trust
GTNV253996	Village Of Germantown
GTNV253997	Village Of Germantown
GTNV254980	Kohl's Department Stores Inc
GTNV254981	W M Building LLC
GTNV254983	Village Of Germantown
GTNV254985	Warehouse Storage LLC
GTNV254986	Ubert Investments LLC
GTNV254987	Bradley Way Partners
GTNV254988	Cml Holdings Inc
GTNV254989	Cambridge Major Laboratories, Inc
GTNV361995	Dale H & Patricia F Schreiner Trust
GTNV361996	Superior Of Wisconsin Inc
GTNV362986	Skyline Development Corp
GTNV362987	Skyline Development Corp
GTNV362988	Skyline Development Corp
GTNV362989	Secure Mini Storage Limited
GTNV362992	Superior Services Inc
GTNV362993	Benz Oil Inc
GTNV362994	Bizzco LLP

Pursuant to Section 16 of the Declaration of Restrictions and Covenants of the Germantown Business Park TIF #4, a majority of all of the lot owners in the Germantown Business Park, having adopted the **Resolution of Property owners Amending Specified Provisions of the Declarations of Restrictions and Covenants of the Germantown Business Park TIF #4,** which is annexed hereto, by their respective **Consent and Affirmative Vote,** which are annexed hereto, the **Declarations of Restrictions and Covenants of the Germantown Business Park TIF #4,** which was originally approved by the Village Board of the Village of Germantown on January 18, 1999* and which is re-recorded herewith, is hereby amended in the form and substance appended hereto.

* and recorded as Document No. 815487

IN WITNESS WHEREOF, the undersigned officer of the Village of Germantown has hereunto set his hand and seal this 22 day of April, 2009.

John L. DeStefanis
Village Attorney

State of Wisconsin)
) SS
Washington County)

Personally came before me this 22 day of April, 2009, the above named John L. DeStefanis, Village Attorney and an Officer of the Village of Germantown, Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledged the same in his official capacity.

Nicholas J. DeStefanis
Notary Public, State of Wisconsin
My commission is permanent.

NICHOLAS J. DESTEFANIS NOTARY PUBLIC STATE OF WISCONSIN

This Document drafted by:
John L. DeStefanis, Germantown Village Attorney
W175 N11081 Stonewood Drive, Suite 105
Germantown, WI 53022

GERMANTOWN BUSINESS PARK TIF #4

RESOLUTION OF PROPERTY OWNERS AMENDING SPECIFIED PROVISIONS OF THE DECLARATION OF RESTRICTIONS AND COVENANTS OF THE GERMANTOWN BUSINESS PARK TIF #4

BE IT RESOLVED by the property owners of the Germantown Business Park TIF #4 that the Declaration of Restrictions and Covenants be and are hereby amended pursuant to Section 16 of said Declaration, in the following respects only:

3. SITE RESTRICTIONS.

B. *Minimum Building Size.* The initial construction on each site shall be a minimum of ~~5,000~~3,500 square feet per buildable acre, or 10,000 square feet on the smallest available parcel.

C. *Building Setbacks.* No building, or part thereof, (trash enclosures, overhangs, etc.) shall be located within the following distances of a property line:

- Front Yard (corner lots shall have two front yards)
  - Abutting Mequon Road ~~200'~~ 50' or the southerly edge of the berm lying along Mequon Road, whichever is greater

E. *Parking Setbacks.* No parking areas shall be permitted within the following setbacks:

- Abutting Mequon Road ROW 50' ~~200'~~
- From any wetland boundary ~~25'~~As provided in the Shoreland Wetland zoning ordinance of the Village of Germantown.
- From any navigable waterway ~~75'~~As provided in the Shoreland Wetland zoning ordinance of the Village of Germantown.

4. ARCHITECTURAL CONTROLS.

B. *Building Height.* The height of all principal buildings and accessory structures, including chimneys, cooling towers and antennae, shall be ~~governed~~ as provided by the Municipal Zoning Code of Germantown for the M-1 zoning district. ~~Generally, building height is limited to 45 feet in the M-1 zoning district, with architectural spires, cupola, etc. permitted above this height.~~

6. LANDSCAPING.

C. *Required Landscaping.* The following landscaping is required for all new development in the Germantown Business Park:

- Street Trees. The individual property owner shall be responsible for planting at least one appropriate street tree for each ~~every~~ 25' of frontage along any abutting public streets, which shall be planted in attractive groupings or clusters.

All remaining provisions of the Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4 shall remain in full force and effect unless and until amended or repealed pursuant to Section 16 of said Declaration.

1341456

RECORDED
July 11, 2013 1:58 PM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: 130.00

15

AMENDMENT NO. 2 TO DECLARATION OF RESTRICTIONS AND COVENANTS FOR GERMANTOWN BUSINESS PARK TIF #4

Parcel Id Numbers:

GTNV251965, GTNV251966, GTNV251967, GTNV251968, GTNV251969, GTNV251970, GTNV251972, GTNV251973, GTNV251976, GTNV251978, GTNV251979, GTNV251988, GTNV252980, GTNV253985, GTNV253986, GTNV253987, GTNV253988, GTNV253989, GTNV253990, GTNV253991, GTNV253993, GTNV253996, GTNV253997, GTNV254273, GTNV254974, GTNV254975, GTNV254980, GTNV254981, GTNV254986, GTNV254987, GTNV362986, GTNV362987, GTNV362988, GTNV362989 and GTNV362993

Instrument Drafted by & Return To:

Brian C. Sajdak, Village Attorney
Wesolowski, Reidenbach & Sajdak
11402 W. Church St.
Franklin, WI 53132

For the following described land:

Being all of the West ½ of the Northeast ¼, the West ½ of the Southeast ¼, the East ½ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the East ½ of the Northwest ¼ and part of the Southwest ¼ of the Southwest ¼ of Section 25, Township 9 North, Range 20 East; all of the North ½ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 36, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin more particularly described as follows:

Commencing at the Southwest corner of Section 25, Township 9 North, Range 20 East, also being the point of beginning; thence North 02°43'15" West along the west line of the SW ¼ of said Section 25, 2648.50 feet to the West ¼ corner of said Section 25; thence North 88°21'41" East along the north line of the Southwest ¼ of said section 25, 1316.09 feet to the northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 25; thence North 02°29'15" West along the west line of the East ½ of the Northwest ¼ of said Section 25, 2649.17 feet to the northwest corner of the East ½ of the Northwest ¼ of said Section 25 and to a point on the centerline of Mequon Road; thence North 88°23'28" East along the north line of the Northwest ¼ of said Section 25 and along the centerline of Mequon Road, 1322.70 feet to the North ¼ corner of said Section 25; thence North 88°11'21" East along the north line of the Northeast ¼ of said Section 25 and along the centerline of Mequon Road, 1327.42 feet to the northeast corner of the West ½ of the Northeast ¼ of said Section 25; thence South 02°12'00" East along the east line of said West ½, 2642.34 feet to the southeast corner of said West ½ and to the northeast corner of the West ½ of the Southeast ¼ of said Section 25; thence South 02°10'14" East along the east line of the West ½ of the Southeast ¼ of said Section 25, 2640.33 feet to the southeast corner of said West ½ and to a point on the centerline of Donges Bay Road; thence South 88°01'20" West along the south line of said Southeast ¼ and along the centerline of Donges Bay Road 390.06 feet to the northeast corner of Certified Survey Map No. 278 (recorded in Volume 2 on Page 58 as Document No. 314198); thence South 32°31'20" West (recorded as S. 32°43'44" W.) along the southeast line of said Certified Survey Map, 60.67 feet to the south right-of-way

line of Donges Bay Road; thence South 35°58'20" West (recorded as S. 36°10'44 W.) along said southeast line, 502.75 feet to the east line of Lot 2 of Certified Map No. 4324 (recorded in Volume 28 on Page 264 as Document No. 668027); thence South 35°36'02" West along said east line, 158.42 feet; thence South 30°59'19" West, 897.33 feet to the southeast corner of the North ½ of the Northwest ¼ of Section 36; thence South 88°11'44" West along the south line of said North ½, 2621.31 feet to the southwest corner of said North ½; thence North 01°26'22" West along the west line of said Northwest ¼, 1322.45 feet to the point of beginning.

Excepting those lands described in Volume 314 of Deeds on Page 368 as Document No. 241197. Said exception containing 5.50 acres of land.

Said parcel containing 47.09 acres of land.

AMENDMENT

WHEREAS, the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 was recorded in the Office of Register of Deeds for Washington County on February 23, 1999 as Document No. 815487; and,

WHEREAS, such Declaration of Restrictions was previously amended in part by an Amendment to Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4 which was recorded in the Office of Register of Deeds for Washington County on April 23, 2009 as Document No. 1218277; and,

WHEREAS, Section 16 of the Declaration of Restrictions and Covenants allows for amendments to the same upon approval of the majority of the lot owners within the Business Park and also by the Village of Germantown;

NOW, THEREFORE, Pursuant to Section 16 of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4, the undersigned, being a majority of all lot owners in the Germantown Business Park and as representatives of the Village of Germantown, do hereby amend Section 14 of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 to read as follows:

14. Timing. Upon acceptance of an offer to purchase land within the Germantown Business Park, the owner agrees to commence construction of proposed improvements within 36 months of the conveyance of the property to the purchaser.

All remaining provisions of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 shall remain in full force and effect unless and until amended or repealed pursuant to Section 16 of said Declaration.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand as of the dates specified below.

[SIGNATURE PAGES FOLLOW]

1385207

RECORDED
July 01, 2015 2:30 PM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: $30.00

AMENDMENT NO. 3 TO DECLARATION OF RESTRICTIONS AND COVENANTS FOR GERMANTOWN BUSINESS PARK TIF #4

Parcel Id Numbers:

GTNV251961, GTNV251967, GTNV251968, GTNV251959, GTNV251972, GTNV251973, GTNV251976, GTNV251978, GTNV251979, GTNV251988, GTNV252963, GTNV252973, GTNV252974, GTNV252980, GTNV252984, GTNV253982, GTNV253983, GTNV253984, GTNV253985, GTNV254273, GTNV254280, GTNV254281, GTNV254974, GTNV254975, GTNV254980, GTNV254981, GTNV254986, and GTNV254987

Instrument Drafted by & Return To:

Brian C. Sajdak, Village Attorney
Wesolowski, Reidenbach & Sajdak
11402 W. Church St.
Franklin, WI 53132

For the following described land:

All that part of the East ½ of the Northwest and Southwest ¼ and all that part of the West ½ of the Northeast and Southeast ¼ of Section 25, Township 9 North, Range 20 East of the Fourth Principle Meridian, located in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at a concrete monument with brass cap marking the South ¼ corner of said Section 25; thence South 89°28'21" West along the south line of the Southwest ¼ of Section 25, 170.68 feet; thence North 02°46'27" West, 60.05 feet to the southeast corner of Lot 1 of Certified Survey Map No. 3922 and the point of beginning of the lands to be described.

Thence North 02°46'18" West along the west line of Grant Drive, 1022.55 feet to the northeast corner of said Lot 1; thence South 89°29'34" West (South 88°08'32" West, 1050.00 record) along the north line of said Lot 1, 1049.54 feet to the northwest corner of said Lot 1 and the easterly right of way line for the Fox Valley and Western Limited railroad right of way; thence North 02°42'30" West along said east right of way line also being the west line of Lot 14 or Certified Survey Map No. 5805, 601.29 feet; thence North 02°42'43" West along said east right of way line also being the west line of Lot 37 of Certified Survey Map No. 6408, 666.15 feet to the point of curvature to the left; thence continuing northwesterly along the arc of said curve, 249.57 feet, having a radius of 1960.08 feet and a chord which bears North 06°21'35" West, 249.40 feet to the point of tangency and the west line of the East ½ of the Southwest ¼ ; thence North 01°04'40" West along said west line and the west line of said Lot 37, 46.43 feet to the southwest corner of the Southeast ¼ of the Northwest ¼ of said Section 25; thence North 01°09'25" West along the west line of the of the East ½ of the Northwest ¼ of said Section 25, 2569.33 feet to the northwest corner of Lot 24 of Certified Survey Map No. 6318 and the south line of State Trunk Highway 167 (Mequon Road); thence North 89°43'31" East, along said south right of way line, 284.31 feet; thence South 73°34'32" East, along said south right of way line, 104.40 feet; thence North 89°43'31" East along said south right of way line, 789.45 feet; thence South 75°58'59" East along said south right of

way line, 107.88 feet to the west right of way line of Eisenhower Drive; thence North 88°59'12" East, 90.00 feet to the east right of way line of Eisenhower Drive; thence North 01°00'48" West along said east right of way line 55.64 feet to the south right of way line of State Trunk Highway 167 (Mequon Road); thence North 89°31'18" East along said south right of way line and the north line of Lot 44 of Certified Survey Map No. 6552, 617.15 feet; thence South 79°10'06" East along said south right of way line and the north line of said Lot 44, 101.98 feet; thence North 89° 31'18" East along said south right of way line and the north line of Lot 45 of Certified Survey Map No. 6552, 200.00 feet; thence North 78°12" 42" East along said south right of way line and the north line of said Lot 45, 203.96 feet; thence North 89°31'18" East along said south right of way line and the north line of said Lot 45, 165.12 feet and the northeast corner of said Lot 45 and the East line of the West ½ of the Northeast ¼ of said Section 25; thence South 00°52'09" East along said East line of the West ½, 2582.40 feet to the southeast corner of the Southwest ¼ of the Northeast ¼ of said Section 25; thence South 00°50'36" East (South 02°10'15" East record) along the east line of the West ½ of the Southeast ¼ of said Section 25 and the east line of Lot 26 of Certified Survey Map No. 6275, 2580.48 feet to the southeast corner of said Lot 26 and the north right of way line of Donges Bay Road; thence South 89°21'16" West along said north right of way line, 553.70 feet to the east right of way line of Washington Drive; thence continuing South 89°21'16" West, 66.00 feet to the west right of way line of Washington Drive; thence continuing South 89°21'16" West along said north right of way line, 688.56 feet to the intersection of the north right of way line and the West line of the Southeast ¼ of said Section 25; thence South 89°28'28" West along said north right of way line, 113.00 feet to the east right of way line of Grant Drive; thence continuing South 89°27'41" West, 66.05 feet to the point of beginning.

Said Parcel containing 12,335,198 square feet (283.1772 acres gross)

AMENDMENT

WHEREAS, the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 was recorded in the Office of Register of Deeds for Washington County on February 23, 1999 as Document No. 815487; and,

WHEREAS, such Declaration of Restrictions was previously amended in part by an Amendment to Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4 which was recorded in the Office of Register of Deeds for Washington County on April 23, 2009 as Document No. 1218277; and,

WHEREAS, such Declaration of Restrictions was previously amended in part by Amendment No. 2 to Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4 which was recorded in the Office of Register of Deeds for Washington County on July 11, 2017 as Document No. 1341456; and

WHEREAS, Section 16 of the Declaration of Restrictions and Covenants allows for amendments to the same upon approval of the majority of the lot owners within the Business Park and also by the Village of Germantown;

NOW, THEREFORE, Pursuant to Section 16 of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4, the undersigned, being a majority of all lot owners in the Germantown Business Park and as representatives of the Village of Germantown, do hereby amend the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 to create section 9.5 which shall read as follows:

9.5 **SECURITY WALLS AND FENCES.** To maintain a consistent and high quality appearance of developed properties in the Business Park, the installation of security walls or fences is discouraged. When and where perimeter security is necessary, a security fence may be installed provided it is designed in such a manner as to create an attractive appearance to the public and compliment the architecture of the principal building(s) on

the subject property and does not detract from or compromise the overall appearance of the Business Park.

The type, style, design, dimensions, color and material composition, location, landscaping, method of installation, and other details of any proposed security fence shall require review and approval by the Village of Germantown Plan Commission in accordance with the Village's site plan review and approval procedures.

At a minimum, a proposed security fence shall meet the following requirements:

A. *Design, Dimensions, Materials.*

1. The height of a security fence shall not be less than four (4) feet and not more than ten (10) feet measured from the finished grade to the top of the highest horizontal rail or top of the pickets (whichever is higher). Vertical support rails or pillars may extend a maximum of six (6) inches above the height of the fence.
2. Security fences shall be constructed from a combination of: (1) solid pillars (vertical) or short solid wall segments (horizontal) comprised of stone, brick, decorative block or other masonry material; and (2) wrought iron, steel or other solid or tubular metal rails and pickets *(see photo examples attached).*
3. Solid wall sections (horizontal) shall not exceed a height of three (3) feet above the natural finished grade.
4. Support pillars (vertical) shall be a minimum of sixteen (16) inches wide and should not be spaced less than twelve (12) feet and no more than twenty-four (24) feet apart.
5. Long expanses of fence should be avoided where possible or offset and architecturally designed to prevent monotony.
6. Posts and rails must be placed on the inside of the fence so that they are not facing a street.
7. The use of wood, vinyl, plastic, galvanized metal, cable, wire, wire woven or other mesh fabric (e.g. "chain link") fence material is prohibited.
8. Security fences shall not be topped with or otherwise include barbed wire, razor wire, barbed tape concertina wire, electrified wire, or other similar material.
9. Access gates for pedestrian and vehicle ingress/egress shall be provided and integrated into the design of a security fence where deemed necessary by the Village to allow reasonable and adequate access by police, fire and emergency medical personnel, vehicles and equipment. Said personnel shall be provided the necessary keys, pass codes or other means necessary to gain free and unencumbered access at their discretion in the event of an emergency.
10. Vehicle access gates shall be design and located in a manner that will not result in vehicles standing, parking or loading from the adjacent public right-of-way.

B. *Landscaping.* Landscaping comprised of a mix of deciduous and evergreen trees and shrubs should be provided adjacent to the street-facing (out) side of the fence along public right-of-ways and all yards. Landscaping shall be installed adjacent to a security fence in either a continuous swath (not less than 6 feet in width) or intermittent "pockets" (not less than 15 sqft in area) of landscaping located and spaced in attractive groupings at intervals not less than twenty-four (24) feet apart along and adjacent to the security fence.

C. *Setback and Location.*

1. Where possible, security fences should be considered before and integrated into the design and layout of the principal buildings, parking areas, and access driveways.
2. Except for the provision in Section 3. below, the installation and location of security fences shall meet all applicable building setbacks for the subject property as set forth in Section 3.D. herein. *[Note: the minimum building setbacks in Section 3.D. are as follows:*
   (1) *Street/Front Yard:*
   Mequon Road ROW: *50' or edge of berm (whichever is closer)*
   Other Primary ROW: *75'* *(Donges Bay Road, FDL Avenue)*
   Internal roads: *30'*
   (2) *Side Yard:* *25'*
   (3) *Rear Yard:* *25'*
   (4) *Wetlands:* *as specified in Shoreland-Wetland Zoning Code*
   (5) *Navigable Water:* *as specified in Shoreland-Wetland Zoning Code]*
3. In the event a minimum setback set forth herein cannot be met, a reduction in the setback may be granted by the Village Board with a special use permit (i.e. conditional use permit) upon receiving a recommendation from the Plan Commission.
4. When and where a building is placed at the minimum building setback line, a security fence should be attached to or otherwise integrated into the building façade starting at the building corners in order to reduce the amount of fence required and provide the type of security required.

D. *Maintenance.* Property owners are responsible for maintaining all security fences in an attractive, neat, clean and safe condition and appearance, particularly the outward or street-facing side(s) of any security fence. Maintenance shall include (but not limited to): landscape maintenance as set forth herein; maintain proper drainage along, around and through such fencing; prohibiting the accumulation of trash or other similar items; maintain the appearance and structural integrity of all fence materials in good condition, free of rust, broken components, etc.

All remaining provisions of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 shall remain in full force and effect unless and until amended or repealed pursuant to Section 16 of said Declaration.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand as of the dates specified below.

[SIGNATURE PAGES FOLLOW]

COPY

1388683

RECORDED
August 19, 2015 10:40 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: $30.00

AMENDMENT NO. 4 TO DECLARATION OF RESTRICTIONS AND COVENANTS FOR GERMANTOWN BUSINESS PARK TIF #4

Parcel Id Numbers:

GTNV251959, GTNV251960, GTNV251961, GTNV251967, GTNV251968, GTNV251972, GTNV251973, GTNV251976, GTNV251978, GTNV251979, GTNV251988, GTNV252963, GTNV252973, GTNV252974, GTNV252980, GTNV252984, GTNV253977, GTNV253978, GTNV253980, GTNV253981, GTNV253982, GTNV253983, GTNV253984, GTNV253985, GTNV253993, GTNV254273, GTNV254280, GTNV254281, GTNV254974, GTNV254975, GTNV254980, GTNV254981, GTNV254986, GTNV254987, GTNV361995, GTNV361996, GTNV362983, GTNV362986, GTNV362988, GTNV362989, GTNV362992, GTNV362993, and GTNV362994

17

Instrument Drafted by & Return To:
Village of Germantown
~~Brian C. Sajdak, Village Attorney~~
~~Wesolowski, Reidenbach & Sajdak~~
~~11402 W. Church St.~~ PO Box 337
~~Franklin, WI 53132~~ Germantown, WI 53022

For the following described land:

Being all of the West ½ of the Northeast ¼, of the West ½ of the Southeast ¼, the East ½ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, the East ½ of the Northwest ¼ and part of the Southwest ¼ of the Southwest ¼ of Section 25, Township 9 North, Range 20 East; all of the North ½ of the Northwest ¼ and part of the Northwest ¼ of the Northeast ¼ of Section 36, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Southwest corner of Section 25, Township 9 North, Range 20 East, also being the point of beginning; thence North 02°43'15" West along the west line of the SW ¼ of said Section 25, 2,648.50 feet to the West ¼ corner of said Section 25; thence North 88°21'41" East along the north line of the Southwest ¼ of said Section 25, 1,316.09 feet to the northeast corner of the Northwest ¼ of the Southwest ¼ of said Section 25; thence North 02°29'15" West along the west line of the East ½ of the Northwest ¼ of said Section 25, 2,649.17 feet to the northwest corner of the East ½ of the Northwest ¼ of said Section 25 and to a point on the centerline of Mequon Road; thence North 88°23'28" East along the north line of the Northwest ¼ of said Section 25 and along the centerline of Mequon Road, 1,322.70 feet to the North ¼ corner of said Section 25; thence North 88°11'21" East along the north line of the Northeast ¼ of said Section 25 and along the centerline of Mequon Road, 1,327.42 feet to the northeast corner of the West ½ of the Northeast ¼ of said Section 25; thence South 02°12'00" East along the east line of said West ½, 2,642.34 feet to the southeast corner of said West ½ and to the northeast corner of the West ½ of the Southeast ¼ of said Section 25; thence South 02°10'14" East along the east line of the West ½ of the Southeast ¼ of said Section 25, 2,640.33 feet to the southeast corner of said West ½ and to a point on the centerline of Donges Bay Road; thence South 88°01'20" West along the south line of said Southeast ¼ and along the centerline of Donges Bay Road 390.06 feet to the northeast corner of Certified Survey Map No. 278 (recorded in Volume 2 on Page 58 as Document No. 314198); thence South 32°31'20" West (recorded as S. 32°43'44" W.) along the

southeast line of said Certified Survey Map, 60.67 feet to the south right-of-way line of Donges Bay Road; thence South 35°58'20" West (recorded as S. 36°10'44" W.) along the southeast line, 502.75 feet to the east line of Lot 2 of Certified Survey Map No. 4324, (recorded in Volume 28 on Page 264 as Document No. 668027); thence South 35°36'02" West along said east line, 158.42 feet; thence South 30°59'19" West, 897.33 feet to the southeast corner of the North ½ of the Northwest ¼ of Section 36; thence South 88°11'44" West along the south line of said North ½, 2,621.31 feet to the southwest corner of said North ½; thence North 01°26'22" West along the west line of said Northwest ¼, 1,322.45 feet to the point of beginning.

Excepting those lands described in Volume 314 of Deeds on Page 368 as Document No. 241197. Said exception containing 5.50 acres of land.

Said parcel of land contains 487.0902 acres of land.

AMENDMENT

WHEREAS, the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 was recorded in the Office of Register of Deeds for Washington County on February 23, 1999 as Document No. 815487; and,

WHEREAS, such Declaration of Restrictions was previously amended in part by an Amendment to Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4 which was recorded in the Office of Register of Deeds for Washington County on April 23, 2009 as Document No. 1218277; and,

WHEREAS, such Declaration of Restrictions was previously amended in part by Amendment No. 2 to Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4 which was recorded in the Office of Register of Deeds for Washington County on July 11, 2013 as Document No. 1341456; and

WHEREAS, such Declaration of Restrictions was previously amended in part by Amendment No. 3 to Declaration of Restrictions and Covenants for the Germantown Business Park TIF #4, which applies only to lands within the Business Park, and which was recorded in the Office of the Register of Deeds for Washington County on July 1, 2015 as Document No. 1385207; and

WHEREAS, Section 16 of the Declaration of Restrictions and Covenants allows for amendments to the same upon approval of the majority of the lot owners within the Business Park and also by the Village of Germantown; and

WHEREAS, the Wisconsin Department of Transportation's planned reconstruction of Fond du Lac Avenue to consist of a roundabout at the intersection of Fond du Lac and Donges Bay and accompanying shift of the Fond du Lac ROW to the east which will negatively impact lands in TID 4 which abut the same;

NOW, THEREFORE, Pursuant to Section 16 of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4, the undersigned, being a majority of all lot owners in the Germantown Business Park and as representatives of the Village of Germantown, do hereby amend section 3.D. the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 to read as follows (NOTE: Additions are Underlined; Deleted text is ~~Struek-through~~):

3. **SITE RESTRICTIONS.**

D. *Building Setbacks.* No building, or part thereof (trash enclosures, overhangs, etc.) shall be located within the following distance of a property line:

- Front Yard (corner lots shall have two front yards)
  - Abutting Mequon Road ROW: 50' or the southerly edge of the berm lying along Mequon Road, whichever is greater
  - ~~Abutting other primary ROW (Donges Bay Rd, FDL Ave)~~ ~~75'~~
  - Abutting Donges Bay Rd 50'
  - Abutting ~~internal~~ all other street ROW 30'
- Side Yard 25'
- Rear Yard 25'
- From any wetland boundary 25'
- From any navigable waterway 75'

All remaining provisions of the Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 shall remain in full force and effect unless and until amended or repealed pursuant to Section 16 of said Declaration.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand as of the dates specified below.

[SIGNATURE PAGES FOLLOW]

STREET TREE
SPECIES RECOMMENDATIONS

This list is provided as a guide to some of the most appropiate trees for urban settings in USDA Hardiness Zone 5. There is no single perfect tree. These species have been selected for use in Germantown's demanding street tree situations. There is a much larger group of plants that would grow very well in Germantown and should be considered for other landscape uses. Before selecting any particular species or variety, each site should be evaluated as to: rooting space, soil texture, soil pH, drainage, exposure, overhead wires, and surrounding buildings. The most important thing to remember is to plant the right tree in the right place.

SMALL TREES(Under 30')

Suitable for tree lawns 3 feet wide, under wires, and/or box-outs.

COMMON NAME	GENUS & SPECIES	VARIETY
Crabapples	Malus sp.	Adams
		Indian Summer
		Prairie fire
		Proffessor Springer
		Profusion
		Red Barron
		Red Jewel
		Spring Snow
		Sugar Tyme
Hawthorn; Cockspur	Crataegus crus-galli	Inermis
" Washington	" phaenopyrum	
Lilac: Japanese Tree	Syringa reticulata	Ivory Silk
Magnolia	Magnolia Sp.	Dr. Merril
		Kobus
Maple; Amur	Acer ginnala	
" Tatarian	Acer tataricum	
Ironwood	Ostrya virginiana	

MEDIUM TREES(30' - 45')

Suitable for tree lawns 3 to 5 feet wide.

COMMON NAME	GENUS SPECIES	VARIETY
Alder; Black	Alnus ader	
Cherry; Sargent	Prunus sargentii	Accolade
		Columnar
Corktree; Amur	Phellodendron amurense	Macho
		Shademaster
Honeylocust; Imperial	Gleditsia triancanthos	Imperial
Horsechestnut; Ruby Red	Aesculus x carnea	Briotii
		O'Neill
" White	" hippocastanum	Baumanii
Maple; Hedge	Acer campestre	
Norway	" platanoides	Olmstead
Shantung	" truncatum	Norwegian
		Sunset
		Pacific Sunset
Pear; Callery	Pyrus calleryana	Aristocrat
		Autumn Blaze
		Bradford
		Chanticleer
		Redspire
		Whitehouse

TALL TREES(45'+)

Suitable for tree lawns at least 6 feet wide.

COMMON NAME	GENUS SPECIES	VARIETY
Ash; Green	Fraxinus pennsylvanica	Marshall
		Seedless
		Patmore
		Summit
" White	" americana	Autumn
		applause
		Autumn
		purple
		Skline
Baldcypress	Taxodium distichum	

Tall Trees (cont.)

COMMON NAME	GENUS SPECIES	VARIETY
Coffeetree; Kentucky	Gymnocladus dioicus	
Cucumbertree	Magnolia acuminata	
Elms	Ulmus sp.	Frontier
		Homestead
		Regal
		Sapporo Autumn Gold
		Urban
Ginkgo	Ginkgo biloba	Autumn Gold
		Lakeview
		Princeton Sentry
Hackberry	Celtis occidentalis	Prairie Pride
Honeylocust	Gleditsia triacanthos	Halka
		Moraine
		Shademaster
		Skyline
Katsura Tree	Cercdiphyllum japonicum	
Linden; American	Tilia americana	Redmond
" Littleleaf	" cordata	Chancellor
		Corinthian
		Fairview
		Glenleven
		Greenspire
" Silver	" tomentosa	Green Mountain
		Sterling
Maple; Freeman	Acer x freemanii	Armstrong
		Autumn Blaze
		Celebration
		Scarlet Sentinal
" Norway	" platanoides	Cleveland
		Columnar
		Deborah
		Emerald Lustre
		Emerald Queen
		Parkway

Tall Trees (cont.)

COMMON NAME	GENUS SPECIES	VARIETY
Maple Norway	Acer platanoides	Schwedler
		Summershade
		Super form
Oak; English	Quercus robur	Attention
		Fastigiate
		Skymaster
		Skyrocket
Planetree; London	Platanus x acerifolia	Bloodgood
Redwood; Dawn	Metasequoia glyptostroboide	
Zelkova; Japanese	Zelkova serrata	

UNDESIRABLE STREET TREES

Species	Comments
Beech-Fagus	too large
Birch, paper-Betula papyrifera	intolerant of stress
Catalpa-Catalpa speciosa	messy fruit
Cottonwood-Populus deltoides	Weak, messy cotton, too large
Elm; American-Ulmus americana	Disease
Siberian-Ulmus pumila	Weak wood
Fir-Abies sp.	Clearance problems
Horsechestnut-Aesculus sp.	Messy fruit
Locust-Black-Robinia pseudoacacia	Insects, borers on poor sites
Maple; Silver-Acer saccharinum	Weak wood, weak limb attachment
Sugar-Acer saccharum	Very untolerant of road salt
Box Elder-Acer negundo	Weak wook, weak limb attachment
Mulberry-Morus alba	Messy fruit
Pines-Pinus sp.	Clearance problems
Poplar-Lombardy & any variety	Weak wood, short lived
Russian Olive-Elaeagnus angustifolia	disease problems, weak wood
Sycamore-Platanus sp.	Too large, messy, disease prob.
Tree-of-Heaven-Ailanthus altissima	Weak wood
Spruce-Picea sp.	Clearance problems
Willow-Salix sp.	Too large, messy

RECOMMENDED PARK TREES

All trees from the Recommended Street Trees list can be used in the parks. This list is in addition to them.

DECIDUOUS TREES

Name/Species	Comments
Sugar Maple - Acer saccharum	needs a good site
Horsechestnut - Aesculus hippocastanum	accent plant, best in mulched bed due to messy fruit
Beech - Fagus sp.	site properly, large
Poplar sp. - Poplar sp.	use carefully and needs regular mtn., weak wooded
White Oak - Quercus alba	good site, chlorosis problem
Swamp White Oak - Quercus bicolor	site properly
Burr Oak - Quercus macrocarpa	hard to transplant

CONIFERS

Name/Species	Comments
*White Fir - Abies concolor	good replacement for blue spruce, site properly
*Juniper - Juniperus chinensis	upright form, good screen
-Iowa Juniper	
-Mountbatten Juniper	
Redcedar - Juniperus virginiana	upright form, good screen
-Silver Redcedar	
-Canaert Redcedar	
-Hill Dundee Juniper	
*Larch - Larix sp.	deciduous conifer, unique
-European - L. decidua	
-Japanese - L. kaempferi	
-Tamarack - L. laricina	native, not as dense
*Norway Spruce - Picea abies	good for massing, use instead of blue spruce

Conifers continued:	
*Black Hills Spruce - Picea glauca var. densata	good variety of white spruce
Bristlecone Pine - Pinus aristata	low slow grower, specimen plant
Austrian Pine - Pinus nigra	use sparingly (over used), problems in older plants
Macedonian Pine - Pinus puece	like white pine but slower growth
White Pine - Pinus strobus	site properly
Scots Pine - Pinus sylvestris	nice bark when older
Douglasfir - Pseudotsuga menziesii	well drained sites
*Arborvitae - Thuja occidentalis	good screen & accents
-Hetz Wintergreen	good central leader
-Holmstrup	
-Dark Green 'Nigra'	
-Emerald 'Smaragd'	good central leader
-Sudworth	
-Sunkist	gold color
-Techny	
* -Trautman	good central leader & color
* -Siberian 'Wareana'	

UNDESIRABLE PARK TREES

Name/Species	Comments
Balsam Fir - Abies balsamea	intolerant of city conditions
Boxelder - Acer negundo	weak wood, poor form
Silver maple - Acer saccharinum	weak wood & limb attachment
White Spruce - Picea glauca	poor form & problems, use Black Hills Spruce
Blue Spruce - Picea pungens	disease problems when older, some new varieties OK
Cottonwood - Populus deltoides	messy cotton, weak wood
Hemlock - Tsuga canadensis	needs protected sites
Red Oak - Quercus rubra	disease problem (oak wilt)
Willow - Salix sp.	messy, weak wood, short lived

815487

Village of Germantown ...Willkommen

Planning Department
Sigurd Strautmanis, Village Planner
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(414) 250-4735 *direct line*
(414) 253-8255 *fax*

OUTDOOR LIGHTING GUIDELINES

To be used in preparing lighting plans as part of the Site Plan Review process.

As Germantown continues to grow, the proper design and maintenance of outdoor lighting is increasingly important. Continued residential, commercial and industrial growth has increased evening activity that requires nighttime illumination: residential traffic has increased, offices remain open later, industrial facilities have second and third shifts and services such as gas stations, grocery stores and ATM's remain open 24 hours a day. Well planned lighting can help prevent accidents, deter crime and maintain an attractive community environment. Poorly designed lighting can cause accidents and be a detriment to a community's image. Germantown desires to balance the need for increased lighting while maintaining the semi-rural character of the Village.

These guidelines provide the necessary guidance to meet Village goals. Rather than being overly prescriptive, they are performance-based, giving the designer maximum flexibility in developing acceptable lighting solutions.

PURPOSE

These guidelines serve as a benchmark for reviewing lighting plans submitted to the Plan Commission. The goal of these guidelines is to:

- Reinforce a positive community identity by promoting continuity within the Village's commercial and industrial districts;
- Ensure the provision of adequate lighting to protect the public from criminal activity;
- Facilitate safe movement by providing adequate levels of illumination for drivers and pedestrians;
- Eliminate excessive and potentially dangerous glare caused by unshielded or poorly aimed light sources.

APPLICABILITY

These guidelines shall apply to all new construction in Germantown's commercial, industrial, institutional and multi-family zoning districts. Additions and/or upgrades to existing lighting schemes (more than two fixtures) shall require Plan Commission review and shall be required to comply with these guidelines. Minor upgrades of 25% or less may be approved through the Building Inspector or Village Planner. Glare control shall apply to all zoning districts.

Holiday lighting between the months of November and February shall be exempt from these guidelines, although holiday decorations should not interfere with the safe operation of motor vehicles (block visibility at intersections, cause excessive glare to passing motorists, etc.).

Site Plan Review? All lighting plans must be approved by the Plan Commission. For a detailed checklist of submission requirements and for more information on applying to the Plan Commission for site plan approval, see the **SITE PLAN REVIEW** information packet or contact the Village Planner.

GENERAL GUIDELINES FOR ALL LIGHTING DESIGNS

A. *Control of Nuisance/Disabling Glare*

No lighting scheme shall cause unnecessary or disabling glare to motorists or pedestrians and all reasonable means shall be taken to prevent the projection of light onto neighboring properties.

- Glare control should be accomplished primarily through the design and selection of appropriate lighting equipment. Only after technical means are exhausted, may a developer substitute vegetative screening, fencing or other indirect means to reduce glare and light trespass;
- No fixture with an output of more than 2,000 lumens (approximately equivalent to a 150-watt incandescent bulb) shall be unshielded;
- Luminaires with adjustable heads must be installed with fixtures perpendicular to the ground plane (0° tilt).

B. *Color*

Color rendition, or the effect of a light source on the appearance of objects compared to their appearance under normal daylight conditions, is greatly affected by the type of lamp used. The Village promotes natural color rendition, or "white" light from artificial light sources.

- Generally, metal halide lamps are the most energy efficient of the white light sources, and thus the most desirable.

C. *Hours of Operation*

- Outdoor lights should be used only when necessary.
- Hours of operation shall be limited to the hours of darkness between 6:00 AM and 11:00 PM, except under the following conditions:
  - Commercial and industrial uses which remain open after 11:00 PM are permitted to keep outdoor lighting on up to ½ hour after employees leave;
  - Approved security lighting may remain on after 11:00 PM;
  - Recreational activities that continue past 11:00 PM may remain lit ½ hour past the conclusion of the event. Ballfield lights should be turned off within 15 minutes of the last game;
  - On premise advertising signs may remain on after 11:00 PM if only if open for business.
- The Plan Commission may require that lighting be controlled by a timing device or photo-electric control if concerns regarding compliance arise.

D. *Installation*

All outdoor lighting must meet applicable Village Codes and should be permanently installed. In addition, the following criteria should be met:

- Electrical feeds to lighting standards should run underground, not overhead;

- Lighting standards set in the perimeter of parking areas should be placed a minimum of five feet outside paved lot areas or five feet behind tire-stops;

- Lighting standards in the middle of parking areas should be mounted on concrete pedestals at least 30" high, or protected by other acceptable means;

E. Maintenance

All exterior lighting shall be properly maintained and remain in good working order so as to meet the objectives of these guidelines.

GUIDELINES FOR SPECIFIC LIGHTING APPLICATIONS

To promote design innovation and creativity, the Plan Commission may consider designs/lighting schemes not outlined in these guidelines, provided they do not compromise the intent presented herein (higher poles, historic fixtures, etc.).

A. Open Parking Lot Lighting

Performance Guidelines: Parking lots should be designed to provide the minimum lighting necessary to facilitate the safe movement of pedestrians and vehicles within parking areas and prevent vandalism, auto theft and personal crime. Lots should be uniformly lit to prevent "dark spots," shadows or excessive contrast.

Illumination Levels: Parking lots should be lit to meet current standards issued by the Illuminating Engineering Society of North America (IESNA). The following general guidelines should be used:

	Highest Activity Levels	Medium Activity Levels	Low Activity Levels
Typical activities	fast food restaurants gas stations convenience stores cultural/institutional facilities	community shopping centers hospital parking areas educational facilities banks, other services	local merchants industrial employee parking multi-family parking lots
Average maintained illumination levels	2.0 - 3.0 footcandles	1.0 - 2.0 footcandles	0.5 - 1.0 footcandles
Uniformity ratios	3:1 average/minimum (.66 f.c. minimum) 12:1 maximum/minimum (8.0 f.c. maximum)	3:1 average/minimum (.33 f.c. minimum) 12:1 maximum/minimum (4.0 f.c. maximum)	4:1 average/minimum (.125 f.c. minimum) 15:1 maximum/minimum (2.5 f.c. maximum)
Maximum light at property boundaries	0.5 footcandles	0.5 footcandles	0.5 footcandles

Luminaire Design: Pole fixtures may not exceed the height of the principal structure, or 25', whichever is less. Generally, "cobra head" fixtures are undesirable, although some designs with fully shielded bulbs may be acceptable. All fixtures should be of a full cut-off design, including wall mounted units.

B. Security Lighting

Performance Guidelines: Security lighting shall be designed to facilitate detection of intruders and risks to personal safety. Security lighting designed to create a sense of occupancy in buildings shall use the minimum light necessary to accomplish the task.

- To the extent that a designated area is illuminated by lighting for other purposes, independent security lighting shall be discouraged.
- Where security lighting is intended to light a perimeter such as a fence line, motion sensors should be used.

Illumination Levels: Security lighting should meet current standards issued by the Illuminating Engineering Society of North America (IESNA). The following general guidelines should be used:

Application	Light Level Needed
Active building entrances	5.0 footcandles max.
Infrequently used entrances	0.5 - 1.0 footcandles
Building grounds	0.5 - 1.0 footcandles
Industrial storage yards	0.5 - 1.0 footcandles
ATM	10 footcandles within 5' of ATM, then 2.0 f.c. for 50' surrounding machine, including parking area.

Luminaire Design: Full cut-off fixtures shall be used. Fixtures shall be shielded and aimed so that light is directed only to designated areas. Bare bulb flood lights shall not be used for security lighting.

C. *Building/Landscape Accent Lighting*

Performance Guidelines: Accent lighting can be used to highlight significant architectural or landscape features where approved by the Plan Commission. "Washing" a building in light should be avoided. All fixtures should be carefully aimed to direct light only where needed.

Illumination Levels: The maximum illumination on any vertical wall surface or angular roof surface shall not exceed 2.5 footcandles. Light levels shall be limited to 0.1 footcandle at the roofline and exterior corners, so as to prevent light trespass and "skyglow."

Luminaire Design: Full cut-off fixtures shall be used. Where practical, lights should be mounted to shine downward, rather than up onto buildings and landscape features. Where fixtures are used to "uplight" trees and other landscape features, they should be fully shielded.

D. *Sign Lighting*

Performance Guidelines: External lighting of signs is preferred, however, internally lit signs are allowed. Internally lit signs should not become major sources of light in their own right. To this end, light letters and logos on dark backgrounds is preferred.

Illumination Levels: The average illumination on the surface of a sign shall not exceed 3.0 footcandles.

Luminaire Design: Fully shielded lights should be used and should shine downward on the sign where possible. The light source of any sign shall not be directly visible from the street or any adjacent properties (no bare bulbs). Flourescent tubes used for internal lighting should be at least 4 inches from the translucent surface material and should be spaced to provide a maximum uniformity ratio of 2:1.

DEFINITIONS/EXAMPLES

Definitions

candela: a unit of luminous intensity.

cutoff: the point at which all light rays emitted from a light source are completely eliminated at a specific angle above the ground.

cutoff fixture: a lighting assembly with shields, reflectors or refractor panels that direct and cut off light at angles less than 90 degrees.

efficacy: the ability of a lighting system to produce a desired result.

fixture: the assembly that holds the lamp in a lighting system. It includes the housing, reflectors, ballast and attachment parts.

footcandle: a unit of illumination produced on a surface, all points of which are one foot from a uniform point source of one candela.

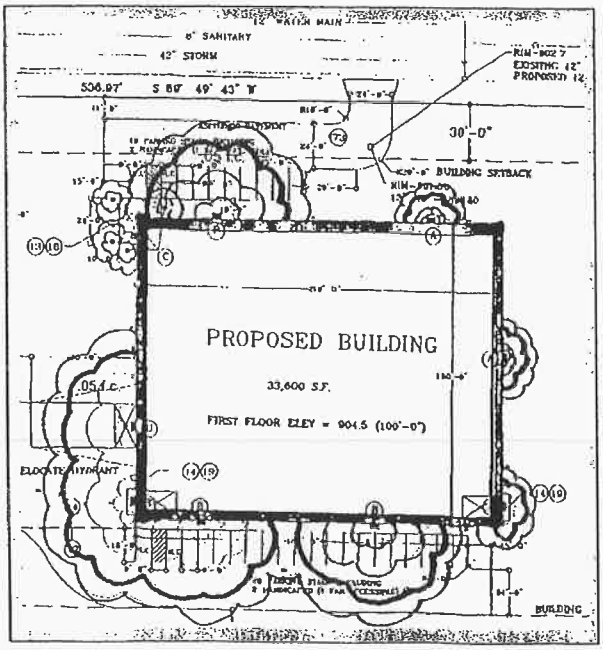
glare: light emitting from a luminaire at an intensity great enough to reduce a viewers' ability to see, and in extreme cases, causing momentary blindness.

light trespass: light falling where it is not desired, e.g. beyond property boundaries, toward the sky, etc.; light spillover.

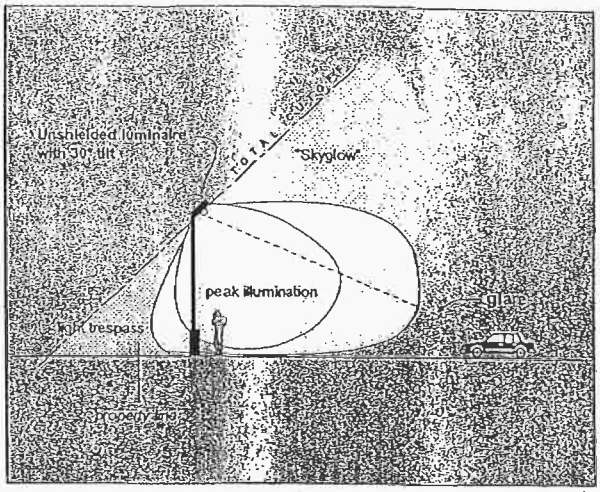
luminaire: the complete lighting unit, including lamp and fixture.

skyglow: a phenomenon caused by artificial light shining into the atmosphere, resulting in a brightening of the night sky.

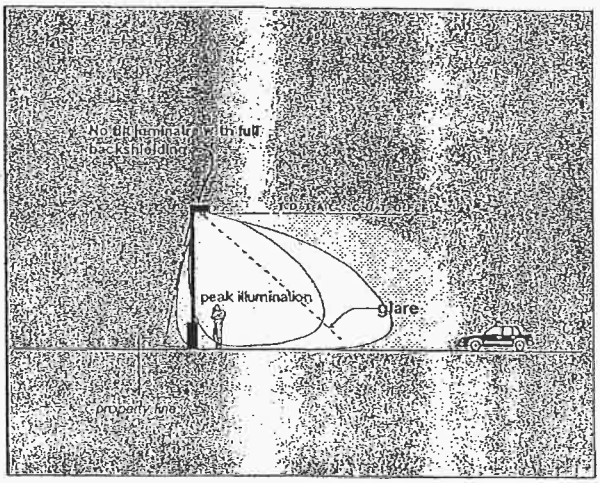
Lighting Plan Example



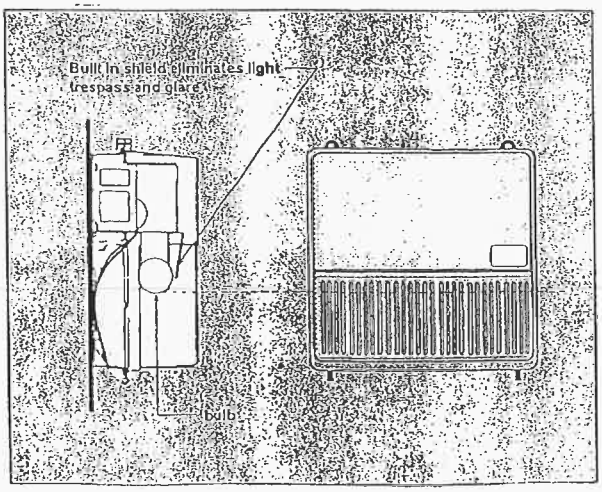
Unshielded Luminaire Causing Glare



Full Cutoff Luminaire



Wall Mounted Full Cutoff Luminaire



815487

ORDINANCE NO. 3-98

Creating Section 17.46 (14) of the Municipal Code of Ordinances, Village of Germantown, Wisconsin, Methodology for Measuring Sign Area

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. The following Section of the Village Code of Ordinances of the Village of Germantown is hereby created to provide as follows:

SECTION 17.46 SIGNS.

(14) METHODOLOGY FOR MEASURING SIGN AREA. The area of a sign shall be determined as follows:

(a) The height multiplied by the width of any sign cabinet, fixture or placard used to convey any words, letters, figures, numerals, phrases, sentences, emblems or logos to the public.

(b) Where more than one cabinet, fixture or placard is used, the areas shall be measured by drawing a rectangle enclosing the entire perimeter of all cabinets and/or fixtures.

(c) Where no cabinet or fixture is used (e.g., individual three-dimensional letters or symbols attached directly to a wall), the area shall be measured by drawing a single rectangular box around the extreme limits of the advertising message.

(d) Decoration, framing and other non-structural embellishments shall not be included in the sign area, provided that no advertising copy or graphics are contained on such embellishments. The total area of the sign structure, including any embellishments, may not exceed twice the area of the sign or 160 square feet, whichever is greater.

(e) The permit fee shall be based on the area of the entire sign structure.

SECTION 2. This ordinance shall take effect and be in full force from and after its adoption and publication.

Introduced by: Trustee James Brzezinski

Adopted: February 2, 1998

Vote: Ayes: Brzezinski, Ewert, Johnson, Kempinski, Lalk, Stauffacher, Stone, Vento, Hargan

Nays: None

Ayes: 9 Nays: 0

Charles J. Hargan, Village President

APPROVED AS TO LEGALITY:

John Fuchs, Attorney

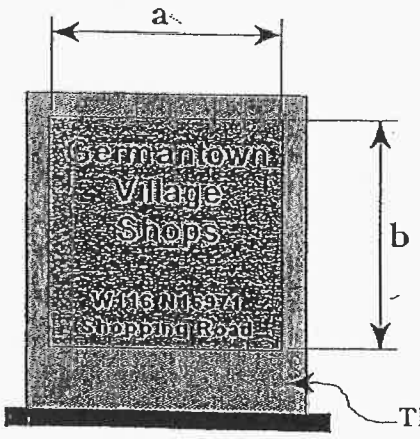
Published: DeSanis
February 12, 1998

ATTEST:

Jane A. Wilms, CMC/AAE; Village Clerk

DISCUSSION

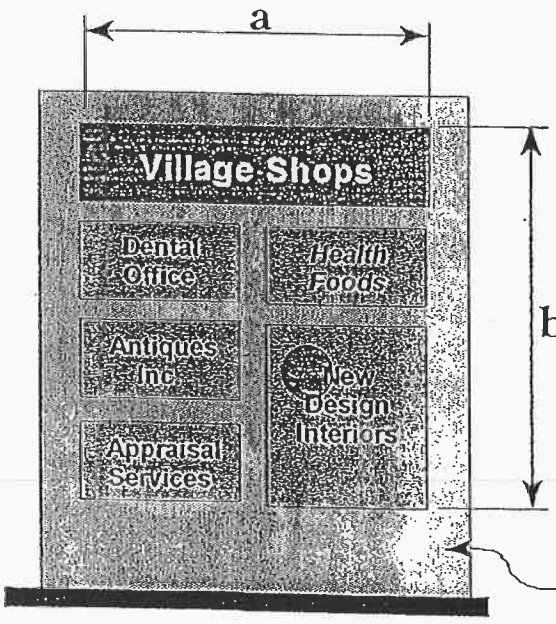
The way a sign would be measured with this methodology is as follows:



Sign Area = (a) x (b)

The total area of the sign structure may not exceed 2 times the sign area.

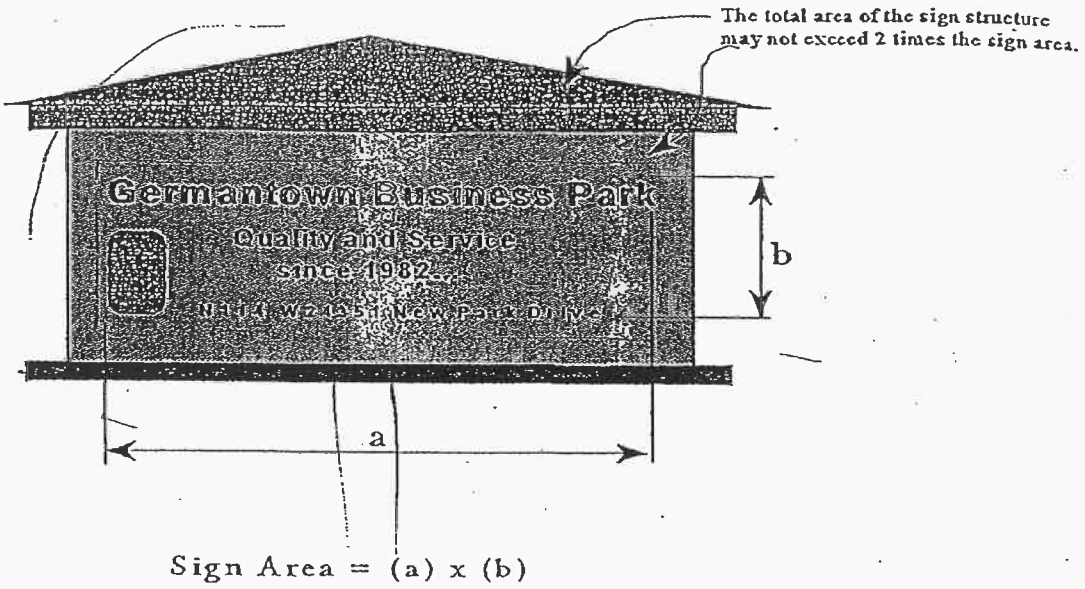
In the event that a sign contains more than one cabinet or panel, the area would be measured by drawing a box around the perimeter of all cabinets and fixtures.



Sign Area = (a) x (b)

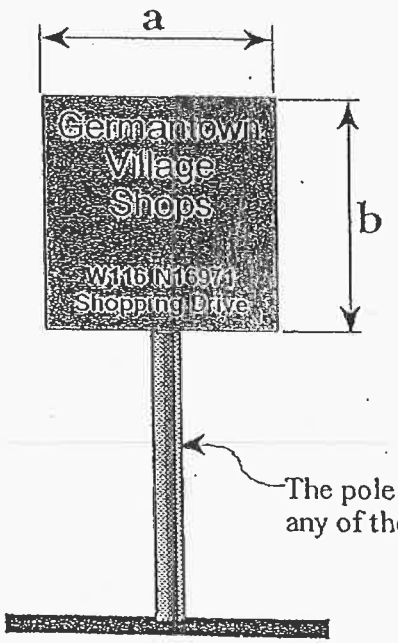
The total area of the sign structure may not exceed 2 times the sign area.

If the sign does not have an obvious or defined cabinet that can be easily measured, then the sign area is measured by drawing a box around the extreme limits of the words or logo of the sign:



Sign Area = (a) x (b)

Any structural elements used to elevate a sign are not included in the calculations. The total height is dictated by Code.



Sign Area = (a) x (b)

FINAL SUBDIVISION PLAT

11/10/25 Plan Commission Meeting

Nuemann Developments / Wrenwood North, LLC

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Neumann Developments, Agent for Wrenwood North, LLC, Property Owner. Final Subdivision Plat for Wrenwood North Addition No. 2/Phase 3 (23 out of 95 total single-family lots) in the Wrenwood North Subdivision located south of Freistadt Road and Pleasant View Drive (GTNV_232308).

Location: South of Freistadt Road and Pleasant View Drive

Applicant/
Property Owner:

Neumann Developments
N27W24025 Paul Ct, Suite 100
Pewaukee, WI 53072

Wrenwood North, LLC
N27W24025 Paul Ct, Suite 100
Pewaukee, WI 53072

Zoning: Wrenwood Planned Development District (Rs-5/PDD)

Adjacent Land Uses		Zoning
North	Residential	Rs-5/PDD
South	Residential	Rs-5/PDD
East	Agricultural	A-1
West	Residential	Rd-2

Background/Proposal

Neumann Developments, Agent for Wrenwood North, LLC, Property Owner. Final Subdivision Plat for Wrenwood North Addition No. 2/Phase 3 (23 out of 95 total single-family lots) in the Wrenwood North Subdivision located south of Freistadt Road and Pleasant View Drive (GTNV_232308).

The overall preliminary subdivision plat for both the Wrenwood South and Wrenwood North residential development was approved by the Village Board on August 6, 2018.

As summarized in Table 1, both Wrenwood North and South has the following overall characteristics:

TABLE 1.
Wrenwood Preliminary Plat Summary

Gross Area (Ac)	145.36
Wetland Area (Ac)	20.69
Right-of-Way (Ac)	18.04
Net Density Area (Total Ac)	106.63
Net Density Area (SF Ac)	92.77
Net Density Area (MF Ac)	13.86
# Single-Family Lots/DU's	142
#Multi-Family Lots/Du's	60
SF Net Density (SF DU/Acre)	1.53
MF Net Density (MF DU/Acre)	4.33
Open Space (Outlot Total Ac)	59.88
SF Avg Lot Size (Ac) SF Lot Size Range (Ac)	17,779 sq ft 15,005 to 26,507 sq ft

This development has been completed in phases with this phase being the final one. Wrenwood South is complete and includes 47 single-family lots and 44 condominium-style duplex and 4-plex units located in the southern half of the overall development with access to Country Aire Drive. The developer is now requesting final plat approval for Addition No. 2/Phase 3 of Wrenwood North, which is comprised of 23 out of 95 total single-family lots located in the northern area of the development with access to Freistadt Road. Note that Wrenwood North Phase 1 contained 46 single-family lots, while Phase 2 contained 26 single-family lots and were final platted in 2022 and 2024, respectively.

Staff Comments

Community Development: Planning & Zoning

To be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires a final plat to "substantially conform" to the approved preliminary plat. Staff has determined that the final plat substantially conforms to the approved preliminary plat.

The Developer entered into a Development Agreement with the Village, which was approved by the Village Board in August 2022. A subsequent amendment to the Development Agreement was approved by the Village Board in May 2024.
In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the final plat and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies". A letter from the Department of Administration was received that stated correction(s) that are needed on the final plat. Compliance with the DOA's stated corrections is reflected as a condition of approval in this memo. As of October 2023, Washington County discontinued their objecting authority for subdivision plats within the incorporated areas of the county.

Finally, the Declaration of Covenants, Conditions, and Restrictions of Wrenwood North was recorded in September 2022. A copy of the recorded document is attached.

Village Surveyor
The Village Surveyor reviewed the proposed Final Plat and provided comments in a memorandum dated October 25, 2025. These revisions have been added as a condition of approval prior to the recording of the final plat.

Public Works/Village Engineer
Public Works has identified a "punch list" of outstanding work items that need to be completed by the developer, as illustrated in the attached punch list report on R.A. Smith, Inc. letterhead dated October 16, 2025. Of note is that the developer has "punch list" items to complete pertaining to the prior phase of the development (Phase 2) also, as stipulated in the attached punch list report on R.A. Smith, Inc. letterhead dated October 29, 2024. A condition of approval has been added by staff requiring the Developer to fulfill/complete the punch list items prior to recording of the final plat, unless otherwise specified by the applicable Development Agreement, or prior to release of the Letter of Credit (LOC) on file with the Village.

VILLAGE STAFF RECOMMENDATION

APPROVE the final subdivision plat for Wrenwood North Addition No. 2/Phase 3 containing 23 single-family residential lots located south of Freistadt Road and Pleasant View Drive, subject to the following conditions:

1. A letter of "no objection" from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.
2. All technical issues and revisions identified in the "Punch List Reports" provided on R.A. Smith, Inc. letterhead, dated October 16, 2025, and October 29, 2024, shall be fulfilled/completed prior to recording of the final plat, unless otherwise specified in the applicable Development Agreement, or prior to release of the Letter of Credit (LOC) on file with the Village.
3. All technical issues and plat corrections identified by the Village Surveyor (see October 25, 2025, memo from Bob Beilfuss, PLS) shall be addressed and reflected in a revised final plat reviewed and approved by Village staff prior to recording.

Village of Germantown ...Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined
Under 10 lots $4,575
11-25 lots $5,600
26-50 lots $6,625
Over 51 lots $7,650

☐ ☒ ☐ ☐

pd 10/2/25 chk# 1218

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Neumann Developments
N27 W24025 Paul Court, #100
Pewaukee, WI 53072

Phone (262) 542 - 9200
Fax ( )
E-Mail kevin@neumanncompanies.com

PROPERTY OWNER

Wrenwood, LLC
N27 W24025 Paul Court, #100
Pewaukee, WI 53072

Phone (262) 542 - 9200

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER(S)**

Addition No 3 - South of Freistadt, west of Pleasant View Dr.	GTNV 232308

3 **READ AND INITIAL THE FOLLOWING:**

KA I understand that the Subdivision Plat is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

KA If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

KA I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

KA I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

KA I understand that a Developer's Agreement will be required prior to recording of the plat.

RECEIVED
OCT 02 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

4 **SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

Kevin Anderson 09-26-25
Applicant Date

Project Manager, Neumann Developments

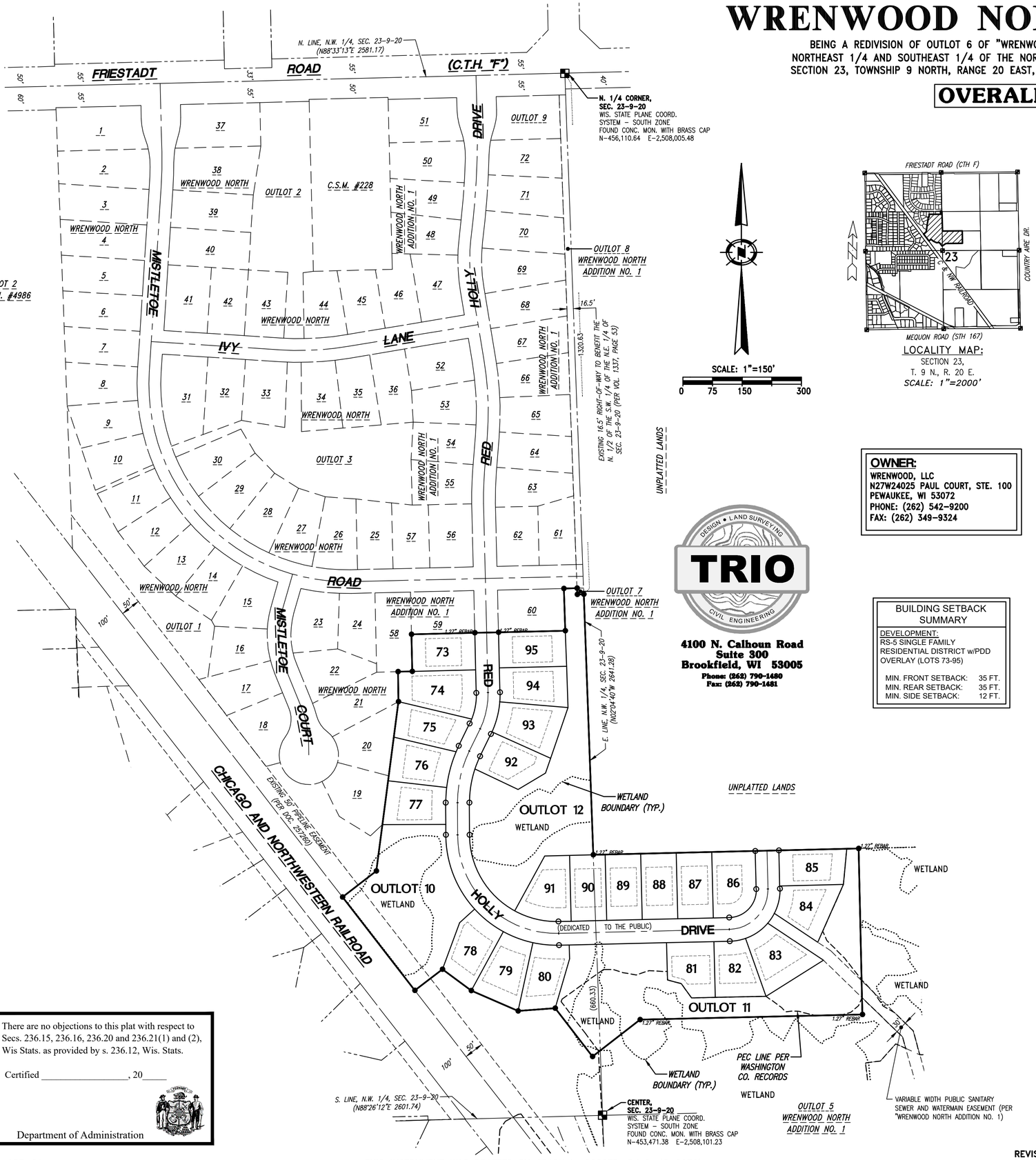
Kevin Anderson 09-26-25
Owner Date

As agent for Owner

WRENWOOD NORTH ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "WRENWOOD NORTH ADDITION NO. 1", BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OVERALL DETAIL SHEET



LOCALITY MAP:
SECTION 23,
T. 9 N., R. 20 E.
SCALE: 1"=2000'

OWNER:
WRENWOOD, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

BUILDING SETBACK SUMMARY	
DEVELOPMENT:	
RS-5 SINGLE FAMILY	
RESIDENTIAL DISTRICT w/PDD	
OVERLAY (LOTS 73-95)	
MIN. FRONT SETBACK:	35 FT.
MIN. REAR SETBACK:	35 FT.
MIN. SIDE SETBACK:	12 FT.

GENERAL NOTES:

- ⊙—• Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- ●—• Indicates Found 0.750" outside diameter Reinforcing Bar (unless otherwise noted).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 23, Town 9 North, Range 20 East, bears North 02°04'40" West.
- The Owners of the residential Lots 1 through 46 within the "Wrenwood North" Subdivision, Lots 47 through 72 within the "Wrenwood North Addition No. 1" Subdivision and the Owners of the residential Lots 73 through 95 of this subdivision, shall each own an equal undivided fractional interest in Outlots 10, 11 and 12 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlots 10 and 12 contain Wetland areas and open space. To be preserved as a landscape area.
- Outlot 11 contains Wetland/PEC areas, Stormwater Management Facilities and open space. To be preserved as a landscape area.
- All Wetland shown hereon was field delineated and field located by STANTEC in 2017.
- All Primary Environmental Corridor (PEC) shown hereon is per available Washington County records.
- Stormwater Management Facilities are located on Outlot 11 of this Subdivision. The Owners of the residential Lots within this Subdivision and any previous and future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any previous and future additions to this Subdivision.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	C/L	200.00	27°06'16"	94.61	93.73	S12°14'06"W	S01°19'02"E	S25°47'14"W
	EAST	230.00	27°06'16"	108.80	107.79	S12°14'06"W	S01°19'02"E	S25°47'14"W
	94	230.00	6°01'43"	24.20	24.19	S01°41'49.5"W	S01°19'02"E	S04°42'41"W
	93	230.00	19°33'13"	78.49	78.11	S14°29'17.5"W	S04°42'41"W	S24°15'54"W
	92	230.00	1°31'20"	6.11	6.11	S25°01'34"W	S24°15'54"W	S25°47'14"W
	WEST	170.00	27°06'16"	80.42	79.67	S12°14'06"W	S01°19'02"E	S25°47'14"W
	74	170.00	22°43'16"	67.41	66.97	S10°02'36"W	S01°19'02"E	S21°24'14"W
	75	170.00	4°23'00"	13.01	13.00	S23°35'44"W	S21°24'14"W	S25°47'14"W
2	C/L	300.00	25°50'34"	135.31	134.17	S12°51'57"W	S25°47'14"W	S00°03'20"E
	EAST	270.00	25°50'34"	121.78	120.75	S12°51'57"W	S25°47'14"W	S00°03'20"E
	92	270.00	7°23'46"	34.85	34.83	S22°05'21"W	S25°47'14"W	S18°23'28"W
	OUTLOT 12	270.00	18°26'48"	86.93	86.55	S09°10'04"W	S18°23'28"W	S00°03'20"E
	WEST	330.00	25°50'34"	148.84	147.59	S12°51'57"W	S25°47'14"W	S00°03'20"E
	75	330.00	2°49'32"	16.27	16.27	S24°22'28"W	S25°47'14"W	S22°57'42"W
	76	330.00	16°19'46"	94.05	93.73	S14°47'49"W	S22°57'42"W	S06°37'56"W
	77	330.00	6°41'16"	38.52	38.50	S03°17'18"W	S06°37'56"W	S00°03'20"E
3	C/L	250.00	91°17'53"	398.36	357.54	S45°42'16.5"E	S00°03'20"E	N88°38'47"E
	NORTHEAST	220.00	91°17'53"	350.56	314.63	S45°42'16.5"E	S00°03'20"E	N88°38'47"E
	OUTLOT 12	220.00	61°17'53"	235.37	224.30	S30°42'16.5"E	S00°03'20"E	S61°21'13"E
	91	220.00	30°00'00"	115.19	113.88	S76°21'13"E	S61°21'13"E	N88°38'47"E
	SOUTHWEST	280.00	91°17'53"	446.17	400.44	S45°42'16.5"E	S00°03'20"E	N88°38'47"E
	OUTLOT 10	280.00	42°17'31"	206.68	202.02	S21°12'05.5"E	S00°03'20"E	S42°20'51"E
	78	280.00	19°01'17"	92.96	92.53	S51°51'29.5"E	S42°20'51"E	S61°22'08"E
	79	280.00	16°25'35"	80.27	80.00	S69°34'55.5"E	S61°22'08"E	S77°47'43"E
	80	280.00	13°33'30"	66.26	66.10	S84°34'28"E	S77°47'43"E	N88°38'47"E
4	C/L	100.00	89°59'59"	157.08	141.42	N43°38'47.5"E	N88°38'47"E	N01°21'12"W
	NORTHWEST	70.00	89°59'59"	109.96	98.99	N43°38'47.5"E	N88°38'47"E	N01°21'12"W
	SOUTHEAST	130.00	89°59'59"	204.20	183.85	N43°38'47.5"E	N88°38'47"E	N01°21'12"W
	82	130.00	18°07'51"	41.14	40.97	N79°34'51.5"E	N88°38'47"E	N70°30'56"E
	83	130.00	30°14'36"	68.62	67.83	N55°23'38"E	N70°30'56"E	N40°16'20"E
	OUTLOT 11	130.00	13°15'06"	30.06	30.00	N33°38'47"E	N40°16'20"E	N27°01'14"E
	84	130.00	28°22'26"	64.38	63.72	N12°50'01"E	N27°01'14"E	N01°21'12"W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

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17-037-953-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 12TH DAY OF AUGUST, 2025
DATED THIS 13TH DAY OF MAY, 2025

WRENWOOD NORTH ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "WRENWOOD NORTH ADDITION NO. 1", BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

LOT 23 | LOT 24 WRENWOOD NORTH | LOT 22 | LOT 21 | LOT 20 | LOT 19 | LOT 58 | LOT 59 | LOT 60 WRENWOOD NORTH ADDITION NO. 1

WRENWOOD NORTH ADDITION NO. 1

EXISTING 15' UTILITY EASEMENT AREA (PER WRENWOOD NORTH ADDITION NO. 1)

RED HOLLY DRIVE (60.00')

MISTLETOE COURT (60' R/W)

HOLLY DRIVE (DEDICATED TO THE PUBLIC)

CHICAGO AND NORTHWESTERN RAILROAD (100' R/W)

73 15073 SF | 74 19673 SF | 75 15828 SF | 76 15676 SF | 77 15744 SF | 78 16736 SF | 79 17818 SF | 80 15936 SF | 91 17262 SF | 90 15024 SF | 89 15024 SF | 88 15024 SF | 87 15024 SF | 86 17311 SF | 85 15001 SF | 84 15817 SF | 83 18197 SF | 82 15006 SF | 81 15058 SF | 92 16058 SF | 93 17596 SF | 94 16367 SF | 95 15299 SF

OUTLOT 1 WRENWOOD NORTH | OUTLOT 5 WRENWOOD NORTH ADDITION NO. 1 | OUTLOT 10 79798 SF | OUTLOT 11 125129 SF | OUTLOT 12 104694 SF

UNPLATTED LANDS | WETLAND | WETLAND BOUNDARY (TYP.) | 25' WETLAND SETBACK (TYP.)

UTILITY EASEMENT AREA | BUILDING SETBACK LINE (TYP.)

EXISTING 50' PIPELINE EASEMENT (PER DOC. 257260)

PEC LINE PER WASHINGTON CO. RECORDS

EXISTING VARIABLE WIDTH PUBLIC SANITARY SEWER AND WATERMAIN EASEMENT (PER WRENWOOD NORTH ADDITION NO. 1)

E. LINE, N.W. 1/4, SEC. 23-9-20 (N02°04'40"W 2641.28)

SEE DETAIL

DETAIL

MISTLETOE ROAD (60.00')

EXISTING 16.5' RIGHT-OF-WAY TO BENEFIT THE N. 1/2 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SEC.23-9-20 (PER VOL. 1337, PAGE 53)

EXISTING 15' UTILITY EASEMENT AREA (PER WRENWOOD NORTH ADDITION NO. 1)

OUTLOT 7 WRENWOOD NORTH ADDITION NO. 1 (PRESERVED AS A LANDSCAPE AREA)

LOT 60 WRENWOOD NORTH ADDITION NO. 1

OUTLOT 12 104694 SF

95 15299 SF

N88°40'58"E 33.50 | S02°04'40"E 15.73 | N88°29'42"E 16.50 | N88°40'58"E 389.75 | N02°04'40"W 107.01 | 301.64 | 660.32 | S02°04'40"E

SCALE: 1" = 30'

SCALE: 1"=60'

0 30 60 120

17-037-953-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

REVISED THIS 12TH DAY OF AUGUST, 2025
DATED THIS 13TH DAY OF MAY, 2025

SHEET 2 OF 3

H:\C900\953\17037-01\SURVEY\PLATS\16REPLO4.DWG

WRENWOOD NORTH ADDITION NO. 2

BEING A REDIVISION OF OUTLOT 6 OF "WRENWOOD NORTH ADDITION NO. 1", BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 6 of "Wrenwood North Addition No. 1", recorded in the Office of the Register of Deeds for Washington County on November 14, 2024, as Document No. 1606702, being located in a part of the Northeast 1/4 and Southeast 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel contains 777,823 Square Feet (or 17.8564 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of WRENWOOD, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Germantown, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this _____ Day of _____, 20 _____.

_____
Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WRENWOOD, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. As Owner, I hereby dedicate that part of "Red Holly Drive" to the Village of Germantown for public Road purposes as represented on Sheets 1 and 2 of 3 of this Plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:	AGENCIES WHO MAY OBJECT:
1. Village of Germantown	1. State of Wisconsin, Department of Administration

Witness the hand and seal of said Owner this _____ day of _____, 20_____.

WRENWOOD, LLC

_____
Bryan Lindgren, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20_____, the above named Bryan Lindgren, President of Neumann Developments, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

_____
Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Scott M. Henke, being the duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the ____ Day of _____, 20 ____ affecting the lands included in the plat of "WRENWOOD NORTH ADDITION NO. 2".

Dated this _____ Day of _____, 20 _____.

_____
Scott M. Henke, County Treasurer

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Matthew Uselding, being the duly elected, qualified and acting Treasurer of the Village of Germantown, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ Day of _____, 20 _____ affecting the lands included in the plat of "WRENWOOD NORTH ADDITION NO. 2".

Dated this _____ Day of _____, 20 _____.

_____
Matthew Uselding, Village Treasurer

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

WRENWOOD, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T Wisconsin, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as 'Utility Easement Areas' and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked 'Utility Easement Areas' without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CONSENT OF CORPORATE MORTGAGEE:

MIDLAND STATES BANK, a corporation duly organized and existing by virtue of the laws of the State of Illinois, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WRENWOOD, LLC, owner, this _____ day of _____, 20 _____.

MIDLAND STATES BANK

_____
Dave Sobojinski, Senior Commercial Relationship Manager

STATE OF ILLINOIS)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, the above named Dave Sobojinski, Senior Commercial Relationship Manager of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Senior Commercial Relationship Manager of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

_____
Print Name: _____
Public, _____, IL
My Commission Expires: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING

4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Plat, known as "WRENWOOD NORTH ADDITION NO. 2", is hereby approved by the Village of Germantown Plan Commission as being in conformance with the Village's Subdivision Ordinance. The Village of Germantown Plan Commission also hereby approves and accepts all dedications shown thereon, this _____ day of _____, 20 _____.

APPROVED AND SIGNED:

_____
Robert A. Soderberg, Chairman

Dated this _____ Day of _____, 20 _____.

_____
Deborah J. Remich, Secretary

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "WRENWOOD NORTH ADDITION NO. 2", in the Village of Germantown having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Germantown, on this _____ Day of _____, 20 _____.

_____
Robert A. Soderberg, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Germantown.

_____
Donna OH, Village Clerk

H:\C900\953\17037-01\SURVEY\PLATS\166FPL04.DWG

Plat Review Comments

Department of Administration

Plat Review – DOA
PO Box 1645, Madison WI 53701
plat.review@wi.gov
https://doa.wi.gov/platreview
608-266-3200

Date: August 04, 2025

From: Sime, Don R - DOA

To: Grady Gosser, TRIO ENGINEERING LLC, 262-790-1480, ggosser@trioeng.com

Subject: Wrenwood North Addition No. 2, File No **122247**

We have reviewed your plat and the changes listed below must be made. If you have questions, please contact us at the number listed above. Please refer to file number **122247**. Thank you!

Make sure each sheet has a space for the 2"x4" Department of Administration certification stamp.

COMMENTS:
s. 236.20 (3) (a) Is the most northern part of Outlot 12 within the NE 1/4 of the NW 1/4? If so, then the location descriptions under the plat name and in the Surveyor certificate should be updated accordingly.

NOTES TO SURVEYOR:
-It appears there is a stray annotation (Match Point (see above)) on sheet 1.

-If the above are the only changes made to the plat, you may submit a substitute plat pdf directly to me and avoid the revised plat review process and fee.

-To help us, and other review authorities, track revised drawings, **please include a revision date on each Sheet of your revised drawing.**

raSmith
CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

PUNCH LIST REPORT

Project: Wrenwood North Phase 3

Project Number: 1255302

Page: 1 of 2

Date: 10/16/25

Note: Items may be added at Owner/Engineer's discretion at any time.

Item No:	Punch List Items:	Date Complete:	Accepted By:
1	6" gate valve box lid for Hydrant H232-031 was cut to fit inside the top section due to improperly set top section. Dig up top section and install new longer top section or adjust to fit to grade and install new gate valve lid.		
2	All gate valve boxes in the new binder pavement need to be adjusted to grade by spinning up the top section. "NO SLIP RINGS ALLOWED"		
3	Complete vacuum testing for all sanitary manholes		
4	Complete stoning and paving of hammerhead		
5	Install signs per Standard Detail End of Road plan sheet 5.00		
6	Install riprap at all end sections per plan detail		
7	Remove sediment in existing pond 11 by FES #60 and regrade to plan		
8	Adjust storm manholes #61, #81, and #91 to plan rim grades, regrade around manholes and restore		
9	Verify grading of swale on west side of cross culvert		
10	Outlet control structure for Pond 12P to be cleaned and bolt cover		
11	Outlet endwall for Pond 12P needs replaced due to damage, cleaned and install level spreader and pipe grate		
12	Install riprap around 8" pipe at Pond 12P, see Sheet 1.03		
13	Verify finish elevations to master grading plan then stabilize site per Sheet 2.00 in the plans		
14	Perform silt fence maintenance throughout the site		
15	Prepare and submit record drawings and grading certifications to Village of Germantown		
16	Install TRM on spillway Pond 12P		
17	Locate and replace utility marker boards for sanitary and water		
18	Inlet inspections to occur upon final adjustment of interim inlets before surface		
19	Backfill all curb and gutter, some locations not completed		

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

20	Verify all curb stop boxes are adjusted to finish grade and straight		
21	Walk through to occur prior to surface paving		
22			

raSmith
CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000 | rasmith.com

PUNCH LIST REPORT

Project: Wrenwood North Ph. 2

Page: 1 of 2

Date: 10/29/2024

Item No:	Punch List Items:	Date Complete:	Accepted By:
1	Connect blue tracer wire and red wire inside 3" tracer wire access box with a winged wire nut filled with silicone gel at all hydrants. Raise all tracer wire access boxes to proposed grade elevation as shown in plan detail C7.02		
2	Install extension for hydrant at approximate plan STA 33+41. Nozzle elevation to be 18-24" above top of curb (C3.00).		
3	Rotate hydrant at PH. 1/ PH. 2 limits of Mistletoe Rd. so that the pumper nozzle is perpendicular to the roadway.		
4	Re-plumb water box for the west most isolation valve at the intersection of Red Holly and Freistadt.	With surface	
5	Re-plumb water box for the south most isolation valve at the intersection of Red Holly and Freistadt. Top section of water box appears to be on the last thread and may need an extension as it may not reach surface.	With surface	
6	Re-plumb water box for the north most isolation valve at the intersection of Red Holly and Freistadt.	With surface	
7	Re-plumb water box for the east most isolation valve at the intersection of Red Holly and Freistadt.	With surface	
8	Re-plumb water box for the gate valve for hydrant at approximate plan STA 42+40.	with surface, If in pavemnt	
9	Remove and replace cracked concrete curb and gutter panel in the southeast radius of the intersection of Red Holly and Freistadt.	With surface	
10	Remove and replace cracked concrete curb and gutter panel at approximate plan STA 31+55 on the west side of the road.	With surface	
11	Clean asphalt out of all interim inlets and reset inlet protection. (Note: Inlets were not opened at this time and will require additional punchlist inspection once cleaned as noted).		
12	Clean construction debris/ sediment out of all storm and sanitary MH's.		
13	Remove temporary plugs in Sanitary MH #14.		
14	Final adjust and install internal external seal for Sanitary MH #37.	With surface	
15	Place stop bar markings and signage at the intersection of Red Holly and Freistadt (C6.02)		
16	Place pavement markings on Freistadt Road per plan sheet C6.02		
17	Install signage at the end of the temporary tee turn-around (C7.01)		
18	Install 2' wide gravel shoulder along the north bypass lane (westbound traffic) on Freistadt (C6.01).		
19	Final grade and restoration. Implement erosion measures noted on plan sheet C2.00 until final stabilization has been reached.		
20	Perform continuity testing on all tracer wire.		

raSmith
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PUNCH LIST REPORT

Project: Wrenwood North Ph. 2

Date: 10/29/2024

21	Adjust interim inlets to final grade before paving surface course.	With surface	
22	Perform walkthrough before paving surface course with all parties present (Village of Germantown, Neumann Developments, and raSmith).	Prior to surface	
23	At Freistadt near outlot 7, 8" South main line valve-Needs a gate valve box extension-Top section is screwed out to the full extent and is shifted badly. See drawing		
24	Hydrant at Lot 70/71, Hydrant gate valve box top section is shifted-dig and reset top section to be able to key the valve.		
25	Lot 62, Hydrant gate valve box needs a complete dig and reset down to the valve. See drawing		
26	At Mistletoe and Red Holly Drive, East valve needs a complete dig and reset down to the valve. See Drawing		
27	CCTV Sanitary		
28	Stripe Freistadt		
29	Lot Corners		
30	As-builts		
31	Replace temporary asphalt curb with Concrete Curb at inlet catch basins		
32	STRM INT# 102: 4" ring has a large crack and should be replaced during final casting placement.		

Document # **1568766**
WASHINGTON COUNTY WISCONSIN
2022-09-22 11:42:00 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **$30.00**

The above recording information verifies this document has been electronically recorded
Returned to **Wisconsin Title, Closing and Credit Ser**
Pages: **31**

DECLARATION OF PROTECTIVE COVENANTS FOR WRENWOOD NORTH SUBDIVISION

THIS DECLARATION OF PROTECTIVE COVENANTS FOR WRENWOOD NORTH SUBDIVISION (the "***Declaration***") is made this 21 day of September, 2022, by Wrenwood, LLC, a Wisconsin limited liability company ("***Declarant***").

RECITALS

WHEREAS, Declarant owns the real estate located in the Village of Germantown, Washington County, Wisconsin, as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "***Property***").

WHEREAS, as shown on the plat for the Subdivision (as hereinafter defined), the Subdivision consisting of fourty-six (46) single-family lots and four (4) outlots ("***Phase I***"),, as more particularly described on Exhibit A and as depicted on Exhibit B, (the "Final Plat"), recorded in the Register of Deeds office of Washington County on September 21, 2022 as document #1568669; as attached hereto and incorporated herein.

Name and Return Address:

Wrenwood, LLC
c/o Neumann Developments, Inc.
N27 W24025 Paul Court, Suite 100
Pewaukee, WI 53072

Tax Key No(s):

WHEREAS, at the time of this Declaration, the Declarant desires to subject Phase I of the Subdivision to the covenants, conditions, restrictions, reservations and easements hereinafter set forth, for the benefit of the Subdivision as a whole, and for the benefit of each Lot Owner (as hereinafter defined).

DECLARATION

NOW, THEREFORE, Declarant, as fee owner of the Property, hereby declares that Phase 1 of the Subdivision and all portions thereof shall be used, held, leased, transferred, sold, and conveyed subject to the covenants, conditions, restrictions, reservations and easements hereinafter set forth, which shall inure to the benefit of and shall pass with each Lot (as hereinafter defined) as covenants running with the land and shall apply to and bind all successors in interest, users and owners.

The general purpose of this Declaration is to: (1) promote the harmonious development of the Subdivision into a high quality residential community while protecting the natural beauty and quality of the environment; (2) help ensure that the Subdivision will become and remain an attractive community; (3) guard against the erection of poorly designed or poorly proportioned structures; (4) require harmonious use of building materials; (5) promote the highest and best

residential development of the Subdivision; (6) require the erection of attractive homes in appropriate locations on building sites; (7) be in compliance with Municipal (as hereinafter defined) codes and ordinances; and (8) provide for the expansion of the Subdivision consistent with this Declaration.

ARTICLE 1. DEFINITIONS

Capitalized terms not otherwise defined in this Declaration shall have the assigned definitions:

1.1 "***Association***" shall mean Wrenwood North Homeowners Association, Inc., the members of which shall be all Owners (as hereinafter defined) of Lots (as hereinafter defined) in the Subdivision.

1.2 "***ACC***" shall mean the Architectural Control Board as established by the Declarant.

1.3 "***Amenity Area***", if any, shall mean that area as more particularly described in Article 7.5. The area shall be a Common Area and any improvements which may be constructed in the Amenity Area shall be Common Improvements.

1.4

1.5 "***Association Insurance***" shall mean all policies of insurance as may be maintained by the Association under this Declaration.

1.6 "***Board***" or "***Board of Directors***" shall mean the governing body of the Association, elected according to the Bylaws.

1.7 "***Building***" shall mean any freestanding structure located in the Subdivision. A "***dwelling***" or a "***home***" is a Building intended for occupancy in accordance with Article 6.

1.8 "***Bylaws***" shall mean the Bylaws of the Association as adopted by the Board.

1.9 "***Common Areas***" shall mean the easements, Outlot(s) [other than the Expansion Area], and those areas identified on that certain Plat of Subdivision as recorded in the Register's Office. Each Owner shall have an equal undivided interest in the Common Areas, and all deeds and other conveyances of any Lot shall be deemed to include such interest in the Common Areas, whether or not so specifically stated in any such deed or other conveyance.

1.10 "***Common Improvements***" shall mean all personal property, fixtures, structures, improvements, signs, Storm Water Facilities, landscaping, utilities, Mailbox CBUs, Buildings or other improvements made by the Developer or the Association in the Common Areas, cul-de-sac islands and medians.

1.11 "***County***" shall mean the County of Washington, Wisconsin.

1.12 "***Declarant***" shall mean Wrenwood, LLC and its successors and assigns pursuant to Section 15 of this Declaration.

1.13 "***Declaration***" shall mean this Declaration as the same may be amended from time to time.

1.14 "***Developer***" shall mean Neumann Developments, Inc.

1.15 "***Director***" shall mean a member of the Board.

1.16 "***Documents***" shall mean the Articles of Incorporation of the Association, the Bylaws, the Rules, and this Declaration, as they may be amended from time to time.

1.17 "***Easement*** *or* ***"Landscape Easement"*** shall mean an area on a Lot or in the Subdivision to which has been granted the right of use to an Owner, the Association or a third party for a limited purpose and shall be identified as shown on the Plat. An Owner shall not build, plant or create any obstruction on, over, under or through an Easement or Landscape Easement, except as consistent with the express, written grant of said Easement rights and approval by the HOA and/or ACC.

1.18 "***Expansion Area***" shall mean Outlot #4 as depicted and described on Exhibit A and any land in general physical proximity to the Subdivision as described in Section 11.2.5.

1.19 "***Lot***" shall mean a platted lot intended for construction of a home as shown on the Plat. The reference to a Lot by a number shall mean that particular Lot as shown on the Plat. The term "Lot" will also include any platted lot intended for construction of a home as shown on any amendment to the Plat or additional plat of any Outlot, which lots are included in any amendment expanding the jurisdiction of this Declaration under Article 11.

1.20 "***Mortgage***" shall mean a recorded first lien mortgage against a Lot or the vendor's interest under a recorded first lien land contract relating to a Lot.

1.21 "***Mortgagee***" shall mean the holder of a Mortgage.

1.22 "***Municipality***" or "***Municipal***" shall mean the Village of Germantown, Washington County, Wisconsin.

1.23 "***Natural Materials***" shall mean any building material that is naturally forming or generally composed of natural materials. Examples shall include, but not be limited to wood, masonry, stone, cement board, or LP SmartSide Siding or other as determined by the ACC. Materials specifically excluded in this definition include, but are not limited to, vinyl, aluminum, fabricated wood panel wall sheathing or other materials as determined by the ACC.

1.24 "***Occupant***" shall mean the Owner and any other person residing in a Building.

1.25 "***Owner***" shall mean each fee simple owner or land contract vendee of a Lot. The Declarant is an Owner with respect to Lots to which it holds title.

1.26 "***Outlot***" or "***Outlots***" shall mean an outlot as shown on the Plat, and any subsequent plats. The reference to an Outlot by a number shall mean that particular Outlot as shown on such Plat.

1.27 "***Pet***" shall mean a domestic cat, a domestic dog, service animal and emotional support animal, a single caged bird or common small tank fish.

1.28 "***Plat***", "***Plat of Subdivision***", or "***Final Plat***" shall mean the Plat of Wrenwood North Subdivision, as recorded with the Register's Office and attached hereto as Exhibit B.

1.29 "***Register's Office***" shall mean the office of the Register of Deeds for County in which the project is located.

1.30 "***Rules***", if any, shall mean rules established by the Association governing the administration of the Common Areas and Common Improvements.

1.31 "***Storm Water Facilities***" shall mean the private storm water basins, including but not limited to storm water ponds and structures, installed in the Outlot(s) together with the easements as shown on the Final Plat.

1.32 "***Storm Water Management Agreement***" shall mean that certain Storm Water Management Practice Maintenance Agreement executed by Declarant and recorded with the Register's Office.

1.33 "***Storm Water Permit***" shall mean the permit as issued by the Municipality, as shall be assigned to the Association, for the maintenance and upkeep of the Storm Water Facilities.

1.34 "***Subdivision***" shall mean all of the Lots and Outlots, as more particularly described on Exhibit A and as depicted on the Plat attached hereto as Exhibit B.

ARTICLE 2. ARCHITECTURAL CONTROL

2.1 Architectural Controls; Restrictions on Development.

2.1.1 Architectural Control Committee. So long as Declarant has title to any Lot subject to this Declaration, including the Expansion Area, the ACC shall consist of three (3) members appointed in writing by Declarant. The Declarant appointed members are not required to be Lot Owners in the Subdivision. All members of the ACC shall serve at the pleasure of the Declarant. The Declarant shall surrender the selection of the members of the ACC upon the earlier of: (a) thirty (30) days from the final Lot Owner being granted an occupancy permit and Declarant's conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration; (b) ten (10) years from the date of this Declaration; or (c) Declarant's election to waive its rights to control the ACC. Upon Declarant's surrender of the ACC as provided above, the members of the ACC shall be elected by the Board, provided, however, that if selected by the Board, a representative of Declarant may serve on the ACC. Notwithstanding the election of the new members of the ACC, the approval of Drawings for the initial construction of a home on a Lot shall not be effective without the express prior

consent of the Declarant; approval of Drawings for other matters will not require Declarant's approval. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

2.1.2 No Development Without Prior Approval. Not less than ten (10) days prior to each time any of the following is proposed to occur:

(a) commencement of construction of any Building or other improvements or alteration on any Lot; or

(b) the reconstruction of any Building or other improvements on any portion or portions of such property following a casualty loss thereto; or

(c) the demolition of any Building or other improvements on any portion or portions of such property; or

(d) the initial painting, or subsequent decoration or alteration of the exterior of any Building or other improvement on such property; or

(e) the installation of items such as, but not limited to, solar panels, wind-driven energy devices, awnings, enclosure, hot tub, deck, swimming pool, mailboxes, fences, berms or other features on any such property;

the Owner(s) of such property shall submit to the ACC for consideration as described below three (3) copies of written information, which shall include a survey of such property prepared by a licensed surveyor or the equivalent, as approved by the ACC for the particular submission, ("***Drawings***") showing:

(1) the location, size, elevations and type of Building(s) and other improvements, including, but not limited to, homes, garages and fences or other matters proposed to be erected or reconstructed on such property,

(2) detailed plans and specifications for construction or reconstruction, including building material, type and color, and plans to screen the demolition, construction or reconstruction from view,

(3) the proposed landscaping, including any fences or walls, and

(4) the proposed location and specifications for utilities servicing such improvements.

The Drawings shall be submitted in 11x17 format and reflect the proposals in (1) through (4) above, which are appropriate to be shown on the survey. Any of the actions described in clauses (a) through (e) above may be taken (subject to Section 2.1.3 below) on or after the date on which the ACC approves or does not object or is deemed to have done so as provided in

Section 2.1.3 below, unless such time periods are waived by the ACC in its sole discretion where the ACC believes that such earlier commencement is consistent with the purposes of this Declaration. No action described in paragraphs (a) through (e) above shall take place without the approval by the ACC of the Drawings for such action, except if the action is the repair or replacement of previously approved exterior features with features that are identical or if the action is the repainting of an exterior surface with paint of the same color.

The Municipality may also require permits prior to proceeding with the development activities for the items listed above.

2.1.3 Standards and Procedural Matters of Consideration. The ACC shall not unreasonably refuse to consider submitted Drawings provided that any fees imposed for review have been paid. In considering any Drawings, the ACC shall consider, among other factors, whether all of the improvements and the lighting, exterior finishes (such as materials, decorations, and paint color), landscaping, the placement and protection of trees and such other matters proposed in such Drawings comply with the terms of this Declaration and the Municipality's ordinances and otherwise are, in the ACC's sole opinion, in keeping with and do not detract from the harmony of the external design of, or depreciate any portion of the Property, whether then undeveloped, developed or in the process of development, even if the Drawings otherwise do not breach any other standard set forth in this Declaration. The ACC may approve Drawings (absolutely or conditionally), may object to Drawings (absolutely or conditionally), or may state that it has no objection to Drawings (absolutely or conditionally). Approval must be express and in writing. The failure of the ACC to approve, object to, or acquiesce conditionally as provided above within thirty (30) business days after submittal of the complete Drawings and payment of any review fees shall be deemed to be the ACC's acceptance of the Drawings as submitted. If the ACC objects to Drawings in whole or in part for any reason, the submitting Owner shall thereafter resubmit Drawings to the ACC with such revisions as are required. Each time an Owner so submits the Drawings, the ACC shall have the right to approve, acquiesce conditionally or object to the Drawings as described above in the time periods as measured from the last submittal. Following the ACC's approval of the Drawings, the improvements described therein shall be developed strictly in accordance with the approved Drawings and requirements. If the approved improvements are not completed within one (1) year of their initial approval, then such approval shall be deemed withdrawn and the same or different Drawings required to be submitted or resubmitted, as the case may be; provided that the ACC may, in its discretion, extend such period by up to an additional six (6) months if it reasonably determines that delay has been primarily caused by factors outside of the control of the Owner; and provided further that the initial driveway need not be completed until the time period specified.

2.1.4 Prior Approval for Changes. If after the completion of the improvements to an affected Lot, the Owner thereof desires to construct any additional improvements or to substantially alter the then existing improvements or the grade of the affected Lot, the Owner shall comply with the provisions of Section 2.1.2 above. A proposed alteration will be deemed substantial if it affects the grade of the affected Lot or the location or exterior appearance of the approved improvements.

2.1.5 Procedures and Budget. The ACC may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Board. The costs

of operating the ACC shall be assessed by the Association as common expenses, except as permitted below. The ACC may, but need not, require the payment of a review fee in connection with the submittal of any Drawings pursuant to a written policy. The ACC may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to the applicant. The members of the ACC shall not draw any compensation for serving thereon, but may be reimbursed for expenses incurred in performing their duties. All funds relating to the ACC shall be handled by the treasurer of the Association.

2.1.6 Separate Municipal Approval. Matters which require approval of the ACC may also require the approval of the Municipality. Obtaining approval from the ACC and from the Municipality is the sole responsibility of the Owner desiring approval. Approval of Drawings by the ACC shall not be deemed approval by the Municipality, and approval by the Municipality shall not be deemed approval by the ACC. ACC interpretations of Municipal ordinances are not binding on the Municipality.

2.1.7 Uniformity Standards. Certain standards of architectural control are set forth below. The ACC may adopt additional written standards of uniformity, setback, grading, landscaping, basements, roofing, or exterior, whether generally or for certain types of improvements. The ACC may enforce any standard even if it has, expressly or by acquiescence, permitted previous deviations from such standard.

2.1.8 Indemnification. Each member or former member of the ACC, together with the personal representatives and heirs of each such person, shall be indemnified, defended, and held harmless by the Association from and against any and all claims, actions, suits, proceedings (including criminal proceedings), losses, costs, damages and expenses, including, without limitation, reasonable attorneys' fees and costs, asserted against, incurred by, imposed in connection with, related to, or resulting from service as a member of the ACC, except as to matters resulting in a final determination of negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liability, loss, damage, cost and expense incurred or suffered by the Association in connection with this indemnification shall be a common expense. Nothing in this subsection shall be deemed an indemnification of such person with respect to such person's status as an Owner, Occupant or otherwise.

2.2 Antennas. No antenna, aerial, satellite dish or cable for television or radio reception which is greater than 36" in diameter shall be erected or installed on or in any roof or any other portion of a Building, on any Lot, or on the unimproved portions of such properties, except as erected or installed by Declarant, the Association, or any individual Owner with written approval of the ACC, and, in each case, in compliance with Municipal ordinances.

2.3 Minimum / Maximum Home Size Requirements. Only one single-family home not to exceed two stories in height may be constructed on each Lot. The following types of homes on Lots shall have the following minimum sizes:

HOME TYPE:	MINIMUM SIZE:
One story	1,900 square feet
More than one story	2,200 square feet

For purposes hereof, "more than one story" includes homes referred to as one and a half story, two-story, split level or bi-level. The type of home and the number of square feet shall be determined on a uniform basis by the ACC and shall not include basement, attic, garage, porch or patio areas in the computation.

2.4 Garages / Driveway / Curbing & Roadways.

2.4.1 Garages. Each residence shall have a garage for not less than two cars attached to the residence containing a minimum of 440 square feet. All garage doors facing the street shall be decorative garage doors (raised panels alone shall not be considered decorative); doors shall have glass inserts or other architectural design such as carriage style or similar.

2.4.2 Driveways. All drives shall be asphalt or concrete or some other hard surface as approved by the ACC and shall be installed no later than twelve (12) months from occupancy. No permanent gravel drive will be permitted.

2.4.3 Curbing & Roadways. Lot Owner shall be responsible for repairing and/or replacing any curbing damaged during construction of the home. Damaged curbing shall be removed and replaced per municipal requirements as part of the driveway installation if allowed by the Municipality. The Declarant is responsible for placing the surface course of asphalt on the public roadways; the Lot Owner is hereby notified that is may occur after the structure is built on the Lot. Prior to installing the surface course of paving, the Municipality will inspect the roadways and curbing, if the Declarant is notified by the Municipality that curbing needs replacement, the owner of the Lot shall be responsible for costs associated with the replacement of the damaged curbing.

2.5 Certain Exterior Features. With respect to the construction of a Building on a Lot or other improvement to a Lot:

2.5.1 Exterior Siding. Exterior siding of the Buildings may consist of cement board, natural stone, cultured stone, brick, Dryvit, stucco and/or stucco panels; provided, however, that fascia and soffit may be aluminum. A minimum of one hundred (100) square feet of the front of the residences must have a stone/masonry architectural feature. Stone or brick must terminate at an inside corner or have an acceptable termination point, as determined by the ACC. Window and door wraps shall be at least four inch (4") nominal in width and used on all locations except on windows with shutters. All corners shall be six inch (6") trim boards. Side elevations must have at a minimum two (2) architectural elements for a ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements may include any window, door, closed shutter (false window), fypon, horizontal trim, or break in elevation or foundation. The ACC shall be acting reasonably if it disapproves the Drawings, or any portion

thereof, for a home because such home would be similar in appearance, or color, to other homes in close proximity, as determined by the ACC. .

2.5.2 Roof. A residence shall have a roof made of dimensional shingles, or better, with a minimum pitch ratio of 6:12, 8:12 for front facing gables, or such other pitch as is specifically approved by the ACC. "3-tab" shingles shall not be allowed.

2.5.3 Fences. All fences are subject to review and approval by the ACC and are subject to applicable Municipal ordinances, governmental easements and building codes. Fences shall not exceed forty-eight inches (48") in height, shall be constructed of ornamental/decorative metal (wrought iron or aluminum) which is black in color. Stone or masonry columns may be used at corners and in lieu of posts. Chain-link, natural wood, stockade fences, white vinyl fencing and other fencing materials are not allowed. Subject to ACC approval, fencing may be permitted in the front yard in limited quantities subject to the other provisions of this Declaration. Fences shall be installed no closer than twenty-four inches (24") from any property line. Fences shall not be located on a public easement area, drainage area, right of way, or the Common Areas.

2.5.4 Grading. No soil shall be removed from any Lot nor may excess soil stored on any Lot (except for prompt use for backfilling, finish grading or landscaping) unless in either case contemplated by the approved Drawings. Even if so approved, the final grades (sometimes called a "finish grade" or "master grade") of a Lot must conform to grading plans approved by the Municipality. The ACC shall be acting reasonably if it requires that, on Lots with significant grades as determined by the ACC, portions of basement walls be exposed to allow for a more natural transition between homes. Any such exposed basement or foundation walls shall be covered with suitable material consistent with the overall architecture of the home.

2.5.5 Pools. Only in-ground pools may be installed on a Lot (above-ground pools are not allowed) and only with approval of the ACC, which approval shall not be construed as a review of conformance to the Municipal or other regulatory bodies' requirements. Pools shall be completely enclosed by a wall or fence of a minimum of four foot (4') elevation, with a self-closing or self-latching gate or door (at the top of such gate or door) with at least four feet (4') clearance between the fence and the pool. Owner is responsible to insure conformance to applicable Municipal and State of Wisconsin codes and ordinances to insure conformance to size, setbacks and any other requirements.

2.5.6 Cluster Box Units & Lamppost:

(a) Cluster Box Units ("CBU"). The United States Postal Service requires the use of Cluster Box Units ("CBUs") within the subdivision. At each lot closing, Buyer will pay a $450.00 fee to cover the costs of installation of the CBUs for the subdivision. The Association shall be responsible for all costs associated with the CBUs, including contracting and payment for the materials and installation. The Association will be responsible for coordinating maintenance and repairs of the CBUs along with initial distribution of the mailbox keys to the initial lot owners. The Association will be responsible for providing a clear path free of snow or debris to the CBUs for the mail delivery carrier and residents. Upon the initial request from an

Owner, the Association shall turn over all of the mailbox keys for that respective unit to the initial Owner in exchange for a signed agreement from the Owner. In the event keys are damaged, lost or not transferred to subsequent Owners; the current Owner shall have sole responsibility for coordinating obtaining keys to their box in the CBU and payment of all costs incurred.

(b) Lamppost. The term "***lamppost***" shall mean the post and lantern combination including lamps and other devices. The lamppost shall consist of a black post that is 96 inches in height with a tapered base and a black post mounted lantern above with a minimum lantern width/diameter of 12 inches and a minimum lantern height of 24 inches. The lamppost shall be purchased and installed by Owner, or Owner's contractor. The lamppost must be located in the front yard, generally ten feet (10') from the edge of the driveway and no more than fifteen feet (15') from the front of the house or sidewalk, on the front door side of the driveway. Each lamppost shall be fitted with a photocell that automatically energizes the lamps at dusk and de-energized the lamps at dawn. Owner shall maintain the lamppost in operational condition and shall not tamper with such lantern controls

(c) Installation by Declarant. If Declarant, in its discretion, installs, any mailbox or mailbox post, or performs or pays for any other matter required herein on behalf of any Owner, it shall not be deemed a waiver of any of the requirements herein as to any other Lot or Owner and shall not obligate Declarant to perform the same action on any other Lot, for any other Owner, or on any subsequent occasion.

2.5.7 Utilities. All utilities servicing the Lot shall be installed underground.

2.5.8 Alternative Energy. No solar collectors, wind turbines, or other exterior energy producing devices shall be erected or installed unless approved by the ACC.

2.5.9 Dog Kennels. Dog kennels shall not be allowed on any Lot even one would otherwise be permitted by Municipal ordinance or code.

2.5.10 Play Equipment. If an Owner chooses to install a play set of any size, whether temporary or permanent, said playground equipment must be approved in advance by the ACC and conform to Municipal codes and ordinances. Play equipment shall be located a minimum of ten feet (10') away from any property lines.

2.5.11 Outbuildings. Storage sheds or outbuildings of any size, temporary or permanent, shall not be permitted under any circumstance.

2.6 Grading and Landscaping.

2.6.1 Master Grading Plan.

(a) Declarant has established a master surface drainage plan consistent with the master grading plan on file with the Municipality (the "***Master Grading Plan***") designating the manner in which each Lot shall drain in relation to all other Lots. Compliance of all grading and construction work to the Master Grading Plan is important

to the effective drainage of all Lots and affects the value of all Lots. Within sixty (60) days after substantial completion of a dwelling on any Lot, the Owner shall grade the Lot to conform to the Master Grading Plan. Each Owner will take such action as is reasonably necessary to maintain the grading and landscaping of the Owner's Lot in accordance with the Master Grading Plan, and shall refrain from taking actions which would cause the grading or landscaping to not conform to the Master Grading Plan without Municipal and ACC approval. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance, correction of any drainage condition, and the Owner shall be responsible for the cost thereof. Despite Declarant's efforts to prepare a Master Grading Plan which will achieve the effective and efficient drainage of storm water from and within the Subdivision, Declarant does not warrant or represent that the Master Grading Plan will achieve any particular effect. Building envelopes are shown on the Plat. Any deviations to the Master Grading Plan shall require review and approval by the Municipal Engineer prior to the issuance of the building permit.

(b) No Owner shall or will at any time alter the grade of any Lot from that which is naturally occurring on that Lot at the time the site development improvements have been completed by the Declarant unless and until the Owner shall first obtain the written approval of the Municipal Engineer for such grade alteration. In order to obtain this approval, it shall first be necessary for the Owner, at the Owner's expense, to have prepared a grading plan which shows in detail the area to be re-graded, the existing and proposed topography, analyzes the effects of site drainage, states that the effects on site drainage will not be in violation of law as to alteration of natural drainage courses, and is a plan which does not unreasonably affect an adjacent property owner with respect to drainage or their viewing of unreasonable slope treatment. The Municipal Engineer's approval, if granted shall not relieve the Owner from the ultimate responsibility for the design, performance, and function of the grade alteration and/or drainage condition, and the Owner by requesting the alteration, and/or altering the grade, thereby agrees to indemnify and hold harmless the Municipality and its agents, employees and independent contractors regarding the same. The Declarant and/or the Municipality and/or their agents, employees or independent contractors shall have the right to enter upon any Lot, at any time, for the purpose of inspection, maintenance, correction of any drainage condition, and the property owner is responsible for the cost of the same.

2.6.2 Landscaping.

(a) Plantings. In addition to Street Tree Plantings performed by the Association per below, each Lot with a home in the Subdivision must plant and maintain a minimum of one (1) – 2" caliper ornamental tree located in the front yard. Additionally, there must be a minimum of twelve (12) foundation plantings and mulched bed along the front foundation wall.

(b) Street Tree Plantings. A Street Tree Planting Plan has been required by the Village of Germantown and available from the Declarant upon request. The Homeowners Association will plant the required street trees as identified on the

Street Tree Plan. A fee of $600 will be collected by the Association at each Lot closing for installation of the required trees for each lot.

(c) Vegetative Cover. Each individual Lot Owner shall be responsible for installing and maintaining vegetative cover (a lawn or landscaping) on all exposed soil on their Lot to prevent erosion of the soil into unwanted locations. This vegetative cover must be installed within one hundred twenty (120) days of obtaining occupancy of the home or, in the case of winter occupancy as outlined below. Note that other materials are allowable around the foundation and paved surfaces including, but not limited to gravel, mulch, brick or any other material that will reduce erosion and permanently stabilize the disturbed areas of soil. If the Owner of any Lot, after reasonable written notice from the Association, fails or refuses to install vegetative cover as described herein, or maintain it as required above, the Association, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with Municipal codes or ordinances, or the Wisconsin State Statutes. This restriction for vegetative cover does not apply during the winter months when growing conditions will not allow the establishment of vegetation cover. In such an event the Owner shall be required to establish vegetative cover within one hundred twenty (120) days of proper growing conditions which is anticipated to be from mid-April to mid-October.

2.6.3 Irrigation. Irrigation systems for lawns and planting beds, if installed, shall utilize irrigation controllers and components that are water conservation models. Controllers shall be equipped with a soil moisture sensor and rain sensor, as minimum components. Controllers and equipment shall be installed, programmed and maintained according to manufacturer's recommendations.

2.6.4 Easements. Plantings in the public and private easements may not be permitted by terms of the easement and should be avoided. Plantings within easements will be at-risk for removal by the Municipality and may be subject to damage or removal for maintenance and/or repair operations.

2.7 Municipal Codes and Ordinances. All items in this Article 2 shall be subject to Municipal codes and ordinances, as may be modified from time to time.

ARTICLE 3. ASSOCIATION OF OWNERS

3.1 Administration. Declarant shall establish the Association, which shall be incorporated as a Wisconsin nonstock corporation, and shall adopt Bylaws for its governance and administration of the Common Areas and Common Improvements. The Board may, but need not, from time to time adopt and amend Rules that are binding on all Owners and Occupants. The Board shall administer and enforce the Common Areas, the provisions of this Declaration and the Bylaws, the Rules, and all other uses of and restrictions on the Property such as easements. Until the establishment of the Association, all powers of the Association shall be exercised by Declarant.

3.2 Membership and Voting. Effective as of the date of purchase or creation of a Lot, each Owner shall be a member of the Association. In the Association, the Owner(s) of each Lot shall be entitled to one vote for each Lot owned. If one or more Lots change their status to some other form of ownership, the votes appurtenant to each original Lot shall not be changed. No member shall be permitted to vote if such member is more than thirty (30) days delinquent in the payment of any amount due to the Association under Article 4 of this Declaration.

3.3 Control of Association. Declarant shall have the right to appoint and remove Directors of the Association and to exercise any and all powers and responsibilities assigned to the Association, the Board, or its officers, by the Articles of Incorporation, Bylaws, this Declaration or the Wisconsin Nonstock Corporation Law (as amended from time to time), which rights shall expire upon the earlier of: (a) thirty (30) days from Declarant's conveyance of the final Lot, including any Lots which may be platted within the Expansion Area as provided in this Declaration, to an Owner who has been granted an occupancy permit and intends to reside on the Lot; (b) fifteen (15) years from the date of this Declaration; or (c) Declarant's election to waive its rights to control the Association. Upon Declarant's surrender of its rights to control the Association as provided above, the Directors shall be elected by the majority vote of the Owners within the Subdivision. For the avoidance of doubt, for purposes of this Section a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a conveyance for purposes of (a) above.

3.4 Management. The Association may employ a professional management agent or company to assist in carrying out its duties regarding the Common Areas, the Common Improvements, and this Declaration, with such experience and qualifications and on such terms and conditions as are acceptable to the Board. Any such agreement must be terminable by the Board, without cause, upon 90-day notice without payment of any penalty.

ARTICLE 4. ASSESSMENTS

4.1 Budget and Assessments.

4.1.1 Deposit. In addition to the Lot purchase price, each Owner will deposit an initial fee with the Association as an initial assessment; amount as stated in the purchase documents. The deposit must be made at the time of closing of the initial purchase of the Lot by an Owner intending to occupy a home on such Lot.

4.1.2 Assessments. The Association shall have the power to levy an annual assessment against each Lot for the purpose of defraying, in whole or in part, the costs incurred by the Association, including costs to operate the Amenity Area improvements and to fund capital accounts. Such annual assessment shall be levied by the Association as of March 1st of each year, for all platted lots in the subdivision as of January 1st of that year, and a statement for such amount shall be mailed to the owner of each Lot as of such date and shall be payable on or before March 31st of each year. The Association may from time to time permit the payment of the annual assessment on a monthly or other basis, but the entire assessment remains due.

4.1.3 Budget. The Association shall annually adopt a budget of common expenses and levy assessments on the Lots based on such budget as provided above, allocating

such assessments equally to each Lot, subject to the limitations herein. The budget shall include amounts representing assessments that are bad debts, and a reserve for contingencies and replacements for the Amenity Area as provided in Section 7.5, and may include a replacement reserve for any other purpose determined by the Board in its reasonable discretion, which in each case shall constitute part of the general assessments. Until a new budget is adopted, the prior year's budget shall remain in effect.

4.1.4 Collection. The Association may delegate to a third party manager or collection agent the authority to collect any assessments.

4.1.5 Special Assessments; Fines. The Association may also levy: (a) special assessments on all Lots for any purpose for which a general assessment or special assessment may be levied; or (b) fines on particular Owners for the purpose of collecting any amounts due the Association or enforcing compliance by such Owners with any provision of this Declaration, the Bylaws or any Rules. The Board may adopt a Rule to impose uniform charges for services which the Association provides related to transfer of Lots, review of proposals under Article 2, and the like. The Board may adopt an initial budget showing the anticipated amounts necessary to cover common expenses.

4.2 Installments; Late Payments. General assessments shall be levied on an annual basis, but shall be due and payable on March 31st, or as determined by the Board from time to time and as set forth herein. Special assessments shall be due and payable at such time and in such manner as the Board may determine. If an assessment is not paid when due then such assessment shall become delinquent and shall accrue interest at the rate of twelve percent (12%) per annum until the assessment is paid in full. Any assessment or installment of an assessment not paid within ten (10) days of its due date may also be subject to a late charge and/or interest as set forth in the Bylaws and/or in the Rules.

4.3 Enforcement; Liens. All general and special assessments which are not paid when due shall constitute a lien on the Lot; and shall be collectible and enforceable by the Association by suit against the Lot Owner, by foreclosure of the lien, and/or in any other manner or method provided under this Declaration or laws of the State of Wisconsin. The lien granted hereunder shall also cover and include all interest accruing on delinquent assessments, plus costs, expenses and attorneys' fees for collection. The Association shall have the exclusive right and power to collect or enforce collection of all general and special assessments and shall further have the exclusive right to bring any and all actions and proceedings for the collection thereof and/or the enforcement of liens arising therefrom. The Association may bring an action at law against any Lot Owner personally to collect such assessments and/or to foreclose the lien for such assessments against the Lot (in the same manner and method as an action to foreclose a real estate mortgage). The Association may purchase a property upon foreclosure of its lien. Under Section 3.2 an Owner delinquent in payments may in some cases not be permitted to vote on matters before the membership of the Association.

4.4 Association Statements. Within five (5) business days of written request from an Owner or a Mortgagee, the Association shall provide a letter stating the existence and amount of outstanding general or special assessments against the Owner's property, if any. Notwithstanding anything to the contrary in the preceding sentence, all property conveyed by

Declarant shall be deemed conveyed free from outstanding general, special or working capital assessments and no such letter shall be required or given as to such property.

4.5 Common Expenses and Surpluses. Common expenses and surpluses shall be allocated in the same manner as general assessments are allocated. All common surpluses for each fiscal year shall be retained for common expenses for the next succeeding fiscal year.

4.6 No Fees or Assessments in Event of Tax Forfeiture. Neither the County nor the Municipality shall be liable for any fees or special assessments in the event that the County or the Municipality become the owner of one or more Lots by reason of tax delinquency.

ARTICLE 5. MAINTENANCE AND ALTERATIONS

5.1 Owner Responsibility. Each Owner or Occupant shall reimburse the Association for the cost of the Association's repair or replacement of any portion of the Common Areas, Landscape Easements or Common Improvements (including the Amenity Area, if any) damaged through the fault or negligence of such Owner/Occupant or such Owner's/Occupant's family, guests, invitees or tenants. Each Owner shall, at the Owner's cost, even if no home has been constructed by such Owner, maintain the yard, including the cutting of grass and snow removal from driveways and, if any, sidewalks, in an orderly and neat manner and shall maintain all structures on the Lot in good repair and condition.

5.2 Association Responsibility. The Association shall maintain in good condition and repair, including but not limited to snow removal, replace and operate all of the Common Areas, Landscape Easements and Common Improvements, including but not limited to the landscaping and plantings on the Landscape Easement on Lots 1 & 37 along Freistadt Road, landscaping, trees and plantings in the Common Areas and trimming, removal and replacement of such landscaping. The Association may, in its discretion, install additional Common Improvements in the Common Areas. Each Owner shall be responsible for its share of the cost for such activities. The Association shall release and indemnify the Municipality for any maintenance responsibilities with respect to same.

5.3 Municipal Responsibility. The Municipality shall have no responsibility for maintenance or alteration under this Article 5. If the Association fails to maintain the Common Area as set forth herein, the Municipality, after proper notice to the Association, may cause such maintenance to be accomplished and may invoice the Association for the cost thereof. If such invoice is not paid in accordance with the period of time customary for the Municipality, the costs may be apportioned among the Owners of all Lots in the subdivision and placed on the next tax bill of each Lot.

5.4 Alterations and Maintenance. Landscaping, berms, grading, drainage pathways, Common Improvements, or other improvements in the Amenity Area, Landscape Easements or Common Areas may not be removed or substantially altered without written approval by the Association, Municipal engineer and the Municipal plan commission, as may be required. Maintenance and minor alterations of these improvements are allowed, such as the removal/repair of damage structures, pruning of trees, replacement of ground cover, and repair or

replacement of the fencing and other structures. Owners are encouraged to remove trash and debris and should report any unauthorized use within the Common Areas, Landscape Easements or Common Improvements to the Association. Declarant and or the Municipality are able to provide a copy of the plans for the Common Area upon request by the Association.

ARTICLE 6. RESTRICTIONS ON USE AND OCCUPANCY

6.1 Permitted Uses.

6.1.1 Single-Family Residential. Each Lot shall be occupied and used only for single family residential purposes, except as provided in Section 6.1.2. The term "***residential purposes***" includes only those activities necessary for or normally associated with the use and enjoyment of a home site as a place of residence and limited recreation. No garage or other mobile or accessory structure shall be used for temporary or permanent living or sleeping for family or guests without prior approval of the ACC.

6.1.2 Home Business. A home may be used for a home-business if it obtains the prior written approval of the ACC. A home-business shall only be approved if the home-business has no (zero) employees other than immediate family members, and the home-business has no outside client, vendor or customer sales occurring at the home. No trade or business shall be carried on anywhere in the Subdivision, except for (1) the incidental use of a Lot for personal business conducted by mail and telecommunications which does not burden the use of the Subdivision by frequent visits by business service providers or customers, subject to any Rules relating to such burdens, or (2) the sale of Lots, subject to the other provisions hereof and any Rules related thereto, or (3) the establishment of offices by Declarant or its agents for sales of Lots or by the Association for conducting its affairs. These uses may require specific approval by the Municipality and must be in compliance with all Municipal ordinances and regulations or receive a temporary use permit as authorized by the Municipality. Approval of a use by the ACC does not constitute approval by the Municipality or certification that the use complies with Municipal ordinances and regulations.

6.2 Pets. Subject to Municipal Ordinances, and applicable federal or state statutes, rules, regulations, or orders to the extent they supersede the restrictions of this Declaration, no animals, livestock or poultry shall be raised, bred or kept on any Lot, except that Pets shall be permitted providing they are not raised, bred and/or kept for commercial purposes and service animals and emotional support animals shall be permitted to the extent permitted by applicable municipal ordinances and applicable federal or state statutes, rules, regulations, or orders to the extent they supersede the restrictions of this Declaration. An Owner or Occupant may keep no more than three (3) Pets per Lot on the conditions that:

(a) the Pet is not permitted on any of the Common Areas while unattended or unleashed; and

(b) the Pet is licensed by the Municipality or appropriate licensing authority, if required under applicable ordinances; and

(c) no reptiles or un-caged birds shall be permitted; and

(d) the Pet must immediately and permanently be removed from the Property if, in the sole judgment of the Board or Municipality, the Pet is or becomes offensive, a nuisance or harmful in any way to the Property or any Owner or Occupant, or otherwise violates the terms of this Section or any Rules adopted relating to Pets; and

(e) the Pet is subject to such Rules as the Association may adopt from time to time on the subject; and

(f) possession of Pets is a privilege which may be revoked and shall not be considered a property right.

6.3 Vehicles. No outdoor parking of vehicles shall be permitted on the Lots for more than twenty-four (24) consecutive hours, without the express prior consent of the Board. No person shall occupy, park or otherwise use a vehicle so as to block access to a Lot. Storage or parking of trailers, campers, camping trucks, boats or other marine craft, horse or boat trailers, motorcycles, mopeds, motorized bicycles, vehicles licensed as recreational vehicles or commercial vehicles, snowmobiles, all-terrain vehicles, inoperative or unlicensed vehicles or the like shall not be permitted on a Lot, except (i) in a garage, (ii) in the case of recreational vehicles, commercial vehicles, campers, trailers, and boats, outside of a garage for no longer than one twenty-four (24) hours in a one week period; or (iii) outside parking on a case-by-case basis as approved by the ACC.

6.4 Waste. Accumulations of waste, litter, excess or unused building materials or trash other than in appropriate receptacles is prohibited. Garbage containers stored outside during initial construction or remodeling shall be situated only in locations designated by the Association. Lots shall be kept free of debris during construction of improvements thereon by maintenance of a dumpster on-site. The refuse and garbage receptacles for each occupied home shall be stored in the home or garage, except for a period of twelve (12) hours prior to and following the scheduled garbage pickup. All incinerators and other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

6.5 Temporary Structures. No structure, trailer, shack or barn, temporary or otherwise, shall be placed or maintained on any portion of a Lot or Common Area without written approval of the ACC, except for construction trailers maintained by Declarant and its successors and assigns, or the Association.

6.6 Quiet Enjoyment. Each Owner shall have the right to use its property in accordance with this Declaration and applicable law, free from unreasonable interference from any other Owner, Occupant and other invitee. No person shall cause or permit the Common Areas to be used so as to deny any Owner or Occupant the full use of the Common Areas except as permitted by the Association under Article 3 or in accordance with rules established by the Association with respect to the Amenity Area.

6.7 Noxious Activity. No use or practice shall be allowed in the Subdivision or the Common Areas which is immoral, improper or offensive in the opinion of the Board or which is in violation of the Documents. By way of example and not limitation, offensive activity shall include excessive amplification of musical instruments and/or audio or audio visual equipment.

6.8 Patios and Balconies. Patios, decks and balconies of Buildings on Lots shall be kept in good condition and maintained in a quality similar to that of any Building on the Lot.

6.9 Signs. No Owner or Occupant may erect, post or display posters, Signs or advertising material on the Common Areas or at locations within a Building which are visible from the public streets or Common Areas without the prior written consent of the Board, except (a) Declarant may do so without such approval, and (b) an Owner may erect or post a temporary sign of customary and reasonable dimension relating to the sale of a Lot. The Board may at its discretion, in particular circumstances or in general, delegate its right to consent under this Section to the ACC described in Article 2. Where Board consent is sought and obtained, the permitted Signs will be erected and maintained in accordance with all ordinances, rules, regulations and conditions applicable thereto. "***Signs***" as used herein shall be construed and interpreted in the broadest possible sense, and shall include any placard, posters or other such devices as may be affixed to the interior of any exterior windows so as to be visible from the exterior of the Building. All Signs placed within easements or the public right-of-ways shall also require Municipal approval and/or permits.

6.10 Compliance with Laws; Environmental Matters. Each Owner and Occupant shall comply with all applicable governmental or Association statutes, ordinances, regulations or rules, including but not limited to, Municipal ordinances. Such applicable laws include, but are not limited to, those relating to the storage, transport and release to, from, on or in such Lot of any substance or compound governed by any one or more State of Wisconsin Statutes; Comprehensive Environmental Response, Compensation and Liability Act ("***CERCLA***"); Toxic Substances Control Act ("***TOCSA***"); Resource Conservation and Recovery Act ("***RCRA***"); Municipal ordinances; and similar laws relating to the storage, transport or release of substances, compounds or recyclable materials, all as in effect from time to time.

6.11 Obstructions. Unless installed by the Declarant or the Association, no playground equipment, bicycle racks or other equipment or material may be placed on the Common Areas.

6.12 No Further Divisions. No Lot may be further subdivided without the approval of the Municipality and the Association and/or the ACC.

ARTICLE 7. SPECIAL FEATURES

7.1 Storm Water Facilities. The Storm Water Facilities shall be fractionally owned by the Lot Owners and managed by the Association. The Association shall have the ability to impose assessments for the inspection, maintenance, and repair of the Storm Water Facilities. The Common Areas include storm sewer and surface water drainage systems. The Storm Water Facilities are located in commonly owned outlots as shown on the Final Plat and are Common Areas maintained by the Association in accordance with the Storm Water Agreement and shall be used solely for drainage and storm water purposes and not for recreational purposes. The Association has no duty to ensure the safety of persons using the drainage areas, or to warn of dangers concerning them. Neither the Declarant nor the Association is responsible for the safety of any drainage area for use by humans or Pets, and neither represents nor warrants that any drainage area is safe for any such use.

7.2 Easements. As provided on the Plat, there are easements located on various Lots for storm water utilities, overland storm water flow, underground utilities, and other items. These easements allow access by the Municipality, Association, ACC or other entity to maintain, repair and access the Lots as may be required from time to time.

7.3 Parade of Homes. Declarant discloses that Declarant may arrange for the Subdivision to be included in the Metropolitan Builders Association (the "***MBA***") Parade of Homes or similarly titled event in which members of the public are invited to inspect a number of Lots improved with homes constructed by one or more contractors. Such events may result in temporary periods of significant construction activity, traffic slowdowns and large crowds, and may continue for a period of several weeks. A Lot Owner is deemed to acknowledge the possibility of said event and is deemed to have waived any objection to the issuance of any Municipal permits required for such event. Declarant is not, however, required to include the Subdivision in any such event, and may base its decision on the Declarant's individual needs, if any. While the Parade of Homes is open and during the one-hour period before the Parade opens and the one-hour period after the Parade closes, for the entire duration of the Parade of Homes, purchaser/owner and/or Non-Parade Builders agree that:

1) No construction work or sales activities of any kind (including work of subcontractors, trades, deliveries, inspections, showings, realtor activity, open houses, signage, advertising, sales activity or tours of any kind) shall be performed on, in or adjacent to any home built on any lot;

2) No advertising, marketing, signage, sales activities or tours (including virtual tours) of any kind shall be permitted or take place, directly or indirectly, on or adjacent to the lot;

3) The lot or any home constructed thereon may not be opened as a model home;

4) That no contractor, subcontractor, supplier or realtor signs, advertising materials, or placards shall be placed on the lot, on the home, or in the windows of any home on the lot, or adjacent to the lot, or in the road abutting the lot and shall not use or permit any rolling or mobile advertising, vehicles, or trailers.

7.4 Amenity Area. The Declarant or, after the period of Declarant control has ended, the Association, may, in its sole discretion, construct various recreational amenities (which may include, without limitation, a playground, sport court, fire pit, and paved pathways) in certain Common Areas determined by Declarant or paved pathways) on those improvements on the Association, as applicable. Each Owner shall have the right to use the Amenity Area as with any other Common Area, subject to the Rules. Nothing herein is a representation or warranty that any particular amenity will ever be installed or constructed, or as to the quality of any amenity which is installed or constructed. In addition to the Amenity Area, the Declarant or Association (under the conditions above) may install amenities and Common Improvements in any other Common Area.

7.4.1 Rules and Regulations. The Association shall, through its Board of Directors, establish all rules and regulations regarding the use of the Amenity Area, including

without limitation rules related to hours of use and permitted and prohibited activities and conduct.

7.4.2 Maintenance, Repair, and Replacement. Subject to other applicable provisions of this Declaration, the Association shall maintain, repair and replace the Amenity Area to the extent determined necessary or advisable by the Association and as required by law.

7.4.3 Insurance. The Association shall insure the Amenity Area against direct loss or damage occasioned by fire, extended coverage perils and other hazards in amounts and with insurers reasonably chosen by the Association. Such insurance shall be issued in an amount without co-insurance at least equal to the full value any Building(s) and other improvements erected thereon. The Association shall also maintain general public liability insurance and such other insurance with coverages, in amounts and with insurers that the Association reasonably requires from time to time.

7.4.4 Annual Budget. The Association shall include in its annual budget an estimate of the total amount necessary to pay the costs for the following calendar year of operating, maintaining, repairing and replacing the Amenity Area. Expenses shall include without limitation all costs of employees, payroll taxes, materials, parking costs, insurance, services, management fees, supplies, maintenance, repair, landscaping, fuel and power, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements.

7.4.5 Reserves. The Association, by its Board, shall establish, fund, and maintain a reasonable reserve for contingencies and replacements for the Amenity Area. The Association shall first charge against such reserve all extraordinary expenditures for the Amenity Area not originally included in the annual estimate which may become necessary during the year. If the annual budget proves inadequate for any reason (other than as a result of the failure by one or more unit owners in the Association to pay their assessments), the Board may, at any time, levy a further assessment, which shall be assessed in the same proportion as other general assessments.

ARTICLE 8. INSURANCE

8.1 Association Insurance. The Association shall obtain and maintain comprehensive general public liability insurance for occurrences on the Common Areas and with respect to Common Improvements not in the Common Areas, all-risk casualty insurance coverage on all Common Improvements, and such other policies and/or coverage as the Board deems necessary or advisable, such as fidelity insurance for Association officers handling fund of the Association.

8.2 Coverage of Association Insurance. The casualty insurance coverage shall be in an amount equal to the maximum insurable replacement value, with an "agreed amount" and a "replacement cost" endorsement, without deduction or allowance for depreciation. This coverage amount shall be annually reviewed and shall insure against loss or damage by fire and other hazards as commonly covered by a standard extended coverage endorsement and such other hazards as customarily covered with respect to buildings similar in construction, location

and use. Commercial general liability coverage shall be in such amounts as the Board determines annually, but not less than $1,000,000 per occurrence.

8.3 Proceeds. Association Insurance proceeds for casualty loss shall be for the benefit of the Association in order to finance construction of damaged Common Areas or Common Improvements. Liability coverage and other insurance proceeds shall be applied as the Association directs.

8.4 Cost. All premiums for Association Insurance and other insurance obtained by the Association shall be a general assessment.

8.5 Waiver. The Association and, by acceptance of a conveyance to a Lot or the use thereof, or any portion thereof or interest therein, each Owner or Occupant acting both for themselves and for their respective insurers, waive any claim it or they may have against the other for any loss insured under any policy obtained by either to the extent of insurance proceeds actually received, however the loss is caused, including such losses as may be due to the negligence of the other party, its agents or employees. All policies of insurance shall contain a provision that they are not invalidated by the foregoing waiver, but such waiver shall cease to be effective if the existence thereof precludes the Association from obtaining any policy of insurance at a reasonable and customary rate.

8.6 Acts Affecting Insurance. No Owner or Occupant shall commit or permit any violation of covenants or agreements contained in any of the Association Insurance, or do or permit anything to be done, or keep or permit anything to be kept, or permit any condition to exist, which might (a) result in termination of any such policies, (b) adversely affect the right of recovery thereunder, (c) result in reputable insurance companies refusing to provide such insurance, or (d) result in an increase in the insurance rate or premium over the premium which would have been charged in the absence of such violation or condition, unless, in the case of such increase, the Owner or Occupant responsible for such increase shall pay the same. If the rate of premium payable with respect to the Association Insurance shall be increased by reason of (1) the size, design or composition of a Building, or (2) anything done or kept in a property subject to this Declaration, or (3) the failure of an Owner or Occupant to comply with Association Insurance requirements, or (4) the failure of any such Owner or Occupant to comply with this Declaration or the Bylaws, then the particular Owner or Occupant shall reimburse the Association for the resulting additional premiums. The Association reimbursement right is without prejudice to any other Association remedy, and may be enforced by special assessment against the particular property involved.

8.7 Exclusions from Coverage. Association Insurance coverage shall exclude (a) coverage on any home or personal property located within or pertaining to the exclusive use of an Owner except to the extent included as a standard coverage in the policy of Association Insurance; and (b) liability coverage on an Owner or Occupant, its guests, invitee, employees or tenants, arising out of any occurrences within a Lot and/or relating in any way to an Owner's or Occupant's personal property. It is the sole responsibility of each Owner or Occupant to obtain such insurance coverage as are excluded from Association Insurance.

ARTICLE 9. AMENDMENT OF DECLARATION

9.1 General. Except as otherwise provided herein, this Declaration may be amended only by the written consent of at least sixty-seven percent (67%) of the total votes of the Association then entitled to vote. Regardless of the manner of adoption, no amendment shall adversely affect a special right or easement reserved to Declarant under this Declaration, or the rights of Mortgagees under Article 10, without the express written consent of Declarant or Mortgagee, as applicable. Notwithstanding the foregoing, Declarant reserves the right to unilaterally amend the Declaration until one (1) year after one hundred percent (100%) of the then existing Lots (inclusive of any Lots added to the Expansion Area by Declarant in its discretion or vacant land in the Expansion Area that is not developed) have been sold to an Owner intending to reside thereon and occupancy permits have been granted for each Lot. During such period, Declarant may also enter into other agreements on behalf of the Association or Lot Owners for purposes of easements and/or other items necessary for the orderly operation and maintenance of the Subdivision and/or Association, provided however, that any amendments to the restrictions where the Municipality is involved or has an interest may require the approval by the Municipality.

9.2 Procedures. Except with respect to an amendment by Declarant, amendments to this Declaration shall be prepared and executed by the president of the Association and shall become effective when recorded in the office of the Register of Deeds. No action to challenge the validity of an amendment shall be commenced more than one (1) year after the amendment is recorded.

ARTICLE 10. RIGHTS OF MORTGAGE HOLDERS

10.1 Notice. Any Mortgage holder, insurer or guarantor of a Mortgage encumbering a Lot that submits a written request to the Association, identifying the name and address of such holder, insurer or guarantor and the Lot involved, will be entitled to timely written notice of:

(a) Any thirty (30) day delinquency in the payment of assessments owed by the Owner of the Lot on which it holds a Mortgage or any breach of the provisions of any of the Documents which is not cured by such Owner within thirty (30) days of such Owner's receipt of notice of such breach;

(b) A lapse, cancellation or material modification of any Association Insurance; and

(c) Any proposed action that requires the consent of a Mortgage holder.

10.2 Mortgagee Acquisition of Lot. A Mortgagee acquiring title to a Lot pursuant to remedies provided in its Mortgage, or by a deed in lieu of foreclosure following an Owner's default under the Mortgage, shall not be liable for such Lot's unpaid assessments under this Declaration accruing prior to the Mortgagee's acquisition of title to such Lot (except to the extent unpaid assessments are included in subsequent budgets generally), but shall ensure that any such prior delinquent assessments are paid upon transfer of the Lot to a third party.

ARTICLE 11. RIGHTS OF DECLARANT

11.1 Reserved Rights. Prior to the sale of all Lots by Declarant and occupancy permits granted for all Lots, Declarant:

(a) may use the Common Areas or Amenity Area, and any unsold Lots in any manner as may facilitate the sale of Lots including, but not limited to, maintaining a sales and/or rental offices, model homes and signs and/or showing the Lots. Declarant may from time to time also delegate such rights (on a non-exclusive basis and subject to such conditions as Declarant may impose) to persons desiring to construct Buildings on particular Lots as model homes. In delegating such rights to other persons, Declarant's delegatees shall not have the right, without Declarant's express written consent, to locate a general sales office operation in any such model home, although use of a model home to facilitate sales of Lots or sales of Buildings on Lots may be permitted for a period not to exceed forty-eight (48) months from the date of issuance of the certificate of occupancy therefor; provided, however, that once a model home is used as a home for an Occupant, it may not thereafter be used as a "model home". Notwithstanding the foregoing, any such use must be in compliance with all Municipal ordinances and regulations and may require a use permit granted by the Municipality.

(b) shall have the right to (1) grant easements upon, over, through and across the Lots (limited to the ten (10) feet area adjacent to each Lot line), which rights shall expire one (1) year after conveyance of a Lot by Declarant. Additionally, the right to grant easements upon, over, through and across the Common Areas as may be required in Declarant's sole opinion for furnishing any kind of utility services, maintenance and replacement thereof, drainage, grading, communications or public purposes including, which easements may be granted to itself or its nominee and as may be necessary for excavation and construction of any Buildings or for ingress and egress and maintenance and replacement thereof, to, from, and within, the Property and other real property adjacent to it.

(c) shall have the right to veto any proposed amendment to this Declaration for any reason or no reason, in which case it shall not be deemed approved or effective.

For purposes of this Section, a "bulk" or multi-Lot conveyance to a party who is not intending to occupy the property conveyed shall not be considered a "sale" for purposes of this Section.

11.2 Addition to or Subtraction from the Subdivision. Declarant reserves the right, at any time during the term of this Declaration and in its sole discretion, from time to time to subject portions of the Expansion Area to this Declaration in accordance with this Section. Each time Declarant subjects a portion of the Expansion Area to this Declaration it is known as an "***Expansion***".

11.2.1 Expansion. Declarant reserves the right, at any time, and from time to time, during the term of this Declaration and in its sole discretion, to subject additional real estate

outside the Subdivision to this Declaration by recording a document imposing on such real estate the provisions of this Declaration (as amended from time to time). The additional real estate shall be located in the Municipality and shall be adjacent to the Subdivision (ignoring streets, railroads and navigable waters which may separate the additional real estate from the Subdivision). The additional real estate will be subject to the provisions of this Article 11 as though it were a part of the original Subdivision.

11.2.2 Procedure for Expansion. Declarant shall add to the Subdivision by recording with the Register of Deeds one or more amendments to this Declaration setting forth the legal description of the area so affected. An amendment creating an Expansion need be executed only by the Declarant and does not require consent from or notice to any other person.

11.2.3 Contents of Expansion Amendment. An Expansion amendment will (a) state the legal description of the land being subjected to this Declaration; (b) set forth such other limitations on such future Lots as Declarant may desire not inconsistent with this Declaration; and (c) set forth such other information as is reasonable to facilitate the Expansion and the integration of the area into the Association. All other provisions of the Declaration shall apply to the Lots or Outlots included in any Expansion.

11.2.4 Procedure for Subtraction of Land. For so long as the Declarant is in control of the Association, the Declarant may also, in its sole discretion, by recorded document, remove the Expansion Land or any Lots not yet sold, from the effect of this Declaration and thereby reduce the extent of the Subdivision, without the consent of the Lot Owners within the Subdivision, subject to the amendment procedures of Section 9.1.

11.2.5 Other Lands. Declarant also reserves the right, at any time, and from time to time, during the term of this Declaration and in its sole discretion, to subject additional real estate outside the Subdivision to this Declaration by recording a document imposing on such real estate the provisions of this Declaration (as amended from time to time), subject to the amendment procedures of Section 9

11.2.6 Modification of Budget and Assessments. Upon each such Expansion, the Association will amend the annual Budget and annual assessments as appropriate to account for the effects of any Expansion or subtraction. Any assessments prior to the addition or subtraction of the area affected by the Expansion or subtraction will be pro-rated and adjusted by the Association accordingly. Each Owner in the Expansion Area shall have the same rights and obligations as if such Owner was an Owner under the initial Declaration. All Owners acknowledge that the proportionate share of expenses and the corresponding assessments will be revised to reflect the presence of additional Lots. Each Owner also acknowledges that assessments could increase or decrease based on the facts and circumstances in effect at the time of such addition or subtraction.

11.2.7 Effective Date of Expansion. The Subdivision shall be deemed expanded when an amendment to this Declaration, executed by Declarant, is recorded with the Register's Office.

11.2.8 Effect of Expansion or Reduction on Outlots. To the extent that Owners have a tenancy in common interest in Outlots prior to an Expansion, the interests of such Owners will be deemed adjusted, upon the recording of an Expansion or reduction amendment and without more, to equally allocate ownership among all Owners, both pre-existing and new. The interest of any Mortgagee in Outlots by virtue of this tenancy in common interest, shall attach, by operation of law, to the new percentage interests in the Outlots appurtenant to the Lot on which it has its lien. Tenancy in common ownership rights in Outlots are extinguished for Lots removed from the Declaration pursuant to Section 11.2.3.

11.2.9 Reserved Easements. Declarant reserves easements over the Common Areas for the benefit of all portions of the Subdivision not yet included in this Declaration, for the purposes of vehicular and pedestrian access; installation, repair, maintenance and replacement of utilities to serve the Expansion Areas; marshaling of construction materials and personnel for improvements made to the Expansion Area; and the use of Common Improvements and Common Areas for recreational purposes consistent with those uses granted to Owners.

ARTICLE 12. REMEDIES

12.1 General Remedies. If any Owner or Occupant fails to comply with this Declaration, the Bylaws, or the Rules, such Owner or Occupant shall be liable for damages, subject to injunctive relief (including an order requiring the removal at the Owner's expense of Buildings constructed without ACC approval), subject to any other remedy provided by the Bylaws or at law, or all of the above, as a result of such noncompliance. The Association or, in a proper case, an aggrieved Owner, may bring an action because of such noncompliance.

12.2 Owner or Occupant Violation; Association Right to Cure. In addition to any other remedies provided herein, if any Owner or Occupant fails to comply with this Declaration, the Bylaws, or the Rules, which failure continues for a period of fifteen (15) days following written notice from the Association, the Association shall have the right, but not the obligation, to perform or cause to be performed such maintenance, replacement, restoration or commence litigation, arbitration or other proceeding or other action as the Association deems necessary or appropriate, in its sole discretion. Expenses incurred therefor by the Association shall be assessed against the Owner or Occupant and shall be subject to all rights and remedies reserved under this Declaration with respect to collection, expense, late payment penalties or interest, filing of a lien and/or foreclosure as reserved at Article 4 of this Declaration. Once the Association has taken such an action, it shall not be obligated to take any other or further action with respect to the same, similar or subsequent failure by the same or a different Owner or Occupant.

ARTICLE 13. EASEMENTS

13.1 Right of Entry. A right of entry to each Lot or Common Area is reserved to the Association to service utility installations located on, in or under such Lot or Common Area provided request for entry is made in advance and such entry is limited in scope so as to extend only as is reasonably necessary to service such utility installations. In case of emergency, entry by the Association onto any such Lot or Common Area may be made immediately, whether the Owner or Occupant of such Lot or Common Area is or is not present and without liability of the

Association or its agents if such entry is necessary for the safety or welfare of persons or property. Any damage or loss caused as a result of such emergency entry shall be the sole expense of the Owner or Occupant if, in the reasonable judgment of those authorizing the entry, such entry was for emergency purposes.

13.2 Common Area Easements. The Association may grant easements over and through the Common Areas for such purposes as the Board deems reasonable for the benefit of the Owners.

ARTICLE 14. TERMINATION

14.1 Termination. This Declaration shall be in effect for a period of twenty-five (25) years and automatically renewed for successive periods of ten (10) years each, unless terminated at the end of the original or any extended term by: (i) Declarant (if during the period of Declarant control of the Association), or (ii) the written consent of the owners of not less than ninety percent (90%) of the aggregate then existing Lots provided that no vote shall effect an amendment to or termination of any provision hereof conferring on or reserving a special right or easement to Declarant without the express written consent of Declarant, as appropriate. Voluntary termination of this Declaration must be express and shall be effective upon recording a written instrument to such effect in the office of the Register of Deeds. If the Owners decide to terminate the Association, a maintenance and operation plan for the Common Areas and Storm Water Facilities, if any, may need to be presented and approved by the Municipality prior to such termination. Nothing provided in this Section, by itself, terminates or shall be interpreted to authorize termination of any drainage easements, common area maintenance requirements, or other restriction herein that affects an interest in real estate while the record title to the real estate or an interest in the real estate remains in the State of Wisconsin or a political subdivision or municipal corporation of the State of Wisconsin, including the Municipality, and the duration of any such restriction shall be unlimited and perpetual, unless terminated by the benefitted political subdivision by record document.

ARTICLE 15. CONSTRUCTION AND EFFECT

15.1 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

15.2 Including. Whenever used herein, the term "including" preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

15.3 Captions. The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

15.4 Severability. If any portion of this Declaration or its application to any person or circumstance is held to be invalid or unenforceable, the remainder of this Declaration, or the application of such provision, or any part thereof, to persons or circumstances other than those to

which it is held invalid or unenforceable, shall not be affected thereby. The remainder of this Declaration shall be valid, and enforced, to the fullest extent permitted by law.

15.5 Remedies. All remedies herein are cumulative.

15.6 Waivers. Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. A waiver, consent or approval to any one matter shall not be deemed a waiver, consent or approval to any subsequent matter whether similar or not.

15.7 Assignment of Declarant's Rights. Declarant may from time to time assign any or all of the rights and benefits conferred on or reserved herein for Declarant in its status as such (as opposed to those rights or benefits conferred on or reserved for all Owners or groups thereof), by an instrument in writing specifically identifying the rights and benefits so assigned which is recorded in the Register's Office.

15.8 Other Regulation. Nothing herein shall preclude or restrict Declarant recording other covenants, conditions or restrictions which further regulate portions of the Subdivision which Declarant owns at the time of recordation.

15.9 Conflict. In the event any covenant or provision of this Declaration is in conflict with any ordinance, code or law of the Municipality or other governmental authority having jurisdiction, the governing authority shall control and supersede that provision of the Declaration. All remaining covenants and provisions of this Declaration shall remain in full force and effect

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, this Declaration has been duly executed as of the date first above written.

DECLARANT:

Wrenwood, LLC,
a Wisconsin limited liability company

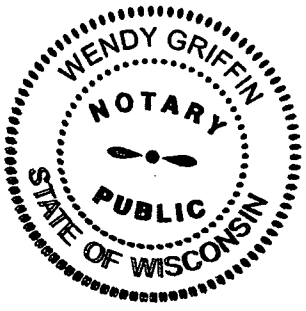
By: Neumann Developments, Inc., sole Member

By: _____
Steve DeCleene, President

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this 21 day of September, 2022, the above named Steve DeCleene, President of Neumann Developments, Inc. sole member of Wrenwood, LLC, by its authority, and to me known to be the person who executed the foregoing instrument and acknowledged the same.

[SEAL]



_____
Name: Wendy Griffin
Notary Public, State of Wisconsin
My commission: 2/5/25

This instrument was drafted by:
Kevin Anderson
Neumann Developments
N27 W24025 Paul Court, #Suite 100
Pewaukee, WI 53072

EXHIBIT A

Legal Description of the Subdivision

1. The Subdivision, being a redivision of Lot 4 of CSM No. 6890, being located in a part of the Northwest ¼, Northeast ¼ and Southeast ¼ of the Northwest ¼ and the Southwest ¼ of the Northeast ¼ of Section 23, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

2. Consisting of the following portions of the Subdivision:

   Lots 1 thru 4 and Outlots 1, 2 & 3

   Specifically excluding: Outlot #4 which shall be retained by Developer as an Expansion Area.

EXHIBIT B

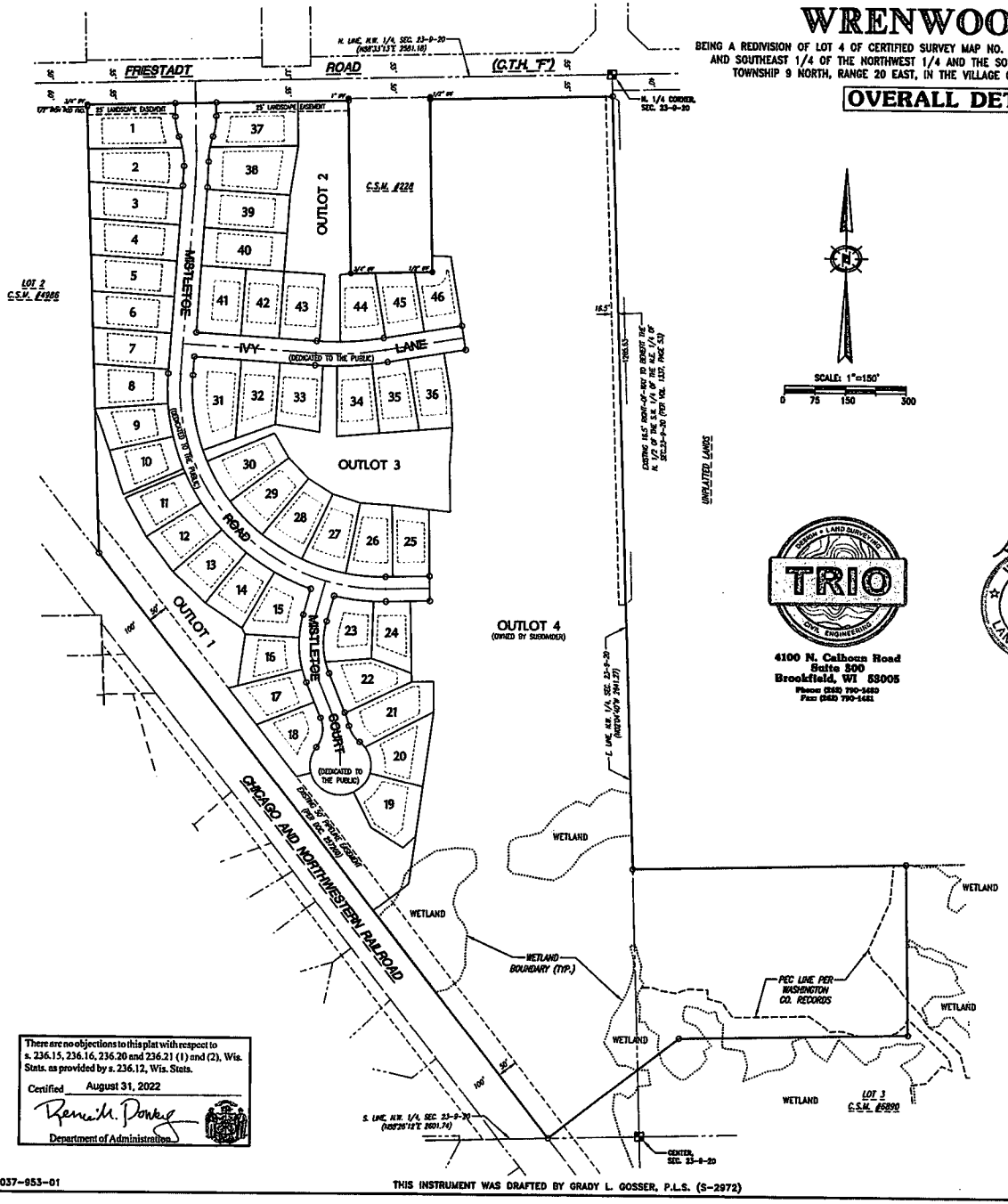
Final Plat recording page attached for reference

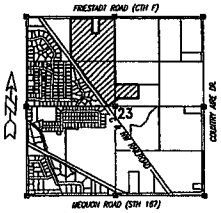
WRENWOOD NORTH

BEING A REDIVISION OF LOT 4 OF CERTIFIED SURVEY MAP NO. 6890, BEING LOCATED IN A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

Document # 1568669
WASHINGTON COUNTY WISCONSIN
2022-09-21 11:14:00 AM
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: $50.00
Pages: 6





LOCALITY MAP:
SECTION 23,
T. 9 N., R. 20 E.
SCALE: 1"=2000'

OWNER:
WRENWOOD NORTH, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

BUILDING SETBACK SUMMARY

DEVELOPMENT:
RS-5 SINGLE FAMILY RESIDENTIAL DISTRICT w/PDD OVERLAY (LOTS 1-46)

MIN. FRONT SETBACK:	35 FT.
MIN. REAR SETBACK:	35 FT.
MIN. SIDE SETBACK:	12 FT.

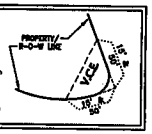
TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Road
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

4/13/22
5/23/22
6/16/22

VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)

V.C.E. APPLIES TO:
Lots 1, 15, 23, 31, 37 and 41 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.



GENERAL NOTES:

- O—• Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- ●—• Indicates Found Monumentation (See Plat).
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the N.W. 1/4 of Section 23, Town 9 North, Range 20 East, bears North 02°04'40" West.
- The Easements for Sanitary Sewer, Watermain, Storm Sewer and Drainage are herein granted to the Village of Germantown.
- The 25' wide Landscape Easements are herein granted to the Subdivision's Homeowners Association for installation, repairs and maintenance.
- The Owners of the residential Lots 1 through 46 within the "Wrenwood North" Subdivision and any future additions to this subdivision, shall each own an equal undivided fractional interest in Outlots 1, 2 and 3 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 4 to be retained by the Owner for future development.
- All Wetland shown hereon was field delineated and field located by STANTEC in 2017.
- All Primary Environmental Corridor (PEC) shown hereon is per available Washington County records.
- Stormwater Management Facilities are located on Outlots 1, 2 and 3 of this Subdivision. The Owners of the residential Lots within this Subdivision and any future additions to this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any future additions to this Subdivision.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 31, 2022

Department of Administration

REVISED THIS 18TH DAY OF AUGUST, 2022
REVISED THIS 23TH DAY OF MAY, 2022
DATED THIS 13TH DAY OF APRIL, 2022

17-037-953-01

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, P.L.S. (S-2972)

ZONING PERMIT REVIEW

11/10/25 Plan Commission Meeting

Northshore Garage / Christy and Jason Madore

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Northshore Garage, Agent for Christy and Jason Madore, Property Owners. Zoning Permit review for an architectural variance from Section 17.41(2a) of the Zoning Code to construct a detached residential accessory structure (garage) with a metal roof on property located at N124 W12650 Lovers Lane.

Property Location: N124 W12650 Lovers Lane

Applicant/Owner:

Northshore Garage
361 Falls Rd, Suite 123
Grafton, WI 53024

Christy and Jason Madore
N124 W12650 Lovers Lane
Germantown, WI 53022

Zoning: Rs-1: Single-Family Residential District

Adjacent Land Uses		Zoning
North	Residential	A-2
South	Residential	Rs-3
East	Residential	A-2
West	Residential	Rs-1

Proposal

Northshore Garage, Agent for Christy and Jason Madore, Property Owners. Zoning Permit review for an architectural variance from Section 17.41(2a) of the Zoning Code to construct a detached residential accessory structure (garage) with a metal roof on property located at N124 W12650 Lovers Lane.

As indicated in the application materials, the owner is requesting approval to construct a 51' x 41' (2,091 sqft) detached accessory building (garage) for personal storage and hobby workshop activities. The proposed building will incorporate LP SmartSide ExpertFinish Trim & Siding (i.e. prefinished durable wood) in "Timberland Suede" color and Premium Pro-Snap metal roofing in "Charcoal Black" color.

Background

The Madore's initial building permit application for the garage was put on hold and referred to the Plan Commission pursuant to Section 17.41(2a) of the Zoning Code that requires accessory buildings greater than 160 sqft to have a similar architectural appearance and exterior materials as the dwelling unless a variance is granted by the Plan Commission:

17.41(2a) ARCHITECTURAL APPEARANCE AND MATERIALS. *(Cr. Ord. #02-18) In single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), accessory buildings which exceed 160 square feet in area shall be of a similar architectural appearance and exterior material as the dwelling on the property. For accessory buildings greater than 160 square feet in area, the Plan Commission may, in circumstances which it deems appropriate, grant a variance to this requirement and approve different architecture and/or exterior materials with a Zoning Permit.*

While the proposed accessory building will be consistent in terms of materials and color with the existing dwelling's siding, the building is proposed with a metal roof unlike the existing dwelling's asphalt shingle material. Note that the color of the metal roof will be similar to the asphalt shingles.

In 2018 the Village made several revisions to the accessory building allowances for all the residential districts. Generally speaking, the number, size, and height of accessory buildings in all the residential districts was increased to allow more, taller, and larger accessory buildings. The Village also revised the provision that requires the architecture and materials of larger accessory buildings to be like those of an existing dwelling on a property. The revisions made were to add the word "similar" (vs. "same") and to allow the Plan Commission the ability to approve different materials and architecture (vs. an owner filing an appeal to the Board of Zoning Appeals). The requirement is less stringent, and the process is streamlined compared to years ago for owners to seek a "variance" from this requirement if the architecture and materials for a proposed accessory building are different. In 2021, the Plan Commission reviewed the ordinance adopted in 2018 and directed staff to leave the ordinance as written.

Staff Comments

As indicated above, the Plan Commission has the authority to approve the architectural appearance and exterior materials for residential accessory buildings that the Zoning

Administrator and/or Building Inspector determine do not meet the requirements of Section 17.41(2a). In doing so, the Plan Commission acting as the Architectural Review Board is to consider the following principles pursuant to Section 17.49(3) of the Zoning Code:

a) *No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.*
b) *No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.*
c) *No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades, and which presents an unattractive appearance to the public and to surrounding properties.*
d) *No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.*

The applicant has provided professional buildings plans, material and color specifications for the proposed garage, and an image of the existing dwelling on the property. Staff also understands that the metal roof was chosen based on its longevity, economical cost per square foot, and since the owner intends to replace the existing dwelling's roof with a metal roof in the next 6-8 years (approximate).

Aside from the metal roof differing from the existing dwelling's asphalt shingle material, the proposed accessory building (garage) will be consistent with the dwelling's siding and overall color scheme. Given these factors and that the detached garage will be positioned approximately 150 feet away from the dwelling, staff finds that the above principles are upheld by this proposal.

VILLAGE STAFF RECOMMENDATION

APPROVE the Zoning Permit application for an architectural variance from Section 17.41(2a) of the Zoning Code to construct a detached residential accessory structure (garage) with a metal roof on property located at N124 W12650 Lovers Lane.

Village of Germantown ...Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 10/22/25

Fee Received By: CHK #1458

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: North Shore Garage Builder

Address: 361 Falls Road STE 123

City/State/Zip: Grafton Wi 53024

Phone: 414-324-6939

E-Mail: northshore.wi@yahoo.com

PROPERTY or Business OWNER:

Name: Christy and Jason Madore

Address: N124W12650 Lovers Lane

City/State/Zip: Germantown Wi 53022

Phone: 262-391-7110

E-Mail:

PROPERTY ADDRESS OR Tax Parcel ID#: 131961

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Looking to construct a residential detached garage for auto storage and hobby workshop. We are looking to match the homes existing siding and colors but changing the roof of the new structure to metal.

READ AND INITIAL THE FOLLOWING:

☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

☑ A scaled site plan showing location of proposed use on the property (not required if within building).

☑ $175 Application Fee

☑ Other Information required by Zoning Administrator

VILLAGE USE ONLY

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant — Date: 10/21/25

Property Owner — Date: ~~10/21~~/25

RECEIVED
OCT 22 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Cornerstone Land Surveying, Inc.
Plat of Survey

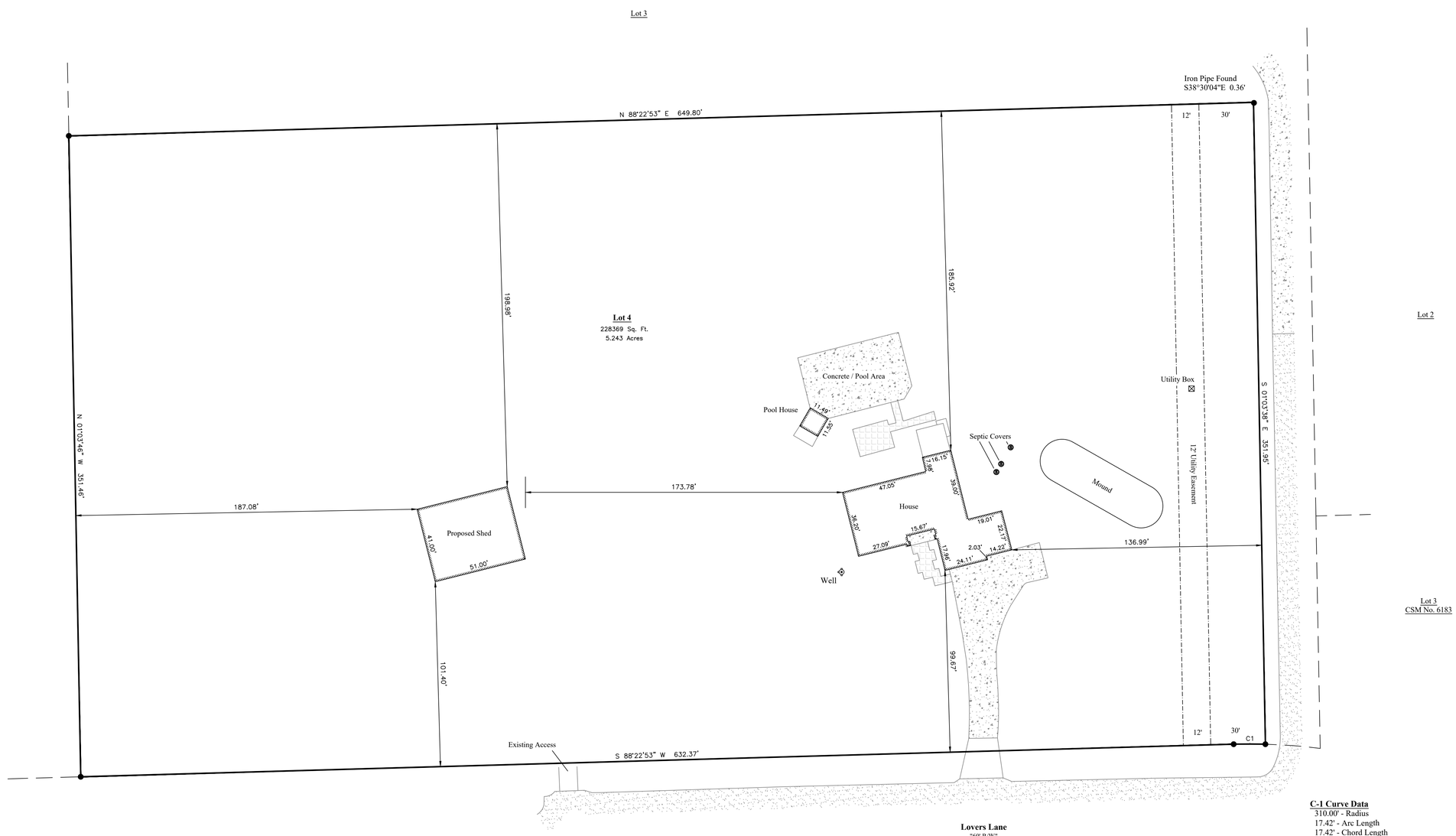
Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rls2698@gmail.com
(262) 424-5630

Address:
N124 W12650 Lovers Lane
Germantown, WI 53022

Description:
All of Lot 4 of Certified Survey Map No. 6600 being a redivision of Lots 1 and 2 of Certified Survey Map No. 6183, Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Scale 1"= 30'
0' 30' 60'

Legend:
● Denotes Iron Pipe Found



C-1 Curve Data
310.00' - Radius
17.42' - Arc Length
17.42' - Chord Length
S89°59'28"W - Chord Bearing

Notes:
1) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
2) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEROF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

WISCONSIN RICHARD L SIMON S-2698 HUBERTUS WI LAND SURVEYOR

Survey For: Jason and Christy Madore
Dated this 2nd day of October, 2025.

GENERAL NOTES:
All dimensions are face of stud to face of stud 2x4 (3 1/2"), 2x6 (5 1/2")
All window header heights to be set at 6'-10 7/8" unless otherwise noted.
All bearing headers to be (2) 2x12's, unless otherwise noted.
All exterior window and door sizes are Rough Openings
All wall heights to be 8'-1 1/8" unless otherwise noted.

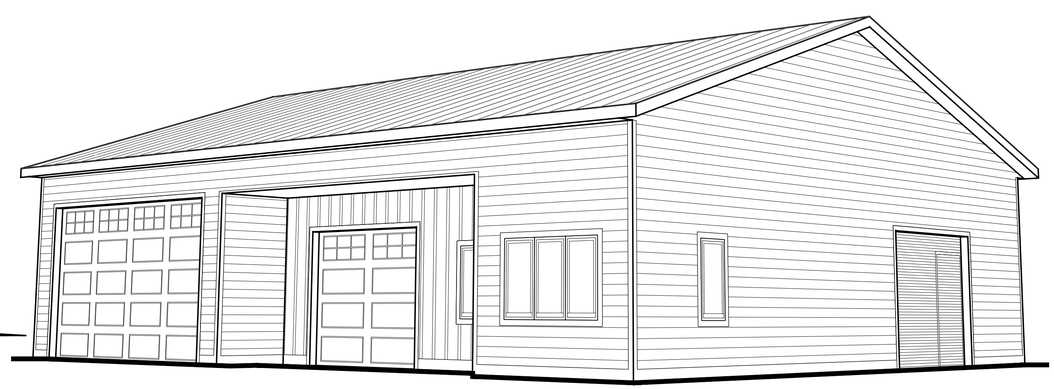
NOTICE:
Although every effort has been made in designing and preparing these plans and checking them for accuracy, the installer, owner, or contractor must check all details and dimensions and be responsible for any changes or adjustments required during actual construction. The installer is also responsible to follow all state and local codes.

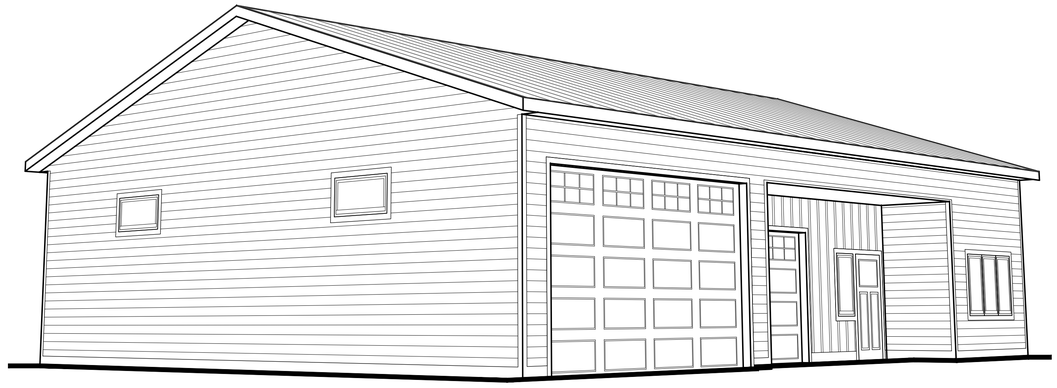
These plans are designed exclusively for the use of our customers. any reproduction or other use is strictly prohibited without the expressed written consent of.

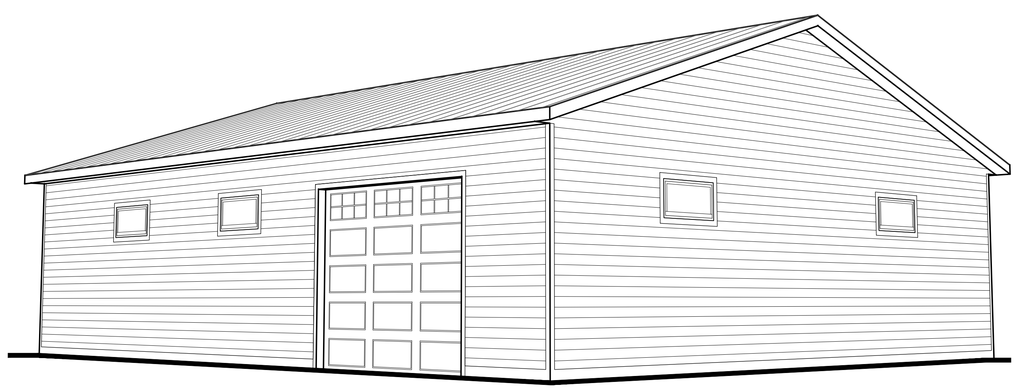
MADORE GARAGE

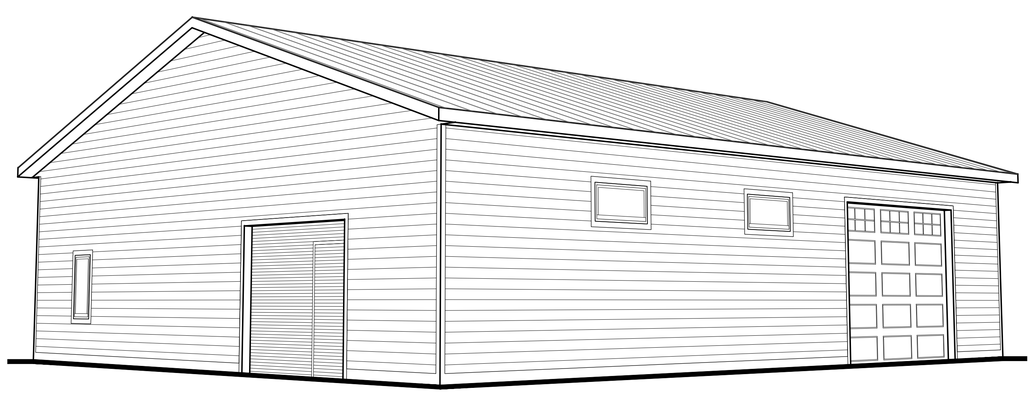
DRAWING INDEX

A001 TITLE PAGE
A002 ELEVATIONS - FRONT/BACK/LEFT/RIGHT
A003 FOUNDATION PLAN/MAIN FLOOR PLAN
A004 ROOF PLAN/SECTION









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Web: www.bliffertlumber.com
E-mail to:
kristin.declering@bliffertlumber.com

BID DOCUMENT

JOB # 25-022-001

PROJECT FOR:
MADORE-NORTHSHORE GARAGE BUILDERS
N124W12650 LOVERS LANE
GERMANTOWN, WI 53022

DATE: 7/3/25
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Page: 1 of 4

Drawn by: K.S.
Checked by: K.D.

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1 A002 FRONT ELEVATION
SCALE: 1/4"=1'-0"

3 A002 BACK ELEVATION
SCALE: 1/4"=1'-0"

2 A002 LEFT ELEVATION
SCALE: 1/4"=1'-0"

4 A002 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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Fax: (920) 564-3040
Web: www.bliffertlumber.com
E-mail to:
kristin.declering@bliffertlumber.com

1/4"=1'-0" 0 2' 4' 8'

BID DOCUMENT

JOB # 25-022-001

PROJECT FOR:
MADORE-NORTHSHORE GARAGE BUILDERS
N124W12650 LOVERS LANE
GERMANTOWN, WI 53022

DATE: 7/3/25
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Drawn by: K.S.
Checked by: K.D.

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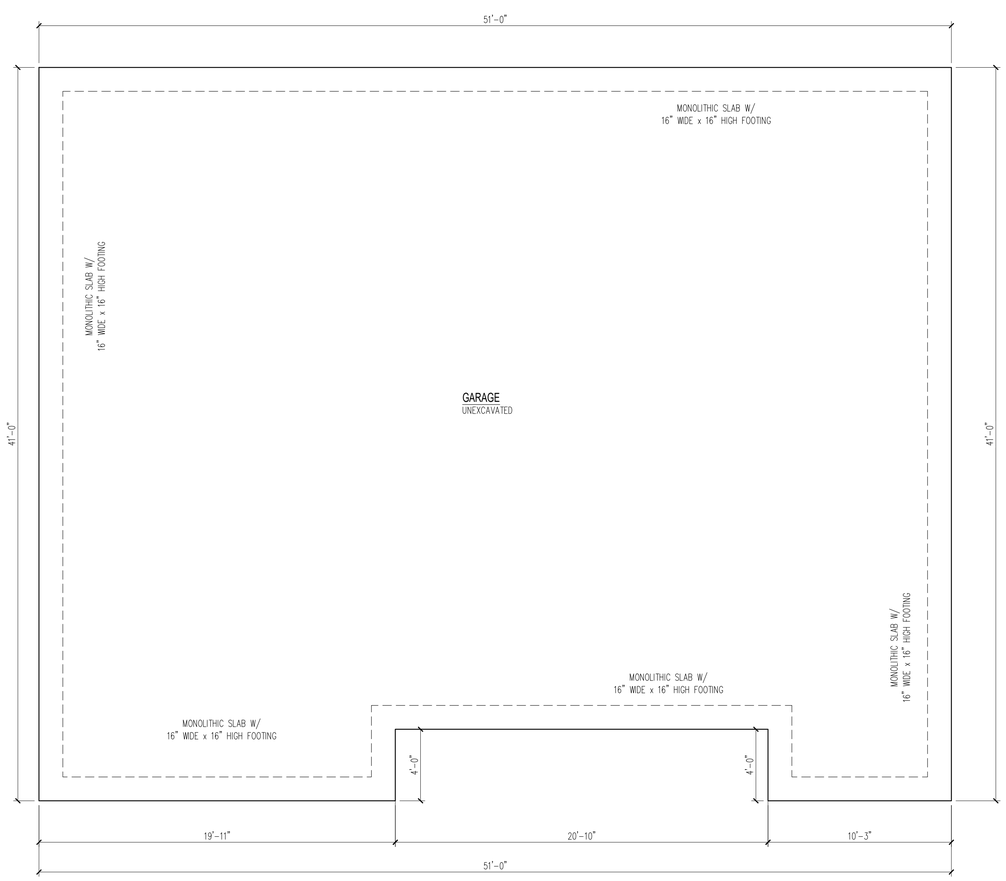
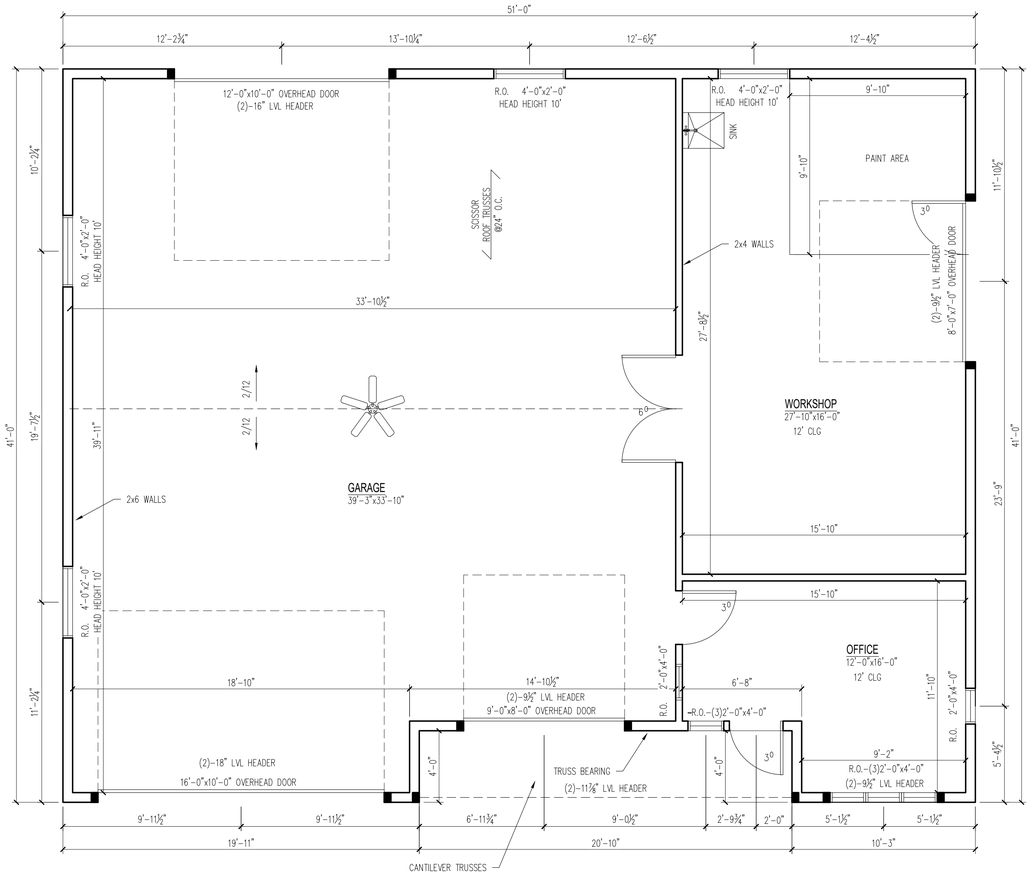


1 A003 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



2 A003 MAIN FLOOR PLAN
SCALE: 1/4"=1'-0"

N

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Fax: (920) 564-3040
Web: www.bluffertlumber.com
E-mail to:
kristin.declering@bluffertlumber.com

1/4"=1'-0" 0 2' 4' 8'

BID DOCUMENT

JOB # 25-022-001

PROJECT FOR:
MADORE-NORTHSHORE GARAGE BUILDERS
N124W12650 LOVERS LANE
GERMANTOWN, WI 53022

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Page: 3 of 4

Drawn by: K.S.

Checked by: K.D.

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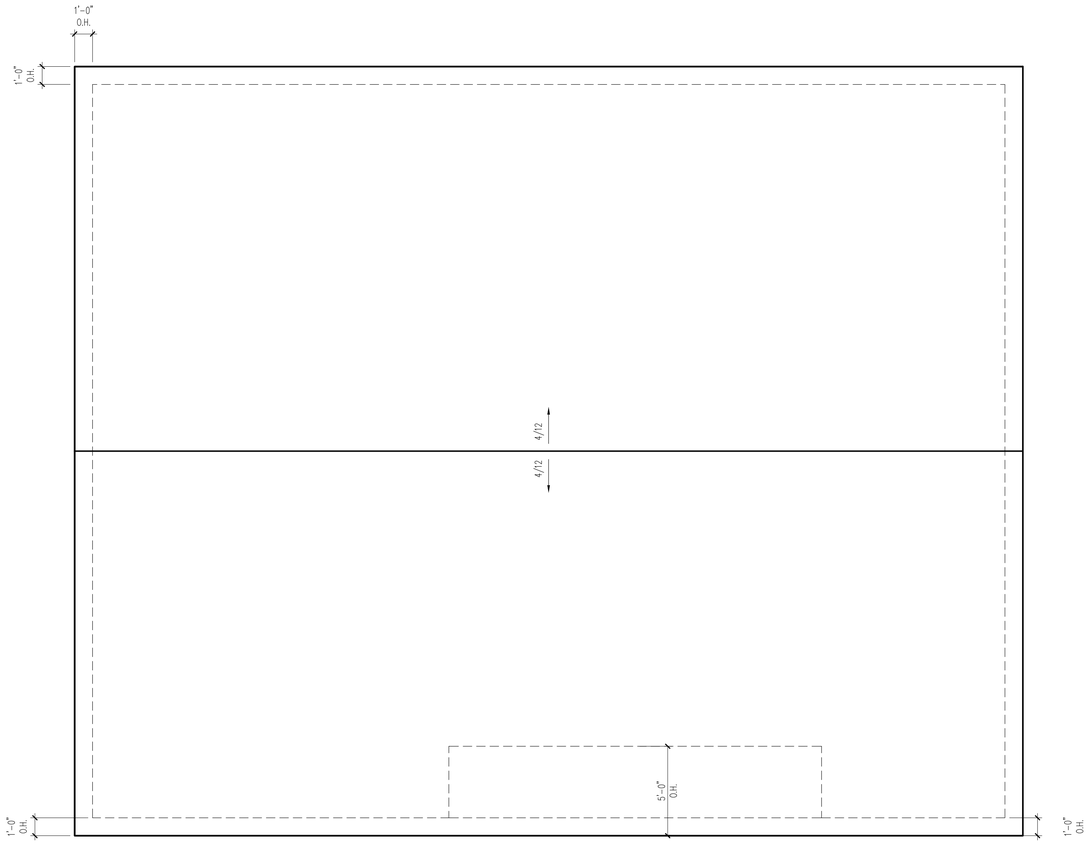
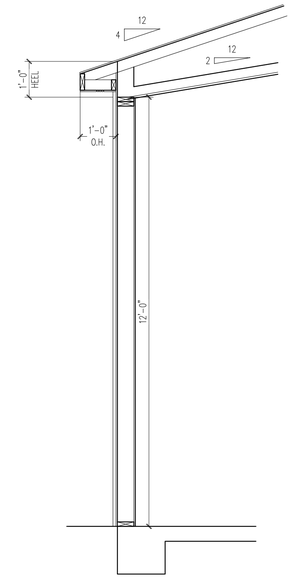


1 A004 ROOF PLAN
SCALE: 1/4"=1'-0"



ROOF SYSTEM
CONTINUOUS RIDGE VENT
STANDING RIB STEEL METAL ROOF
SYNTHETIC FELT
½" O.S.B. ROOF SHEATHING
ROOF TRUSSES 24" O.C
4/12 PITCH
12" HEEL
R-50 INSULATION
VAPOR BARRIER

SOFFIT SYSTEM
2x6 SUB FASCIA
ALUMINUM SOFFIT & FASCIA SYSTEM

WALL SYSTEM
6" LP SMARTSIDE SIDING
TYVEK HOUSE WRAP
⅞" O.S.B.
2x6 STUDS @16" O.C.
R-23 INSULATION
VAPOR BARRIER
½" D.W.

FOUNDATION
16"x16" MONOLITHIC SLAB
4" CONC SLAB WITH VAPOR BARRIER
DRAINTILES AND BLEEDERS AS REQUIRED

GARAGE FOUNDATION

2 A004 TYPICAL SECTION
SCALE: 1/2"=1'-0"

N

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1/4"=1'-0" 0 2' 4' 8'

BID DOCUMENT

JOB # 25-022-001

PROJECT FOR:
MADORE-NORTHSHORE GARAGE BUILDERS
N124W12650 LOVERS LANE
GERMANTOWN, WI 53022

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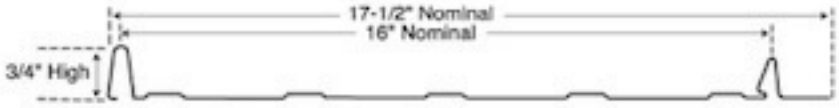
PREMIUM PRO-SNAP®



Premium Pro-Snap® is an excellent choice for your residential or light commercial applications. Premium Pro-Snap® is an economical, snap-together, concealed fastener roofing panel. Premium Pro-Snap® offers ease of installation, longevity, energy savings and exceptional durability. The superior performance of the Premium Paint System sets this steel roofing panel apart from the crowd.

28 Gauge Panel
Actual .0157" minimum thickness before painting
.018" nominal thickness after painting
G-100 Galvanized Coating plus Zinc Phosphate
Limited Lifetime Paint Warranty

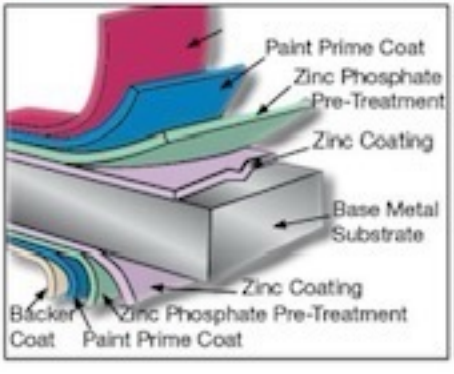
BRITE WHITE | WHITE | LIGHT STONE | PINEWOOD | BEIGE | TAN

BRONZE | BURNISHED SLATE | BROWN | CHARCOAL BLACK | MIDNIGHT BLACK | EMERALD GREEN

ASH GRAY | LIGHT GRAY | CHARCOAL GRAY | MIDNIGHT GRAY | OCEAN BLUE | MIDNIGHT BLUE

BRITE RED | RED | COLONIAL RED | BURGUNDY

Metal roof color



Trim Available in All Colors
Zinc Phosphate Pre-Treatment
Coil Coating "Paint" Process ASTM-A755
Structural Strength ASTM-A653
Grade 80 (Full Hard Steel)
100,000 p.s.i. nom.Tensile Strength
UL 2218 Class 4 Hail Resistance
UL 790 Class A Fire Resistance
UL 580 Class 90 Wind Uplift
Florida State Approval FL42461 On 5/8" Plywood, FL42564 On 2x Material
For complete details on UL Product Certifications see www.ul.com
www.midwestmanufacturing.com

Discover the Wide Range of Colors and Styles to Choose From

With a variety of styles including **vertical siding**, **shingle siding**, and **shake siding**, you can create the perfect look for your home. Explore modern designs like the **modern farmhouse exterior** or the classic charm of **cedar shake siding**. Enhance your home's aesthetics with popular colors such as **quarry grey**, **garden sage**, and **many more siding colors**. Pair your siding with **white trim** or a **black metal roof** for a stunning contrast.

With LP SmartSide ExpertFinish Trim & Siding, you can bid farewell to regular painting or staining. Its factory-finished design, along with a UV-resistant coating, helps provide minimal upkeep such as periodic maintenance. Enjoy a beautiful exterior without the hassle of time-consuming maintenance tasks.

SIGN REVIEW APPLICATION

11/10/25 Plan Commission Meeting

Signarama / Piefer Industrial Properties, LLC / Marbach

Village Staff Report & Recommendation ***Germantown, Wisconsin***

SUMMARY

Signarama, Agent for Piefer Industrial Properties, LLC, Property Owner. Sign Review Application for Marbach at N116 W18333 Morse Drive.

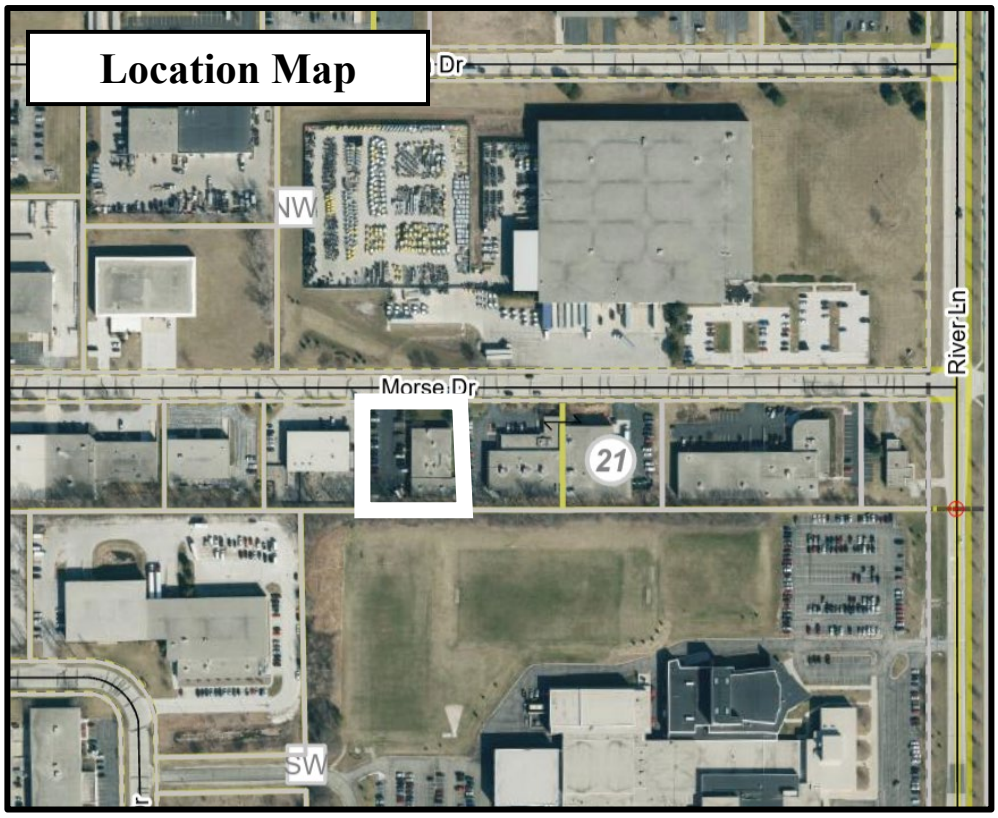
Property Location: N116 W18333 Morse Drive

Applicant/ Owner:

Signarama	Piefer Industrial Properties, LLC
N84W15787 Menomonee Ave	W1419 County Rd NN
Menomonee Falls, WI 53051	Neosho, WI 53059

Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Institutional (Germ. High School)	I
East	Industrial	M-1
West	Industrial	M-1



Background/Proposal

Signarama, Agent for Piefer Industrial Properties, LLC, Property Owner. Sign Review Application for Marbach at N116 W18333 Morse Drive.

In June 2025, Marbach took over the tool manufacturing company Tru-Fit Steel Rule Die at the subject location. While the company will now operate under the name of Marbach, the business is seeking approval of a new wall sign. Details of the proposed sign are listed as follows:

- (1) Wall Sign – (Northern façade/building front)
  80 square feet, single-sided painted aluminum cut letters/logo mounted on the building façade. The proposed sign is non-illuminated.

Staff Comments

The proposed sign complies with applicable standards per the Village's Sign Code.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed sign for Marbach for property located at N116 W18333 Morse Drive.

Village of Germantown ...Willkommen

SCANNED

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid W/ CC Date 10/16/25

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Will Reeves
Signarama
N84W15787 Menomonee Ave
Menomonee Falls, WI 5305'
Phone (262)251-4300
Fax ( )
E-Mail will@signarama-mfalls.com

PROPERTY OWNER

PFEFER INDUSTRIAL PROPERTIES, LLC
MICHAEL J PFEFER
W1419 CO. RD. NN
NEOSHO, WI. 53059
Phone (262) 719-7810
MPFEFER@HUGHES.NET

2 PROPERTY ADDRESS OR GENERAL LOCATION

N116W18333 Morse Dr

3 SIGN INFORMATION

Sign Dimensions 45" height x 256" width Single/Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 1,200 sqft
Total Square Footage of Sign (include all sides) 80
Total height of the Sign 45"
Is the Sign to be illuminated ____ yes X no
Type of Sign Construction Materials 1/4" painted aluminum
Distance to Closest Property Line ____

Are there any existing signs on the property N/A
If yes, what is the total Square Footage of existing signs N/A

What are the intentions for the existing signs: Take down X Remain ____

RECEIVED
OCT 14 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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

Applicant 10/14/25 Date

Owner Date 10/14/25

Exterior Signage
Dimensional Lettering

Signarama
Appleton · Fond du Lac · Menomonee Falls
Fond du Lac: 920-921-7181 | Menomonee Falls: 262-251-4300 | Appleton: 920-739-7446

Client:	Marbach
Address:	
City:	
Date:	8/14/2025
Sales Rep:	Will R.
Designer:	Val W.
File Name:	56543 Building Signage
Version:	1

General Sign Specifications

Faces:	Painted Aluminum Letters
Edges:	Painted Aluminum
Substrate:	1/4" Aluminum Letters
Mounting:	Blind Stud Mounted
Backer:	None
SqFt:	80

Color Specifications

PMS 447 (Verify)

Additional Information

- ☐ Electrical Survey Required
- ☑ Installation Included

Sign Information

- ☑ Stud Mount
- ☐ 1/2" Spacers
- ☐ Adhesive Mount
- ☐ Addt. Silicone
- ☐ Illuminated
- ☐ Removal Of Existing
- ☐ Wall Repair
- ☑ Mounting Pattern

Additional Details

Additional Sign Specifications

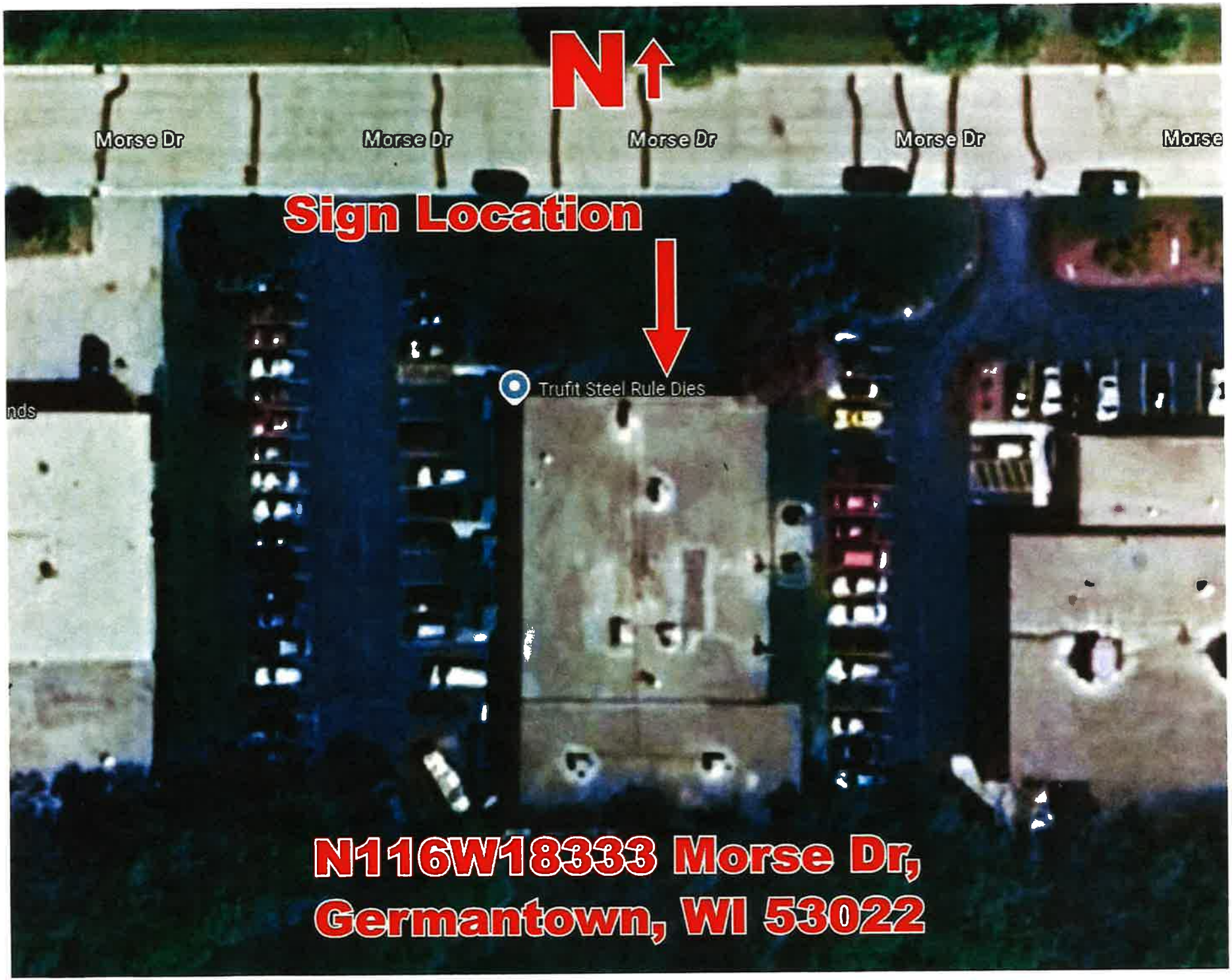
Color Disclaimer: The Ink Colors Shown In This Rendering May Not Match The Actual Paint, Final Print Or Vinyl Colors That Will Be Used

Conceptual Drawing
Quote Attached To Initial Proofing
May Not Reflect Final Pricing For Project

Page 1

Exterior Signage: Produce & Install (1) Set Of 1/4" Painted Aluminum Letters

Legal Proprietary Disclaimer: This Document & The Information Contained In It Is Proprietary To Signarama / Flyway, Inc. The Holder Needs Prior Written Consent of Signarama / Flyway Inc. To Use The Information, Disclose It To Any Third Party Or Reproduce This Document.


N
Morse Dr
Morse Dr
Morse Dr
Morse Dr
Morse
Sign Location
Trufit Steel Rule Dies
nds
N116W18333 Morse Dr,
Germantown, WI 53022

2050 COMPREHENSIVE PLAN
Holy Hill Gateway District Master Plan
Request for Proposals (RFP)
11/10/25 Plan Commission Meeting

Community Development Department

Village Staff Report **Germantown, Wisconsin**

At the September 8 meeting, the Plan Commission discussed the need to resume work on preparing the priority neighborhood "master plans" specified in the Implementation Chapter of the 2050 Comprehensive Plan. The Plan Commission agreed with Staff to revise the list of priorities as follows and proceed with re-issuing the original request for proposals (RFP) for the Holy Hill Gateway District:

1. Holy Hill Gateway District
2. Village Center District
3. Freistadt District (previously #2)

Since review of the Holy Hill Gateway District Master Plan RFP was originally scheduled for Plan Commission action in August (but cancelled due to the 100-year flood event) and again in October (but tabled due to the length of the meeting), portions of the draft RFP will need to be revised again with respect to the anticipated timeline for responding to the RFP and selecting a consultant.

As of today, Staff recommends the following timeline revisions to Section VIII page12:

Timeline
The following timeline is anticipated with respect to the release of this RFP, proposal submittal, proposal review & evaluation, and consultant selection (but subject to change at the Village's discretion):

Request for Proposal Release Date	*Nov 11, 2025*
Deadline for Consultant Questions	*Nov 21, 2025*
Village Response to consultant Questions	*Nov 24, 2025*
Proposal Submittal Deadline Date	*Dec 3, 2025*
RFP Review Team Recommendation	*Dec 5, 2025*
Plan Commission Recommendation	*Dec 8, 2025*
Village Board Consultant Selection	*Dec 15, 2025*
Negotiate & Finalize Project Contract	*Dec 15-31, 2025*
Project Commencement & Kick-Off Meeting	*TBD, 2026*

Staff is requesting that the Plan Commission make any final revisions to the RFP and direct staff to release the RFP. President Soderberg provided a series of suggested revisions in a copy of the RFP included in the packet. In addition to the timeline revisions above, please review President Soderberg's suggested revisions and note further revisions you want the Plan Commission to consider.

Request for Proposals

Holy Hill Gateway District Master Plan

RELEASE DATE: OCTOBER 15, 2025

SECTION I. Introduction & Purpose

This request for proposals (RFP) is issued by the Village of Germantown for the purpose of securing a qualified planning or design consultant to prepare a master plan to guide future development and land use in the following area in the Village:

1. **Holy Hill Gateway District**. A rapidly developing highway interchange area with warehousing/distribution, light industrial and undeveloped agricultural land that includes approximately 930 acres located east of the I-41 @ Holy Hill Road interchange in the northwest part of the Village.

The goal is to develop and adopt a master plan for the Holy Hill Gateway District that presents in general terms the preferred type, density, relative location, format, architectural design, and timing of future development and land use consistent with the Village's 2050 Comprehensive Plan. Further, the master plan is expected to address the need for and location of potential public improvements, e.g. new and/or extended roads, park & recreation facilities, storm water management facilities. The master plan should also address measures necessary to protect and enhance existing environmentally sensitive features and land use compatibility within the District and between the District and abutting neighborhoods, districts and corridors as defined in the 2050 Plan.

The master plan will be developed as a refinement to and adopted as a component of the Village's 2050 Comprehensive Plan. The master plan will form the basis for developing and/or revising the Village's zoning, land division and other development regulations that apply to future development and land use in the District.

Given ongoing and significant development pressure in the Holy Hill Gateway District, development of a master plan for the district is a high priority. Consequently, the Village prefers that the master plan process be conducted and be completed within a nine (9) month time period.

SECTION II. Background

2050 Comprehensive Plan

The "Village of Germantown 2050 Comprehensive Plan" (the "2050 Plan") was adopted in September, 2022 with the primary purpose *"to act as a roadmap for the Village of Germantown as it navigates upcoming change, growth, and development. Realizing the vision and goals presented in this plan will require that the Village face challenging decisions about where and how to grow and what services will best serve the residents of today and tomorrow."*

With that in mind, future land use planning for the Village under the 2050 Plan is intended to follow a "Neighborhood/District/Corridor" place-based approach with two components: a Future Land Use Plan Map and a Future Land Use Table.

The 2050 Future Land Use Plan Map (see Exhibit 1) shows the Village as a series of thirty-two (32) places or neighborhoods, districts, and corridors (hereafter "NDCs") that have or are intended to have the same or a similar pattern and type of land use, cultural, environmental, and economic character, and identity.

Unlike a typical land use planning approach, the 2050 Future Land Use Table (see Exhibit 2) does not assign a single acceptable land use to a particular parcel. Rather, the Future Land Use Table identifies a list of eleven preferred land uses, preferred design criteria and maximum density allowances. For each NDC, each of the preferred land uses is assigned a degree of desirability:

- "Desirable" uses should be encouraged because they are consistent with, support, and enhance the desired character of the NDC
- "Allowable" uses are generally considered appropriate for the area but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the NDC
- "Undesirable" uses should not be encouraged but may still be acceptable for the NDC under special circumstances

This approach gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to discuss, evaluate and respond to unique development proposals in the village.

In addition to the 2050 Future Land Use Plan Map and Table, an objective of the 2050 Plan is to develop individual "master" or "neighborhood" plans for each of the 32 NDCs in the Village. It is intended that each master plan will provide a greater level of detail in terms of guiding the preferred type, amount, density, relative location and timing of future development, public improvements and environmental protection than presented in the 2050 Plan.

Depending on the specific conditions, character and needs of each NDC, each master plan is intended to address additional implementation objectives identified in the Implementation Chapter of the 2050 Plan to one degree or another, including:

- Design Guidelines for Industrial & Commercial Sites & Buildings
- Land use compatibility & buffer requirements
- Environmental protection requirements
- Residential housing opportunities & affordability
- Park & recreational trails & facilities
- Public improvement needs, timing & financing alternatives

Holy Hill Gateway District

The Holy Hill Gateway District is approximately 930 acres in area and lies adjacent to and east of I-41 near the Holy Hill Road interchange (see Exhibit 3). This District has had a significant amount of light industrial, warehousing & distribution development along the Holy Hill Road corridor as a direct result of the Village creating Tax Increment District No. 8 (TID#8) north of Holy Hill Road and expanding Tax Increment District No. 7 (TID#7) south of Holy Hill Road. Since 2018, approximately 2.1 million sqft of industrial building space has been developed in the Holy Hill Gateway District for warehousing & distribution, light manufacturing & assembly uses. As set forth in the 2050 Plan, the Holy Hill Gateway District is intended to continue developing as an industrial and mixed-use commercial district with light industrial, warehouse/distribution, and corporate office uses with highway-oriented hospitality & retail uses located near the Holy Hill Road interchange and mixed-use commercial retail and high-density residential uses adjacent to and along the I-41 corridor.

Public investment and improvements include a new 177' high, 500,000-gal elevated water storage tank (Tower #4) and a 420' deep well (Well #12) that became operational in 2024. Holy Hill Road was also recently widened to a 4-lane divided cross-section with signalized intersections at Gateway Crossing and Goldendale Road. Existing development is served by municipal water and sewer south of Rockfield Road and west of Goldendale Road. Ongoing public improvements include the phased construction of a frontage road (High Point Pass) east of and parallel to I-41 from Bonniwell Road south through the Holy Hill Gateway District across Holy Hill Road and the WSOR railroad to Freistadt Road (also through the Freistadt District that lies to the south). Other local and collector road needs within the Holy Hill District are expected to be identified as part of the master plan process.

The Holy Hill Gateway District abuts the Village's "Rural Preservation District" and "Woodside Neighborhood" to the north and the "Isabelle Farms Neighborhood" and "Dheinsville Neighborhood" to the south and east. All these areas surrounding the Holy Hill Gateway district contain low-density, single-family residential and/or undeveloped agricultural land. An objective of the master plan process is to address the transition between these areas, potentially incompatible land uses, and alternative buffering and setback requirements along the common boundaries for the Holy Hill Gateway District and the abutting district and neighborhoods.

Opportunity Areas

The Holy Hill Gateway District is identified in the 2050 Plan as one of two critical "opportunity areas" in the Village that present the greatest potential for change in the Village over the next 30 years. As part of the 2050 Plan process, the Village determined that land in these districts should be reserved for development comprised of light industrial, commercial warehousing & distribution, commercial and high-density residential land uses.

The 2050 Plan includes a conceptual land use plan or "vision" for both the Holy Hill Gateway and Freistadt Districts (see Exhibit 4) that presents a plan for the type and relative location of the preferred land uses and major public road and recreational trail improvements within the Holy Hill Gateway and Freistadt Districts. It is intended that this conceptual "vision" will guide future development and land use in the interim until a detailed master plan is developed and adopted for each district (or one master plan for both).

It is intended that this "vision" will be the starting point for discussing the type, amount, density, relative location of future development in the Holy Hill Gateway District. To that end, it is expected that a general level of evaluation of market demand and other economic considerations affecting preferred land uses within the District will be conducted to ensure the preferred development and land uses included in the master plan are realistic, reasonably attainable, and sustainable.

SECTION III. Master Plan Objectives

The master plan process is intended to evaluate and address several objectives, including but not limited to the following:

1. Evaluate and reaffirm (or revise as necessary) the preferred land uses for the District as set forth in the 2050 Future Land Use Plan Map and Table and in the conceptual "vision" plan in Exhibit 4 (including the preferred land use categories, preferred site design, and maximum residential density).

2. Prepare detailed maps, tables, renderings, and other graphics indicating the appropriate type, amount, location, mix, density/intensity, format, architectural design, and timing of development and land uses (light industrial, warehouse & distribution, retail, hospitality & service-oriented commercial, office, residential, mixed-use, open space, utilities, roads, trails, etc.) that are appropriate for and likely to succeed within the District.

3. Identify opportunities and adopt specific strategies, including but not limited to zoning and subdivision code revisions, to implement one or more objectives and tasks identified in the 2050 Plan Implementation Chapter, including, but not limited to:
    a. Developing & adopting specific design guidelines for industrial & commercial sites & buildings
    b. Identifying potential land use incompatibility issues with abutting neighborhoods and developing specific buffering & setback requirements
    c. Identifying environmentally sensitive features and adopting specific protection requirements
    d. Address the opportunity for owner-occupied and rental residential housing, mixed-use developments

4. Identify existing developed properties and land uses within the District that may be inconsistent with the preferred land uses set forth in 2050 Plan, properties that may be underused relative to the potential value of the property or importance to achieving the 2050 Plan "vision", or otherwise have the potential for redevelopment.

5. Identify the location of future transportation infrastructure, including the location and design characteristics of future local, collector, and arterials roadways, off-road recreational trails, and appropriate streetscaping enhancements, e.g. lighting, sidewalks, terraces, crosswalks, benches, receptacles, bike racks, etc. .

6. Identify specific strategies, e.g. plan policies, zoning and subdivision code revisions, public and private infrastructure improvements, land acquisition, alternative public and private funding sources, etc., to implement the master plan and to ensure future land use and development occurs in a cost-effective and sustainable manner.

7. Develop and adopt the master plan based in part on public input obtained from a broad set of community stakeholders including the Village Board, Plan Commission, residents, property and business owners, real estate and development professionals, and typically unrepresented stakeholders and silent supporters or objectors.

SECTION IV. Scope of Work

It is expected that the consultant will provide the Village specific recommendations regarding the final scope of the project and overall planning process, as well as, specific tasks and deliverables based on their expertise and experience completing similar district, neighborhood and corridor scale land use & development planning projects. The final project scope, as well as, the specific elements to be included in and the organization and format of the master plan document will be determined by the consultant in cooperation with the Village once the consultant is selected. However, the master plans should address or otherwise incorporate the following:

Planning Area Identification & Background
Identification of the recommended planning area boundary. A description of the planning area, including a summary of prior planning activities and relevant planning documents and studies, existing natural resources and infrastructure, issues & opportunities within the districts, etc. This includes both Village plans and any relevant plans adopted by regional or other entities such as SEWRPC, MMSD, and Washington County. While the goal is to develop a master plan for the Holy Hill Gateway District, given the need to evaluate potential land use incompatibilities and develop appropriate buffering and setback requirements between the Holy Hill Gateway District and the abutting areas to the north, east and south, the planning area may need to extend beyond the District boundaries in certain locations.

Existing Conditions & Property Redevelopment Analysis
The consultant shall perform a combination of land use, zoning, demographic, economic development and market analyses and assessments to evaluate and document existing conditions within the Districts including the identification of existing developed properties and land uses within the Districts that may be inconsistent with the 2050 Plan preferred land uses, are currently underused relative to the potential value of the property, or otherwise have the potential for redevelopment.

2050 Plan Consistency
The master plan should discuss how it is consistent with and furthers the 2050 Plan and other existing plans adopted by the Village, including the Comprehensive Outdoor Recreation Plan.

Intergovernmental Cooperation
The planning process should include an opportunity for other local governments to participate, particularly Germantown School District, the Village of Richfield, Washington County, the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD), and the Department of Natural Resources (DNR). The master plan should document how it furthers intergovernmental cooperation, addresses any intergovernmental issues raised through the planning process, and how those issues were resolved.

Natural Resources
The plan should evaluate existing natural resources, environmental corridors, any known threatened or endangered species, heritage trees, high quality woodlands, topography and steep slopes, floodplains, wetlands, high groundwater areas that may be limiting factors to or affected by development, soils, prairies or meadows. The plan should identify any environmental corridors (as defined by SEWRPC) and identify required and recommended protection and preservation regulations these resources and environmental corridors.

Market and Economic Development Analysis
Development of the master plan should consider the market and economic conditions of the recommended preferred land uses to ensure the land uses are realistically attainable and likely to be successful.

Transportation Network Analysis
The master plan should include a general analysis of the suitability and capacity of the existing and proposed future transportation and pedestrian networks and include a proposed road, sidewalk, recreational trail network (and any realistic alternative modes of travel) necessary to provide efficient and cost-effective circulation and connectivity within District, to adjacent districts and neighborhoods in the Village, and to the surrounding regional transportation network. The proposed network should include street design principles to follow for any new streets proposed, including recommendations for street width, bicycle and pedestrian facilities, and streetscaping.

Preferred Land Use Plan, Conceptual Renderings and Site Plans
The consultant shall develop a preferred land use plan as part of the master plan for the District. The Preferred Land Use Plan should include more detail regarding land use categories, maps, concepts, policies, and recommendations that in the 2050 Plan and District profile. This may include recommendations regarding the location of preferred land uses, development density and intensity, preferred building materials or styles, recommended building height, floor area ratios, principal building setbacks, minimum or maximum parking requirements, and other typical zoning code requirements. The master plan should include the use of representative images, conceptual renderings, and scaled site plans for specific properties or land use categories. The creation of roadway conceptual cross sections should also be included. It is expected that the preferred land use plan will be developed after evaluating several alternative development and transportation network scenarios, preferred land use maps, and conceptual renderings and site plans for review and consideration by the Village as part of an iterative planning process.

Specific properties or areas in the Holy Hill Gateway District that should have conceptual renderings and site plans prepared include, but are not limited to:

1. Holy Hill Storage & MLG properties in the southeast quadrants of the Holy Hill Road @ I-41 interchange;
2. Properties east of Goldendale Road and north of Holy Hill Road;
3. The recommended cross-section(s) around the perimeter of the Holy Hill Gateway District depicting the recommended setback depth, berming, and landscape buffering requirements along the common boundary with the abutting neighborhoods

Design Guidelines
The consultant shall prepare zoning code level site, building and landscaping design principles & guidelines for the preferred land uses and (re)development in the Districts. This should include representative renderings, photos and dimensioned illustrations to adequately convey the design principles & principles. The consultant should also identify recommended street and streetscaping enhancements within the District.

Implementation Strategies.
Describe implementation strategies including amendments to the Village's existing zoning and subdivision codes, capital improvement plan, outdoor recreation plan, etc., that will be necessary to implement the master plan. Identify strategies for addressing affordable housing, sustainability, or transportation related recommendations. Identify potential implementation, timelines, and marketing strategies to redevelop the potential redevelopment sites identified earlier in the planning process. Provide preliminary cost estimates for proposed recommendations and where applicable estimated impacts to future property values and tax increment generation. Identify specific funding programs or potential partners, including public or private, that would be applicable to Germantown.

Mapping
The master plan should contain multiple maps to clearly and adequately present the preferred land uses and development within the District including, but not limited to, the following:

- Project/Planning Area Boundary
- Location Map within Germantown and relative to abutting Neighborhoods, Districts & Corridors
- Existing Land Use & Zoning Map
- Natural Resources Map including wetlands, floodplains, steep slopes, hydric soils, surface water, woodlands, SEWRPC defined environmental corridors, etc.
- Existing and Future Public Facilities Map including public roads, utilities, e.g. sewer, water, etc., facilities, stormwater management areas, park & recreation facilities, landscaping, buffering and streetscaping improvements
- Potential Redevelopment Site/Property Map
- Future Land Use Map showing the locations of the preferred land uses including conceptual locations for road improvements, bike and pedestrian facilities, park expansions, drainage areas and stormwater management facilities, etc.

SECTION V. Deliverables

The consultant shall prepare a final master plan document that contains those items described in the final Scope of Services. The master plan document shall be user friendly, incorporating graphics, tables, maps, renderings and other visual components while minimizing text to present a clear and concise document. The final master plan documents should be completed in a manner that can be integrated with and/or appended to the 2050 Plan and other master plans.

The consultant shall provide the Village with one (1) digital copy of the final master plan document and all supporting documents created during the planning process in both the original format (Microsoft Word or compatible) and PDF format, including all maps, GIS data and GIS maps, graphics, or tables used to create the master plan documents. The consultant shall provide the Village with one (1) hard copy of the final master plan document. Preliminary or draft versions of all documents, including surveys, maps, renderings, may be provided in PDF format provided they are reproducible on standard paper in color or black & white at a size not to exceed 11” x 17”. The consultant is responsible for printing any/all hard copy presentation and public engagement materials unless mutually agreed to with the Village.

SECTION VI. Minimum Consulting Services Required

The consultant selected for the project will be expected to provide a range of municipal land use planning and development-related services to complete the project including, but not necessarily limited to:

1. Demonstrated experience in the development of neighborhood plans for municipalities of a similar size, population, and (ideally) with similar development pressures and challenges, including experience conducting economic development and commercial retail market analysis and studies, residential housing analysis and studies, and transportation network analysis. To meet these expectations, a consultant may consist of a multidisciplinary team of planners, housing professionals, economic development professionals, commercial broker and real estate professionals, landscape architects, and/or civil engineers.

2. Understanding of and ability to incorporate relevant requirements into the planning process in conformance with the Wis. Stats. 62.23 pertaining to comprehensive planning, including the incorporation of necessary background information and trends, and the preparation and conduct of a statute-compliant public participation process.

3. Demonstrated experience preparing and conducting in-person, virtual and web-based presentations, public hearings, workshops, charettes, surveys and other public engagement opportunities and tools that may be needed or proposed in the planning process. Ability to provide innovative and cost-effective approaches to educating and obtaining input from residents, stakeholders, property owners, business owners/operators, and typically unrepresented stakeholders and “silent” supporters or objectors.

The above are minimum requirements for the project and are not intended to be a complete list of the services, skills and experiences that may be necessary to complete the project or used to evaluate consultant proposals.

SECTION VII. Proposal Format, Submittal & Content Requirements

Format & Method of Submittal

All proposals should adhere to or reflect the content and sequence of information described in this RFP document. The proposal shall not exceed 25 pages. If the proposal is too large to submit via email, please submit via Drop Box or other filesharing service mutually agreed to with the Village. Alternatively, a proposal may be submitted in an electronic format via a USB flash drive provided it is received at the Planning & Zoning Services counter in Village Hall before the submittal deadline.

Submit a complete electronic version of the consultant's proposal in PDF format via email to the Village of Germantown, Director of Community Development at the email address listed below:

Jeffrey W. Retzlaff, AICP, Director, Community Development Department
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4735
Email address: jretzlaff@germantownwi.gov

Submittal Deadline Date

Proposals in response to this RFP must be received before 4:00pm CST on or before the deadline date specified in Section VIII. Proposals received after this date/time will not be accepted. The consultant is responsible for verifying that their proposal has been received before the submittal deadline date.

Proposal Content

The proposal should include all the information necessary for the Village to evaluate and the proposal and make a decision. Failure of the consultant to provide specific, detailed information may result in its proposal being rejected in favor of a sufficiently detailed proposal. Any necessary exhibits or other information, including information not specifically requested in this RFP that the consultant feels would be helpful to the evaluation and decision-making process should be attached at the end of the proposal. At a minimum, the proposal shall include the following components:

1. Qualification Details
    a. Cover Letter – Including, but not limited to a statement of understanding and approach to the project. Consultants shall clearly identify whether they are submitting a proposal for completion of only one master plan or both. The cover letter should include the address, telephone number, and e- mail address of the contact person(s) and each person authorized to represent the consultant in negotiations. Unless the consultant is an individual, all proposals must be signed with a firm/company/partnership/entity name and by a responsible officer or employee indicating that officer or employee's authorization to commit the consultant to the terms of the proposal.
    b. Experience – A summary of at least five similar or relevant neighborhood, district, or corridor master plan projects for a comparable municipality that the consultant has completed within the last seven years. Website links to or digital attachments of

copies of project documents can be provided and are encouraged (digital attachments will not count against the proposal 25-page limit).

c. References – Provide at least three municipal client references for which the consultant has provided similar planning services within the last seven years. Include the municipality name, contact person name, email address and telephone number, and a brief description of the services provided.

2. Project Details
    a. Scope of Work – A complete and concise description of the approach to be taken to complete the project and address the items listed in Sections III. And IV. above, including any draft and final deliverables. An explanation of any variances from the proposed Scope of Work outlined in Section IV. and any insights into the project gained as a result of preparing the proposal or from past project experiences.

3. Project Management Details
    a. Key Personnel – A list or organization chart of personnel directly assigned to the project, including any sub-consultants, along with their responsibilities for this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. Describe your plan to interface with Village staff. The Consultant's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with Village Staff and Plan Commission must be identified and committed to the project. The Village reserves the right to approve Consultant's Project Manager and any requested personnel and subcontractor changes during the project.
    b. Quality Control – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget and schedule.
    c. Village Staff Commitments – Identification of those items within the Scope of Work for which the consultant anticipates assistance by Village Staff. Village Staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters (if any are employed for the project). Village Staff can also assist in providing existing GIS data as available.
    d. Project Schedule – A proposed schedule that indicates project meetings, milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the master plan.

4. Public Engagement Plan
    a. Engagement Plan - The proposal should include a preliminary public engagement plan with recommended methods and strategies to disseminate information and obtain public input as part of the overall planning process, including, but not limited to, any in-person, virtual, social media, and/or web-based presentations, public hearings, workshops, charettes, surveys and other public participation events, opportunities and tools that may be needed as part of the planning process. The engagement plan should be designed to provide innovative and cost-effective approaches to sharing informing and obtaining input from residents, stakeholders, property owners, business owners/operators, and typically unrepresented stakeholders and "silent" supporters or objectors. The engagement plan will be

finalized through discussions between the consultant and the Village. The overall process, techniques, technology, social media, meetings, workshops, charettes, etc. to be employed as part of the public engagement process must be addressed in the consultant proposal.

5. Meetings & Communication
    a. Meetings - It is anticipated that a minimum of five (5) public meetings led by the consultant will be included in the planning process, although the consultant has the flexibility to provide an engagement plan and meeting schedule it feels is appropriate for the project. The consultant is expected to prepare any/all materials required for any public meetings and be responsible for setting up and testing any technology beyond that available for use through the Village. Village staff will post agendas and minutes using our agenda management software as needed.
    b. Communication with Village - The proposal should also build in appropriate contact meetings with Village staff and the Plan Commission which will serve as the "steering" committee for the project. The consultant is expected to coordinate and communicate with Village Staff on an ongoing basis throughout the planning process.

6. Project Cost and Labor Hours
    a. Cost – the proposal should include a "not to exceed" cost estimate to complete the project. The anticipated budget range is $50-$75,000 (pending final approval). This budget range reflects what the Village believes is appropriate for the type and scale of the project. The consultant may submit a proposal with a total cost that is outside of this range but must give information explaining why the proposed cost is outside the range. Innovative approaches, techniques, tools or additional tasks that exceed the intent of the Master Plan Objectives and Scope of Work set forth herein are acceptable if the consultant feels the benefits are justified or considered necessary to complete the project. If the scope and/or cost for such innovations or additional tasks increase the overall cost of the project beyond the project budget range, such innovations and tasks should be broken out and presented as additional services or alternatives with separate cost estimates in the proposal to be discussed with and considered by the Village.
    b. The Village will withhold a minimum 10% of the estimated contract value until all work has been satisfactorily completed.
    c. Estimated Labor Hours – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.
    d. Additional Scope/Fees – The proposal should include the total cost, hours per employee, and hourly rates, etc. for any additional services not identified as needed to complete the basic scope of work.

7. Supplemental Information
    a. Any other information deemed necessary by the consultant to respond to the requirements of this RFP.

SECTION VIII. Proposal Evaluation and Consultant Selection

Evaluation Process

All proposals received before the submittal deadline date will be evaluated by the "RFP Evaluation Team" comprised of the Village Administrator, Community Development Director, Public Works Director, Village Engineer, and Village President. The RFP Evaluation Team will make a recommendation to the Plan Commission who will, in turn, make a recommendation to the Village Board for final selection of a consultant.

The RFP Evaluation Team is free to make any recommendations it determines to be in the best interest of the Village. Any inaccuracies in or misrepresentations of the information contained in a proposal or other errors may result in the rejection of a proposal.

The Village may select up to three (3) consultants for a pre-selection interview (in-person or virtual). Consultant must agree to appear at the pre-selection interview if required. The Village will not reimburse a consultant for any costs incurred for the preparation of a proposal or attending the pre-selection interview.

Proposal Evaluation Criteria

During the evaluation process, the RFP Evaluation Team may require a consultant to answer specific questions orally or in writing regarding their proposal. Selection of a consultant will be based on the overall strength and responsiveness of each proposal and not on any single factor such as cost. The RFP Evaluation Team, Plan Commission and Village Board will evaluate each proposal using the following criteria (but may consider other criteria it deems relevant to make their recommendation or selection):

- Qualifications and demonstrated experience of the consultant providing the same or similar planning consulting services for comparable master plan projects, including the qualifications, capability, and experience of the key personnel to be assigned to the project
- Proposed approach to the project, including the consultants demonstrated understanding of the master plan objectives, scope of work, proposed project schedule, appropriateness and uniqueness of the proposed approach, methods, techniques, and tools to be used for the project
- The proposed public engagement plan
- Proposed schedule and cost to provide the services necessary to complete the project

Timeline

The following timeline is anticipated with respect to the release of this RFP, proposal submittal, proposal review & evaluation, and consultant selection (but subject to change at the Village's discretion):

Request for Proposal Release Date	Oct 15, 2025
Deadline for submittal of consultant questions	Oct 29, 2025
Village responses to consultant questions	Oct 31, 2025
Proposal Submittal Deadline Date	Nov 14, 2025
RFP Evaluation Team Proposal Review & Recommendation	Nov 17, 2025
Plan Commission Proposal Review & Recommendation	Dec 8, 2025
Village Board Consideration and Consultant Selection	Dec 15, 2025
Negotiate & Finalize Project Contract	Dec 15-31, 2025
Project Commencement & Kick-Off Meeting	TBD, 2026

The Village reserves the right to adjust the timeline as necessary for any reason.

SECTION IX. Consultant Questions

The Village will only accept written questions concerning the RFP and master plan project(s). Questions should be submitted via email on or before 4:00pm on the deadline date specified in Section VIII above. Include “Holy Hill Gateway District Master Plan RFP Questions” in the subject line to ensure Village staff receives your question(s). Email all questions to the Community Development Director at the email address provided in Section VIII above.

The Village will respond in writing to all questions received. A copy of all consultant questions received AND the Village’s responses will be posted on the Village’s website on or before 4:00pm on the date specified in Section VIII above. In addition, a copy of the Village’s responses will be emailed to all consultants who submit questions or who request a copy of the Village’s responses by email prior to the question submittal deadline date.

SECTION X. Additional Terms and Conditions

There is no expressed or implied obligation that the Village will reimburse consultants for any expenses incurred in preparing proposals or participating in the selection process in response to this RFP. Materials submitted by consultants are subject to public inspection under Wisconsin law and any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

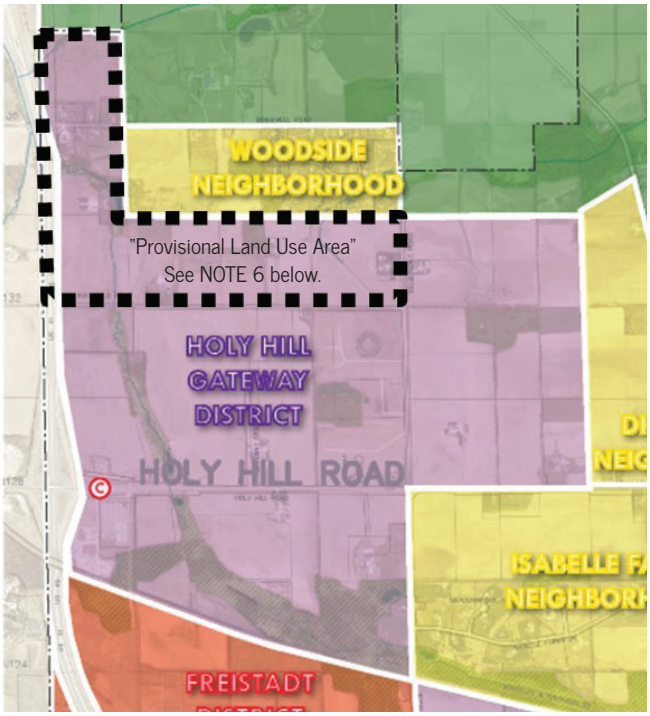
The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted and to use any idea in a proposal regardless of whether the proposal and consultant were selected. Submission of a proposal indicates acceptance by the consultant of all terms and conditions in this RFP unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the consultant.

All property rights, including publication rights of all reports produced by the consultant selected in connection with services performed for this project shall be vested in the Village.

The Village reserves the right to reject any or all proposals submitted for any reason.

Holy Hill Gateway DISTRICT



GENERAL CHARACTER

The Holy Hill Gateway District is predominantly undeveloped but intended to be an industrial and mixed-use commercial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 8. Existing development includes personal storage and highway-oriented commercial uses at the Holy Hill road interchange, a trucking and warehouse operation at the Holy Hill @ Goldendale Road intersection, and light industrial and warehousing uses in the Gateway Corporate Park north of Holy Hill Road and west of Goldendale Road. The existing zoning of the currently undeveloped parcels in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Holy Hill Gateway District is located at the Holy Hill Road interchange with I-41. The district is generally bounded by I-41 to the west, the Woodside neighborhood to the north, the Dheinsville Neighborhood to the east, and the WSOR railroad to the south.

Environmental, Natural & Agricultural Goldendale Creek, a tributary to the Menomonee River, and associated environmental corridor runs along the north side of the WSOR railroad in the southern part of the district. Rockfield Creek, a separate tributary to Little Cedar Creek, runs north-south through the district parallel to I-41.

Public Park, Education, Safety & Utility Village sewer and water currently serves a portion of the Holy Hill Gateway District. The system has capacity to serve the entire district upon further extension.

PREFERRED LAND USE

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road/Frontage Road intersection. The potential for mixed-use commercial with high-density is desirable for land adjacent to and along the I-41 corridor. See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

Industrial and Warehousing Development in the Holy Hill Gateway District created potentially negative impacts on the surrounding rural areas. Residents and property owners demand that future industrial, warehousing, and commercial development not expand beyond Rockfield Road to the North and Goldendale Road to the East. In addition, residents have requested that regardless of where the ultimate district boundary is established, the Village needs to develop specific and substantial setback and buffering requirements for future development of the land within the district that is

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	u	u	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	25 units/acre

adjacent to the Rural Preservation District, Woodside Neighborhood, Dheinsville Neighborhood, and Isabelle Neighborhood. The Village intends to develop and adopt specific setback, buffering, lighting, noise, and other development requirements in the Zoning Code to mitigate potential negative impacts associated with future development in this and other districts.

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Master Planning A detailed master plan will be developed for the Holy Hill Gateway District (see Implementation Plan: Economic Development Objective #1). Until the master plan is prepared and incorporated into the Future Land Use component of the 2050 Comprehensive Plan, the preferred land uses allowed in and future development of the area bounded by Rockfield Road, Goldendale Road, the Woodside Neighborhood, the Town of Germantown, and I-41 shall be limited to only the land uses and development allowed under the "Agricultural/ Conservation Residential" land use designation in the former 2020 Comprehensive Plan (see "Provisional Land Use Area" as shown on the Future Land Use Map). The "Agricultural/Conservation Residential" designation allows agricultural uses and single-family residential uses with a maximum density and minimum lot size of 1 dwelling per 5 acres.

NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.

See all notes on page 42.

Holy Hill Gateway District/ Freistadt District

The land surrounding Holy Hill Road to the north and south has been in demand for new industrial development and growth in the Village. New businesses in this area include the Gateway Corporate Park, Capstone 41 Business Park, Dielectric Manufacturing, and Illing Packaging, which are located north of Holy Hill Road and west of Goldendale Road. It is anticipated that this demand will continue, and that more development and land conversion from agricultural to industrial land use will take place as a result. However, the exact areas that should be developed as part of the emerging industrial park is in question, as well as the design of those industrial buildings themselves.

As the Village plans future land use in this area, important considerations include the existing residential development to the southeast of the industrial development, the fact that much of the area already falls within the Village's sewer service area, and the desired character of the Holy Hill and Goldendale Road corridors, both for vehicles and for cyclist and pedestrians.

Through the comprehensive planning process, the Village has determined that the land in this area should be developed as a combination of Light Industrial, Commercial Warehousing, and High Density Multi-family Residential, primarily. Commercial development, potentially including multifamily housing if it is developed alongside community amenities and with a walkable format, is also a potential use along I-41. Medium Density Residential areas are envisioned as conservation subdivisions, which allow clustering of residential lots around areas of environmental areas. These districts are also deemed suitable for potential "next generation" housing opportunities provided that the Village qualifies under the Washington County's regional affordable housing ownership initiative. These subdivisions will allow a transition in development intensity between the industrial uses and the more rural and agricultural residential areas in this part of the Village.

Additionally, the area includes a vision for a regional trail network along existing environmental corridors and newly created regional stormwater corridors. This trail network will serve as an amenity to existing and future uses and serve as a physical connection for residents and businesses to the Village Center.

Community Voices

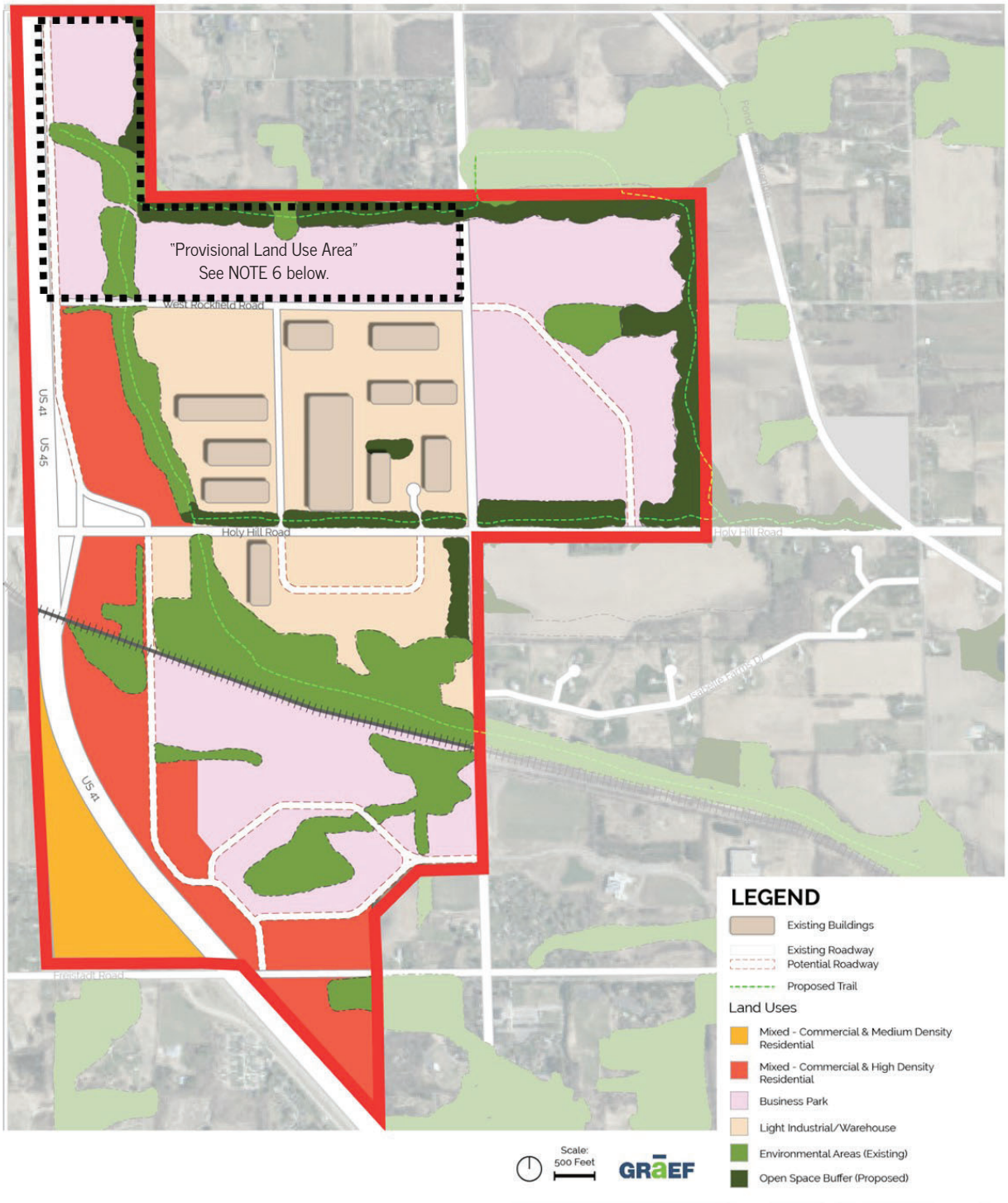
I understand the Holy Hill area is designated industrial...which is fine. I think it can be more thoughtful when looking at architectural styles, green space setbacks and parking in the rear of the buildings off the road. Include water features and walking paths in the front of the buildings in the green space. It would make a much more desirable area for all.

Next Steps

In order to realize the vision for this area of Germantown, the Village should undertake the following:

1. Develop a master plan for the Holy Hill/Freistadt Road area that includes the following elements:
   - Street and Block framework
   - Preferred Future Land Use
   - Regional stormwater concept plan
   - Trail and Open Space plan
   - Regulations and Design Guidelines
   - Funding & Incentives
2. Adopt the master plan as an amendment to the Comprehensive Plan.
3. Re-zone. Develop a new zoning district, or develop an overlay zoning district with design guidelines that will provide specific regulations and expectations for future development in this area, based on the master plan.
4. Engage with the development community to determine interest in the area and further refine proposed development patterns in response to specific needs of tenants.

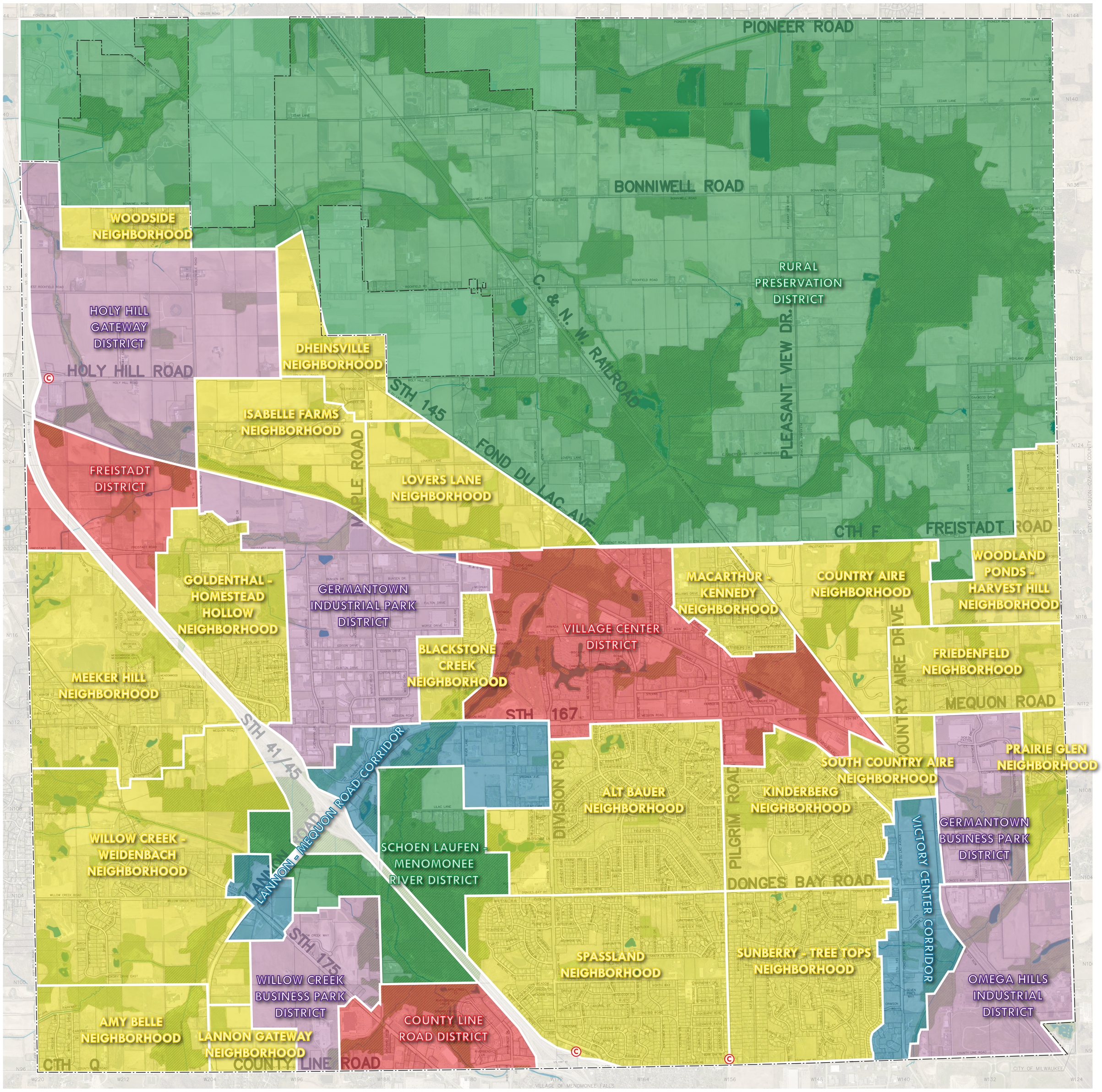
Figure 6.6 – Holy Hill Gateway & Freistadt District - Future Land Use Vision



NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres. See Holy Hill Gateway District Profile in Chapter 5 for details on Master Planning.

NEIGHBORHOODS, DISTRICTS, CORRIDORS

Village of Germantown 2050 Future Land Use Map



*Note: This map is intended for use in combination with the Future Land Use Table

LEGEND:

NEIGHBORHOODS

- ALT BAUER
- AMY BELLE
- BLACKSTONE CREEK
- COUNTRY AIRE
- DHEINSVILLE
- FRIEDENFELD
- GOLDENTHAL - HOMESTEAD HOLLOW
- ISABELLE FARMS
- KINDERBERG
- LANNON GATEWAY
- LOVERS LANE
- MACARTHUR - KENNEDY
- MEEKER HILL
- PRAIRIE GLEN
- SOUTH COUNTRY AIRE
- SPASSLAND
- SUNBERRY - TREE TOPS
- WILLOW CREEK - WEIDENBACH
- WOODLAND PONDS - HARVEST HILL
- WOODSIDE

DISTRICTS

MIXED-USE DISTRICTS

- COUNTY LINE ROAD
- FREISTADT
- VILLAGE CENTER

BUSINESS PARK/INDUSTRIAL DISTRICTS

- GERMANTOWN BUSINESS PARK
- GERMANTOWN INDUSTRIAL PARK
- HOLY HILL GATEWAY
- OMEGA HILLS INDUSTRIAL DISTRICT
- WILLOW CREEK BUSINESS PARK

RURAL/OPEN SPACE DISTRICTS

- RURAL PRESERVATION
- SCHOEN LAUFEN - MENOMONEE RIVER

CORRIDORS

- LANNON-MEQUON ROAD
- VICTORY CENTER

MUNICIPAL BOUNDARY

GERMANTOWN 2050 Planning our future together.

ADOPTED SEPTEMBER 26, 2022

Places			Preferred Future Land Uses											SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Sewered? (Y/N/Partial)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
District	Mixed-Use	County Line Road District	A	u	u	A	A	A	D	A	A	u	u	u	Y	YES	D	U	A	10 units/acre
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 25 units/acre
District	Mixed-Use	Village Center District	A	A	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 25 units/acre
District	Industrial / Commercial	Germantown Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Commercial	Germantown Industrial Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Warehousing	Holy Hill Gateway District See NOTE 6 for details on "Provisional Land Use Area"	A	u	u	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	25 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	u	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	-
District	Industrial / Commercial	Willow Creek Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	A	D	A	u	D	N	YES	U	U	D	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	A	D	u	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	A	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 10 units/acre
Corridor	Mixed-Use	Victory Center Corridor	A	A	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 10 units/acre

NOTE 1:	"Rural Preservation" District:	1 unit/ 20 acres (4 or fewer CSM lots)
		1 unit/ 5 acres with Conservation Subdivision (5 or greater lots subdivided)
NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no water & sewer)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)
NOTE 4:	The density listed in this column is the maximum density permitted. However, a lower density may be required on a case by case basis and higher density may be permitted through a Planned Development District approved by the Village Board pursuant to the Planned Development District section of the Zoning Code.	
NOTE 5:	Expansion of existing and nonconforming uses within existing property boundaries may be permitted subject to zoning restrictions and Plan Commission approval.	
NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.	
*	Area is within (or partially within) SSA, but the majority of properties are not connected to sewer	
**	"Conservation Subdivision" includes: (a) minimum open space requirement (40-60%); (b) minimum lot size (1.0 acre for "Rural/Open Space" and 'Residential" outside SSA; 8,000SF for "Residential" inside SSA)	

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

GERMANTOWN 2050
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Places			Preferred Future Land Uses												SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming	Sewered? (Y/N/Partial)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
Neighborhood	Residential Community	Alt Bauer Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Amy Belle Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Blackstone Creek Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	5.8 units/acre
Neighborhood	Residential Community	Country Aire Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	P	YES	A	A	D	Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre
Neighborhood	Residential Community	Dheinsville Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	D	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Friedenfeld Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y*	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1.0 unit/acre Sewered: 2.9 units/acre
Neighborhood	Residential Community	Goldenthal - Homestead Hollow Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Isabelle Farms Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P*	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Kinderberg Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Lannon Gateway Neighborhood	A	D	u	D	u	u	u	u	D	u	u	u	Y	NO	D	U	D	SF: 2.9 units/acre MF: 10 units/acre
Neighborhood	Residential Community	Lovers Lane Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	U	U	D	See NOTE 2 and NOTE 3
Neighborhood	Residential Community	MacArthur - Kennedy Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Meeker Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	P	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Prairie Glen Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	A	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1.0 unit/acre
Neighborhood	Residential Community	South Country Aire Neighborhood	A	D	A	u	u	u	u	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6 units/acre Non-sewered: 1.0 unit/acre
Neighborhood	Residential Community	Spassland Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	YES	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Sunberry-Tree Tops Neighborhood	A	D	A	u	u	u	A	u	D	u	u	u	Y	NO	D	A	D	SF: 2.9 units/acre 2-4F: 6.0 units/acre
Neighborhood	Residential Community	Willow Creek - Weidenbach Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	N	YES	A	U	D	see NOTE 2 and NOTE 3
Neighborhood	Residential Community	Woodland Ponds-Harvest Hill Neighborhood	A	D	u	u	u	u	u	u	D	u	u	u	N	YES	U	A	D	1.0 units/acre
Neighborhood	Residential Community	Woodside Neighborhood	A	D	u	u	u	u	u	u	D	u	u	D	Y*	YES	A	U	D	see NOTE 2 and NOTE 3

Implementation Plan

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

The Implementation Plan is often the most important section of any comprehensive plan, serving as both summary and guide to realizing the vision developed through the planning process.

Germantown's Implementation Plan includes an overarching goal for each section of the plan. Each section includes a summary of why the goal is important, key leaders responsible for carrying out the goals, and a series of objectives. Each objective in the implementation plan also includes a priority time frame and potential action steps.

The following page includes a descriptive summary and explanation of the format of each Implementation Plan Section.

Plan Review and Amendment

The Comprehensive Plan is intended to be reviewed frequently by Village staff to assess its reflection of current goals.

Periodic amendments are appropriate to the Comprehensive Plan and may be suggested by Village staff, officials, and residents. Changes should be consistent with the plan's vision.

Plan amendments must follow the processes required by State Statutes. Wisconsin Statute 66.1001(2)(I) requires comprehensive plan updates every 10 years.

Additionally, the Village will conduct an annual review of the 2050 Plan including an assessment of progress made toward achieving the Implementation Plan objectives and action steps. The Village will make amendments to the 2050 Plan on an annual basis or when deemed necessary.

Comprehensive Plan Goals, Objectives, and Action Steps

HOUSING

TRANSPORTATION

AGRICULTURAL , CULTURAL, AND NATURAL RESOURCES

UTILITIES AND COMMUNITY FACILITIES

ECONOMIC DEVELOPMENT

LAND USE

How to read the Implementation Plan

Section Headline and Description:

Each section is titled with a headline and description introducing the relevant Implementation Plan category. The categories included are:

Housing

Transportation

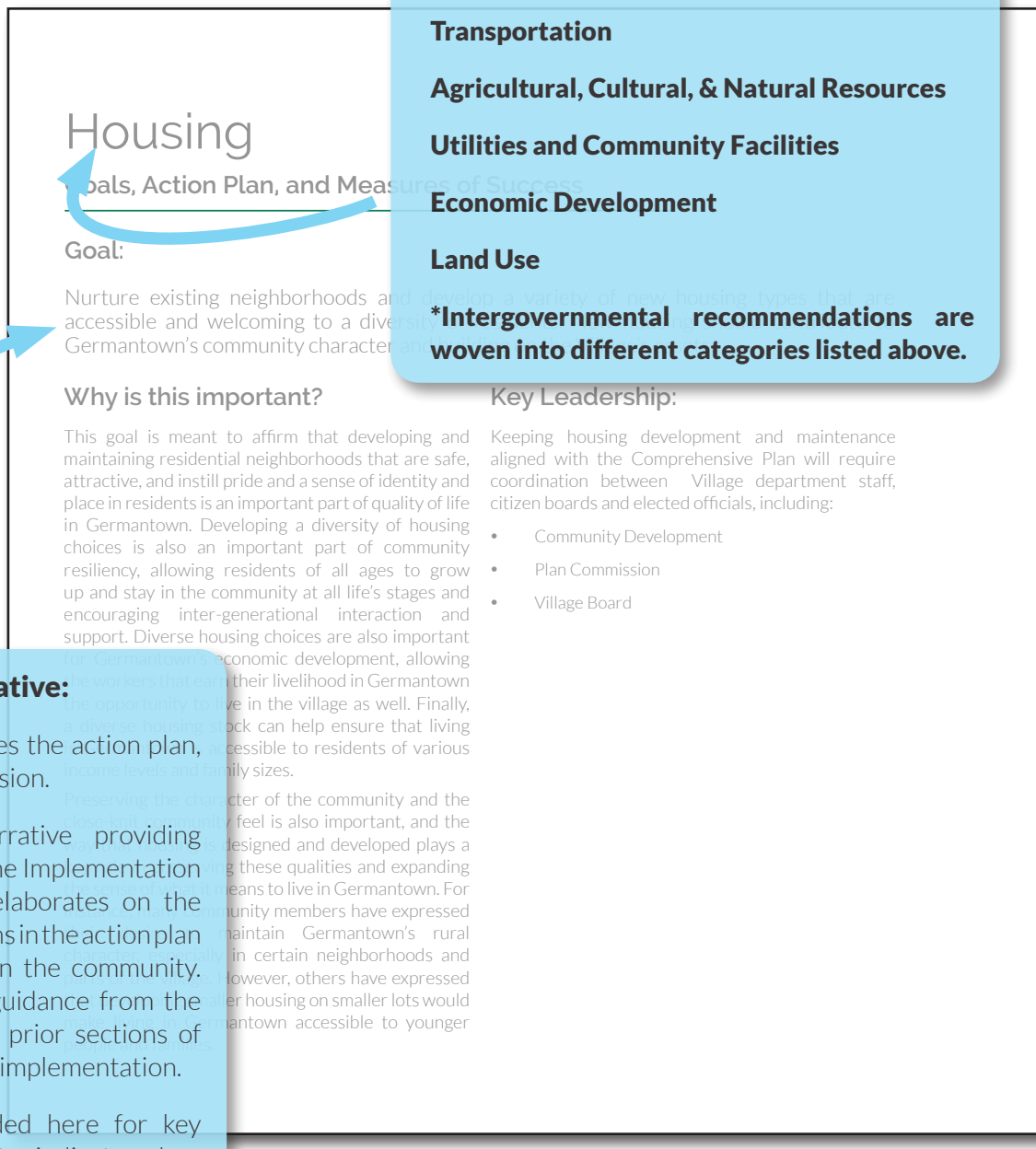
Agricultural, Cultural, & Natural Resources

Utilities and Community Facilities

Economic Development

Land Use

***Intergovernmental recommendations are woven into different categories listed above.**



Housing

oals, Action Plan, and Measures of Success

Goal:

Nurture existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diverse [illegible] Germantown's community character and [illegible]

Why is this important?

This goal is meant to affirm that developing and maintaining residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents is an important part of quality of life in Germantown. Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community at all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the village as well. Finally, a diverse housing stock can help ensure that living is accessible to residents of various income levels and family sizes.

Preserving the character of the community and the close-knit community feel is also important, and the manner in which it is designed and developed plays a [illegible] these qualities and expanding the sense of what it means to live in Germantown. For [illegible] community members have expressed [illegible] maintain Germantown's rural character, especially in certain neighborhoods and [illegible] however, others have expressed [illegible] er housing on smaller lots would make living in Germantown accessible to younger [illegible]

Key Leadership:

Keeping housing development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board

Goal Statement and Narrative:

The goal statement summarizes the action plan, its purpose, and overarching vision.

Below each goal is a narrative providing additional details relevant to the Implementation Plan section. The narrative elaborates on the importance of each of the actions in the action plan and their intended impacts on the community. It may also reference other guidance from the 2050 Comprehensive Plan in prior sections of the document relevant to plan implementation.

Helpful information is included here for key leadership and village staff to indicate when and where certain actions may be implemented, why these actions were included in the plan, and how success can be gauged during and following implementation.

Transportation

	Objectives		Priority	Potential Action Step(s)
❑	1	Ensure State, County, and local roadways meet travel needs.	Ongoing	
❑	2	Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	Short ter (1-3 years	
❑	3	Promote regional transit connections to Germantown.	Intermediate (3-5 years)	G. Coordinate with the WisDOT, The Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WCHD to secure opportunities for commuter service to/from the Village.
❑	4	Develop commercial and downtown areas using Complete Streets principles.	Intermediate (3-5 years)	H. Coordinating with WisDOT and Washington County Health Department (WCHD) to access current best practices and make streets more effective, attractive, and safe for all users. I. Prioritize and implement recommendations connecting Saxony Village - Historic Main Street connectivity plan by U.S. EPA Land Revitalization Technical Assistance.
❑	5	Support and implement regional transportation initiatives that impact Germantown, including the Washington County Bikeway and Trail Network Plan.	Ongoing	J. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Objectives, Priority Level, and Potential Action Steps:

The Implementation Plan includes distinct outcomes intended by the goal in each section that are actionable, measurable, and accountable. Each action describes what is to be done by key leadership and what they will be seeking to accomplish.

Each objective is assigned a priority level from Short-term to Long-term or may be ongoing. Short-term priority actions have been identified as the most crucial actions to be addressed within 1-3 years.

Intermediate goals are to be addressed within 3-5 years, and long-term goals are to be addressed within 5-10 years.

Some objectives have "Potential Action Steps" which have been identified as actionable in the short term and will contribute to the outcome and comprehensive plan goals.

Housing

Goals, Objectives, and Potential Action Steps

Goal:

Nurture existing neighborhoods and develop a variety of new housing types that are accessible and welcoming to a diversity of residents. New housing should contribute to Germantown's community character and build on the Village's assets.

Why is this important?

This goal is meant to affirm that developing and maintaining residential neighborhoods that are safe, attractive, and instill pride and a sense of identity and place in residents is an important part of quality of life in Germantown. Developing a diversity of housing choices is also an important part of community resiliency, allowing residents of all ages to grow up and stay in the community through all life's stages and encouraging inter-generational interaction and support. Diverse housing choices are also important for Germantown's economic development, allowing the workers that earn their livelihood in Germantown the opportunity to live in the village as well. Finally, a diverse housing stock can help ensure that living in Germantown is accessible to residents of various income levels and family sizes.

Preserving the character of the community and the close-knit community feel is also important, and the way that housing is designed and developed plays a key role in preserving these qualities and expanding the sense of what it means to live in Germantown. For instance, many community members have expressed their desire to maintain Germantown's rural character, especially in certain neighborhoods and parts of the village. However, others have expressed that developing smaller housing on smaller lots would make living in Germantown accessible to younger people and families.

Key Leadership:

Keeping housing development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- Germantown School District

Housing

	Objectives		Priority	Potential Action Step(s)
☐	1	Ensure the compatibility of residential infill development with the scale and character of the surrounding landscapes.	Ongoing	A. Require new developments to follow the density guidelines in the 2050 Comprehensive Plan. B. Use the zoning ordinance to maintain the character of existing residential neighborhoods and periodically review for compatibility in the changing housing market.
☐	2	Maintain a balanced housing mix and concentrate new multifamily development in walkable Village Center areas or other NDCs that provide connections to the regional transportation network (see NDC Table for areas supporting multi-family development).	Short term (1-3 years)	C. Amend appropriate zoning districts to allow for mixed-use commercial/residential buildings within Village Center, Freistadt District, Holy Hill Gateway and other NDCs that support mixed-use development. D. Initiate conversations with multifamily and conservation subdivision developers to gauge development interest in the Village Center District and Germantown.
☐	3	Pursue a range of housing types, including smaller lot sizes, mixed use, and walkable Traditional Neighborhood Developments when reviewing new developments so that new homes are more affordable, and so that undeveloped and natural resource land is conserved.	Ongoing	E. Ensure that adequate review is being given to natural resource protection and that diverse housing types are encouraged at initial review of development and subdivision proposals. F. Conduct a Housing Affordability Analysis pursuant to Ch. 66.10013 of the Wisconsin State Statutes. G. Adopt a Traditional Neighborhood Development Ordinance pursuant to Ch. 66.1027 of the Wisconsin State Statutes.
☐	4	Encourage and/or require the use of conservation subdivisions throughout the Village to preserve agricultural land and natural resources.	Short term (1-3 years)	H. Create a conservation subdivision ordinance to guide this type of residential development.
☐	5	Ensure adequate access, drainage, open space, building layout, and community amenities at the time of development by requiring developers and landowners to master plan residential developments.	Short term (1-3 years)	I. Create an ordinance requiring applicants for residential subdivisions and minor land divisions to submit a sketch master plan illustrating the ultimate development of the property.
☐	6	Ensure that there is market demand for newly created residential and mixed use lots and units.	Intermediate (3-5 years)	J. Require residential market studies as needed to ensure there is not an excessive amount of vacant or undeveloped residential housing units. K. Review housing trends and identify any opportunities to meet the needs of a changing housing market.
☐	7	Ensure that existing housing stock remains attractive and functional by encouraging the rehabilitation of older housing stock, including the multifamily housing near the Village Center.	Intermediate (3-5 years)	L. Create an inventory of existing housing stock age and determine "priority areas" for targeted rehab. M. Identify new funding, regulatory, and organizational ways to facilitate housing rehab. N. Enforce the Property Maintenance Section of the Village Code.
☐	8	Support regional housing initiatives that impact Germantown, including Washington County Next Generation Housing Initiative.	Ongoing	O. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Transportation

Goals, Objectives, and Potential Action Steps

Goal:

Ensure a safe, reliable, and accessible transportation system for all residents and visitors in Germantown. Transportation investments should be coordinated regionally, and new investments should consider a range of transportation choices. New development in Germantown should consider appropriate modes of transportation during the planning and approval process.

Why is this important?

Transportation systems are the foundation of our ability to access jobs, family, medical services, recreation, and more. It is important to maintain a balance of comprehensive road and transit systems and efficient use of these systems to maximize benefits to residents. There are benefits to planning transportation systems to meet the need of the population. Active transportation such as walking and biking are an important part of this system to keep people healthy, safe, and have the added benefit of helping reduce unnecessary congestion on roads.

These systems connect us to other places, so coordination with regional roads and highways is important to ensure compatibility of the overall transportation network beyond Germantown.

Streets make up the majority of public space, and so having streets that meet the needs of all residents is key to planning a strong community.

Key Leadership:

Keeping transportation development and maintenance aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Public Works
- Streets and Highways
- Parks and Recreation
- Community Development
- Plan Commission
- Village Board
- Germantown School District

Transportation

	Objectives		Priority	Potential Action Step(s)
❑	1	Ensure State, County, and local roadways meet travel needs.	Ongoing	A. Annually review, revise, and adopt a five-year transportation improvement program that is consistent with this Plan.
				B. Make necessary roadway improvements according to five-year transportation improvement program.
				C. Update the Village's ultimate right-of-way map.
				D. Create and update a future road extension and ultimate lane improvements map for public streets and highways.
❑	2	Encourage active transportation options for Germantown residents by connecting destinations with non-motorized pathways to encourage healthy active lifestyles and reduce traffic congestion.	Short term (1-3 years)	E. Complete a Village-wide Trail Master Plan to identify priority corridors.
				F. Prioritize trails along Menomonee River, Goldendale Creek, and connections to other existing regional trails.
❑	3	Promote regional transit connections to Germantown.	Intermediate (3-5 years)	G. Coordinate with the WisDOT, The Southeastern Wisconsin Regional Planning Commission (SEWRPC), and WCHD to secure opportunities for commuter service to/from the Village.
❑	4	Develop commercial and downtown areas using Complete Streets principles.	Intermediate (3-5 years)	H. Coordinating with WisDOT and Washington County Health Department (WCHD) to access current best practices and make streets more effective, attractive, and safe for all users.
				I. Prioritize and implement recommendations connecting Saxony Village - Historic Main Street connectivity plan by U.S. EPA Land Revitalization Technical Assistance.
❑	5	Support and implement regional transportation initiatives that impact Germantown, including the Washington County Bikeway and Trail Network Plan.	Ongoing	J. Maintain regular contact with regional agencies such as Washington County and SEWRPC.

Agricultural, Cultural, & Natural Resources

Goals, Objectives, and Potential Action Steps

Goal:

Guarantee Germantown's history and identity are preserved for the future through the protection of its most valuable resources. Germantown's community should make use of natural areas to appreciate their value without contributing to their degradation. Open space and environmental corridors must be managed and protected.

Why is this important?

Natural and cultural resources are some of the most valuable resources in many communities over the long term, but they may take some planning and protection to preserve. Short-sighted development plans can sometimes threaten the protection of natural and cultural resources. Prime agricultural land is sensitive to nutrient depletion, pollution, or complete removal through development. Environmental areas such as woodlands contain habitat for native species that make up a large part of the wildlife and tourism economy and contribute to the biodiversity of our ecosystems and food systems. Even our cultural heritage is a resource that can be preserved through historic preservation and cultural activities, but may be threatened by redevelopment that isn't sensitive to local history. This Comprehensive Plan is one way of declaring these resources as valued and worth protecting.

Key Leadership:

Keeping natural and cultural resources aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board

Agricultural, Cultural, & Natural Resources

	Objectives		Priority	Potential Action Step(s)
☐	1	Enhance protection of historic resources, cultural resources, and scenic viewsheds through open space preservation techniques.	Short term (1-3 years)	A. Provide incentives and bonuses to developers for submitting natural resource protection plans including the retention of trees, wetlands, and water courses, and contiguous open spaces.
				B. Use zoning to protect environmentally sensitive areas from urban development including the creation of conservation overlay zoning districts and development regulations to protect designated environmental corridors in the Village.
☐	2	Implement green infrastructure projects to improve water quality and enhance the function and capacity of stormwater management in the Village.	Short term (1-3 years)	C. Use available street reconstruction capital improvement plans to identify near-term GI opportunities identified in the Menomonee River Watershed Updated Implementation Plan (2022).
				D. Identify, evaluate, and prioritize Germantown specific projects listed in the Menomonee River Watershed Updated Implementation Plan to see more Germantown-specific projects.
☐	3	Support environmental and habitat restoration and capacity of stormwater management in the Village.	Intermediate (3-5 years)	E. Coordinate efforts to restore habitat, remove invasives, and eliminate environmental contamination with private, nonprofit, and governmental organizations; do so in areas such as along the Menomonee River and its tributaries.
☐	4	Plan for long-term agricultural uses in Germantown which can adapt to future economic conditions by researching the efforts of, and coordinating with, agricultural planning experts.	Long-term (5-10 years)	F. Encourage the usage of agricultural conservation easements.
☐	5	Promote and celebrate the unique history of Germantown through the preservation of its historic sites, their context, and their stories.	Ongoing	G. Support the preservation and conservation efforts by promoting heritage tourism in coordination with the Chamber of Commerce and other private and non-profit entities.
				H. In cooperation with local community groups, investigate and identify opportunities to preserve, enhance and promote the Village's German heritage through private and public sector activities, events, and partnerships.

Utilities & Community Facilities

Goals, Objectives, and Potential Action Steps

Goal:

Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Why is this important?

Utility infrastructure has to be constantly planned and monitored for its capacity to support a changing residential and commercial population. Developing new neighborhoods, adding density to existing ones, or bringing new businesses and industries may change the adequacy of utility infrastructure. This Comprehensive Plan projects the future population, households, and jobs in Germantown to give some predictability to utility providers to they can anticipate future need and allocate resources effectively. It is important to make efficient use of utility infrastructure and have a plan for who is going to expand it when necessary, what type it will be, and what capacity it will have.

Utilities and community facilities in Germantown include stormwater and sewer infrastructure, electricity, natural gas, telecommunications, parks and schools, and more.

Key Leadership:

Keeping development and maintenance of utilities aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Fire and Police
- Germantown School District
- Library
- Parks and Recreation
- Historic Preservation Commission
- Parks and Recreation
- Public Works
- Garbage and Recycling
- Senior Center
- Village Board

Utilities & Community Facilities

	Objectives		Priority	Potential Action Step(s)
❑	1	Plan for future growth by identifying when current facilities can no longer support projected growth.	Short term (1-3 years)	A. Develop a 5-year capital improvement program, which most efficiently meets the future needs of the sanitary sewer service area expansion area.
			Ongoing	B. Coordinate with key leadership on at least an annual basis to assess current community service, facility and staff needs, capacity and/or levels of service for use in developing and maintaining annual and 5-year capital facility, service, and staff planning & budgeting.
			Short term (1-3 years)	C. Investigate the legality, need, and logistics of creating, adopting and implementing an Adequate Public Facilities Ordinance and Concurrency Management System that uses adopted "levels of service" to ensure the approval and timing of new residential and nonresidential development is dependent upon the availability of public services and capital facilities, including: schools, roads, storm water, police, fire, parks & recreation, and public administration.
❑	2	Ensure active and passive recreation opportunities are accessible to existing neighborhoods and districts.	Short term (1-3 years)	D. Update and implement the Village Comprehensive Outdoor Recreation Plan every five years.
				E. Conduct individual park master plans that support long-term visions for community facilities within parks.
❑	3	Work with the MMSD and other public and private organizations to coordinate acquisition of sites identified as targets for protection from development in the MMSD Conservation Plan.	Short term (1-3 years)	F. Maintain regular contact with MMSD and help facilitate the acquisition of properties suited for preservation.
❑	4	Integrate regional water, sewer, and land use planning.	Ongoing	G. Coordinate with Milwaukee Metropolitan Sewerage District, the Germantown School District, the Washington County Health Department, and other relevant jurisdictions for future utility and facility expansions.
				H. Explore methods to improve coordination of long range planning goals for water and sewer infrastructure with land use planning.
❑	5	Facilitate resident access to a wide variety of services by assisting local private and nonprofit organizations that provide services to Village residents with their capital improvement objectives.	Intermediate (3-5 years)	I. Explore grant program models and opportunities to assist local organizations.
				J. Conduct a needs assessment to identify opportunities for partnerships.
❑	6	Increase energy efficiency and explore alternative energy sources to reduce peak energy demand, lower costs, and/or reduce environmental impacts. Plan for long-term reduction of energy dependence from fossil fuels.	Intermediate (3-5 years)	K. Research public best practices for guides/toolkits that support a resilient and clean energy network including wind energy, solar energy, and electrical vehicle charging stations.
❑	7	Improve coordination between the Village of Germantown and the Germantown School District related to future residential development, school district capacity, and necessary improvements to facilities.	Ongoing	L. Consider creating an advisory position on the Village Plan Commission for a representative of the School District.
				M. Coordinate and share information regarding new development proposals, approved development plans, and both updated housing & population projections with the Germantown School District on at least an annual or other mutually acceptable timeframe.

Economic Development

Goals, Objectives, and Potential Action Steps

Goal:

Promote economic, social, and environmental benefits through business and commercial activity in Germantown with a cohesive and unifying vision that inspires investment, tourism, and local pride.

Why is this important?

The economy is constantly changing. Over the past few decades, the Upper Midwest has seen a shift from a manufacturing based economy to a diversification to include more tourism and services. Germantown has maintained and continued to attract manufacturing jobs and still maintains a sizable agricultural base in addition to its retail and service sector. Strengthening each of these parts of the economy while staying able to take advantage of new opportunities requires a variety of strategies for economic development.

Enhancing the attractiveness of commercial areas, both retail and industrial, will help to attract residents, employers, and a workforce that enjoys working in Germantown. This includes enhancing the attractiveness of buildings but also the streets and districts that bring them all together. Similarly, developing a unique character and visitor experience by promoting Germantown's natural and cultural resources will help to continue attracting visitors and tourists to support the local economy.

Key Leadership:

Keeping economic development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Chamber of Commerce
- Community Development
- Economic Development Commission
- Plan Commission
- Public Works
- Village Board
- Germantown School District

Economic Development

	Objectives		Priority	Potential Action Step(s)
☐	1	Develop a Master Plan for the Holy Hill Gateway District to ensure compatible industrial expansion in Germantown by providing aesthetically appealing development along highly visible thoroughfares to ensure industrial expansion that is compatible with non-industrial surrounding land uses.	Short term (1-3 years)	A. Carry out the "Next Steps" identified in the Opportunity Areas section Chapter 6.
☐	2	Develop the Village Center District, including a Master Plan, to enhance Main Street and Mequon Road as complementary mixed-use economic zones with a unique cultural identity.	Short term (1-3 years)	B. Engage with stakeholders along commercial streets to determine a vision for the district. C. Carry out the "Village Center: Next Steps" identified in the Opportunity Areas section of Chapter 6. D. Develop a specific set of design guidelines that define an acceptable Germanic architectural identity.
☐	3	Incentivize well-designed buildings, entry features, and public infrastructure in business parks and industrial districts through the development approval process.	Short term (1-3 years)	E. Develop a set of desired building design guidelines for business parks, industrial districts, and corridors based on the context of surrounding buildings, landscapes, and architecture and Germanic Theme design requirements and guidelines.
☐	4	Promote and support the development of industrial and commercial areas in Germantown using financing incentives and regulatory tools, including but not limited to Tax Increment Financing.	Ongoing	F. Evaluate the Village's use of TIF (past and current TIDs) including an assessment of both the positive and negative impacts the use of TIF has had on the overall financial health of the Village and other taxing districts. G. Explore Business Grant types based upon examples from comparable communities or regional/State entities including alternative financing mechanisms other than Tax Increment Financing (TIF).
☐	5	Protect and promote the economic and aesthetic value of natural resources in Germantown for agriculture, recreation, and tourism.	Ongoing	H. Continue to update the Comprehensive Outdoor Recreation Plan every 5 years with information on the location and quality of natural resources for protection. I. Create zoning code regulations that support and accommodate agritourism and agricultural business uses.
☐	6	Support regional economic development initiatives that impact Germantown.	Ongoing	J. Leverage the resources and programs of Economic Development Corporation of Washington County and SEWRPC.
			Short term (1-3 years)	K. Evaluate the need for an Economic Development Coordinator position in the Community Development Department.

Land Use

Goals, Objectives, and Potential Action Steps

Goal:

Pursue a land use pattern of neighborhoods, districts, and corridors that facilitates the siting and compatibility of new and existing uses in a manner that promotes the efficient use of existing and future public utilities and facilities while protecting natural and environmental resources and preserving our rural character and quality of life.

Why is this important?

This Comprehensive Plan introduced a system of Neighborhoods, Districts, and Corridors for the land use plan to determine a desirable mix of land uses within places in Germantown. These neighborhoods, districts, and corridors already existed for the most part, but are defined more formally in this plan for the purposes of consistency and appropriateness in planning. Land use planning is forward thinking, accounting for multiple decades in the future to inform decision-making for day-to-day decisions about what is desirable or acceptable in new development proposals.

The approach focuses on a desired mix for an entire area, rather than for individual parcels, to allow for a degree of flexibility to changing future circumstances. The goals for land use ensure that areas develop with a consistent vision and give a level of assuredness of residents and property owners about the future of the areas they live and work in. New development should be guided to not impede on the agricultural resource base of the Village nor to disrupt the neighborhood patterns developed over history. Changes to the zoning ordinance should reflect the long term vision of the Comprehensive Plan, including the creation of new districts such as a mixed-use district to allow for a more vibrant Village Center District.

Key Leadership:

Keeping land development aligned with the Comprehensive Plan will require coordination between Village department staff, citizen boards and elected officials, including:

- Community Development
- Plan Commission
- Village Board
- Germantown School District

Land Use

	Objectives		Priority	Potential Action Step(s)
☐	1	Require new development to adhere to desired uses wherever possible in neighborhoods, districts, and corridors by sharing the desired uses listed during the development approval process.	Ongoing	A. Conduct a staff review of the development approval process for assessing compatibility with the Comprehensive Plan.
				B. Establish a planning task force that meets regularly to review necessary policies, guidelines, and ordinances for each Neighborhood, District, and Corridor to ensure the character of each place is preserved.
☐	2	Review and amend the Zoning Code, subdivision code, and other development regulations to implement the future Land Use policies reflected in the 2050 Comprehensive Plan.	Short term (1-3 years)	C. Create conservation subdivision regulations.
				D. Conduct working sessions with Plan Commission and other stakeholders to identify necessary code revisions and revise the zoning code matrix in the NDC chapter of this plan as necessary.
				E. Develop a new Village Center Zoning District to guide future development and redevelopment including higher density and density incentives, multi-family residential, Next Generation Housing, and mixed-use commercial/residential uses.
☐	3	Establish appropriate land use transitions to ensure compatibility between existing and new land uses.	Short term (1-3 years)	F. Develop zoning regulations to implement compatibility requirements and density policy for new uses adjacent to existing uses (ex. Lot size, bufferyards, building design, existing natural features, etc.).
			Short term (1-3 years)	G. Develop buffer requirements for all Neighborhoods, Districts, and Corridors that will see new development adjacent to existing neighborhoods and/or rural/open space districts.
☐	4	Support regional land use initiatives that impact Germantown and coordinate with adjoining municipalities to investigate, implement, and support mutually beneficial and cost-effective programs and initiatives that will positively impact the Village of Germantown, e.g. land use, shared services, etc.	Ongoing	H. Maintain regular contact with regional agencies such as Washington County and SEWRPC.
☐	5	Develop and adopt detailed Land Use Plans for each neighborhood, district, and corridor (NDC).	Short term (1-3 years)	I. Prioritize and develop program to complete detailed plans for each NDC.

Request for Proposals

Holy Hill Gateway District Master Plan

RELEASE DATE: OCTOBER 15, 2025

SECTION I. Introduction & Purpose

This request for proposals (RFP) is issued by the Village of Germantown for the purpose of securing a qualified planning or design consultant to prepare a master plan to guide future development and land use with the outcome being the reflective vision for the Village n the following area:

1. **Holy Hill Gateway District**. A rapidly developing highway interchange area with warehousing/distribution, light industrial and undeveloped agricultural land that includes approximately 930 acres located east of the I-41 @ Holy Hill Road interchange in the northwest part of the Village.

The goal is to develop and adopt a master plan for the Holy Hill Gateway District that presents in general terms the preferred type, density, relative location, format, architectural design, and timing of future development and land use consistent with the Village's 2050 Comprehensive Plan. Further, the master plan is expected to address the need for and location of potential public improvements, e.g. new and/or extended roads, park & recreation facilities, storm water management facilities. The master plan should also address measures necessary to protect and enhance existing environmentally sensitive features and land use compatibility within the District and between the District and abutting neighborhoods, districts and corridors as defined in the 2050 Plan.

The master plan will be developed as a refinement to and adopted as a component of the Village's 2050 Comprehensive Plan. The master plan will form the basis for developing and/or revising the Village's zoning, land division and other development regulations that apply to future development and land use in the District.

Given ongoing and significant development pressure in the Holy Hill Gateway District, development of a master plan for the district is a high priority and must be mindful to the residents of the is a critical stakeholder in the development of the plan Consequently, the Village prefers that the master plan process be conducted and be completed within a nine (9) month time period.

SECTION II. Background

2050 Comprehensive Plan

The "Village of Germantown 2050 Comprehensive Plan" (the "2050 Plan") was adopted in September, 2022 with the primary purpose *"to act as a roadmap for the Village of Germantown as it navigates upcoming change, growth, and development. Realizing the vision and goals presented in this plan will require that the Village face challenging decisions about where and how to grow and what services will best serve the residents of today and tomorrow."*

With that in mind, future land use planning for the Village under the 2050 Plan is intended to follow a "Neighborhood/District/Corridor" place-based approach with two components: a Future Land Use Plan Map and a Future Land Use Table.

The 2050 Future Land Use Plan Map (see Exhibit 1) shows the Village as a series of thirty-two (32) places or neighborhoods, districts, and corridors (hereafter "NDCs") that have or are intended to have the same or a similar pattern and type of land use, cultural, environmental, and economic character, and identity.

Unlike a typical land use planning approach, the 2050 Future Land Use Table (see Exhibit 2) does not assign a single acceptable land use to a particular parcel. Rather, the Future Land Use Table identifies a list of eleven preferred land uses, preferred design criteria and maximum density allowances. For each NDC, each of the preferred land uses is assigned a degree of desirability:

- "Desirable" uses should be encouraged because they are consistent with, support, and enhance the desired character of the NDC
- "Allowable" uses are generally considered appropriate for the area but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the NDC
- "Undesirable" uses should not be encouraged but may still be acceptable for the NDC under special circumstances

This approach gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to discuss, evaluate and respond to unique development proposals in the village, including residential proposals.

In addition to the 2050 Future Land Use Plan Map and Table, an objective of the 2050 Plan is to develop individual "master" or "neighborhood" plans for each of the 32 NDCs in the Village. It is intended that each master plan will provide a greater level of detail in terms of guiding the preferred type, amount, density, relative location and timing of future development, public improvements and environmental protection than presented in the 2050 Plan.

Depending on the specific conditions, character and needs of each NDC, each master plan is intended to address additional implementation objectives identified in the Implementation Chapter of the 2050 Plan to one degree or another, including:

- Design Guidelines for Industrial & Commercial Sites & Buildings
- Land use compatibility & buffer requirements
- Environmental protection requirements
- Residential housing opportunities & affordability
- Park & recreational trails & facilities
- Public improvement needs, timing & financing alternatives

Holy Hill Gateway District

The Holy Hill Gateway District is approximately 930 acres in area and lies adjacent to and east of I-41 near the Holy Hill Road interchange (see Exhibit 3). This District has had a significant amount of light industrial, warehousing & distribution development along the Holy Hill Road corridor as a direct result of the Village creating Tax Increment District No. 8 (TID#8) north of Holy Hill Road and expanding Tax Increment District No. 7 (TID#7) south of Holy Hill Road. Since 2018, approximately 2.1 million sqft of industrial building space has been developed in the Holy Hill Gateway District for warehousing & distribution, light manufacturing & assembly uses. As set forth in the 2050 Plan, the Holy Hill Gateway District is intended to continue developing as an industrial and mixed-use commercial district with light industrial, warehouse/distribution, and corporate office uses with highway-oriented hospitality & retail uses located near the Holy Hill Road interchange and mixed-use commercial retail and high/medium-density residential uses adjacent to and along the I-41 corridor.

Public investment and improvements include a new 177' high, 500,000-gal elevated water storage tank (Tower #4) and a 420' deep well (Well #12) that became operational in 2024. Holy Hill Road was also recently widened to a 4-lane divided cross-section with signalized intersections at Gateway Crossing and Goldendale Road. Existing development is served by municipal water and sewer south of Rockfield Road and west of Goldendale Road. Ongoing public improvements include the phased construction of a frontage road (High Point Pass) east of and parallel to I-41 from Bonniwell Road south through the Holy Hill Gateway District across Holy Hill Road and the WSOR railroad to Freistadt Road (also through the Freistadt District that lies to the south). Other local and collector road needs within the Holy Hill District are expected to be identified as part of the master plan process.

The Holy Hill Gateway District abuts the Village's "Rural Preservation District" and "Woodside Neighborhood" to the north and the "Isabelle Farms Neighborhood" and "Dheinsville Neighborhood" to the south and east. All these areas surrounding the Holy Hill Gateway district contain low-density, single-family residential and/or undeveloped agricultural land. An objective of the master plan process is to address the transition between these areas, potentially incompatible land uses, and alternative buffering and setback requirements along the common boundaries for the Holy Hill Gateway District and the abutting district and neighborhoods.

Opportunity Areas

The Holy Hill Gateway District is identified in the 2050 Plan as one of two critical "opportunity areas" in the Village that present the greatest potential for change in the Village over the next 30 years. As part of the 2050 Plan process, the Village determined that land in these districts should be reserved for development comprised of light industrial, commercial warehousing & distribution, commercial and high/medium-density residential land uses.

The 2050 Plan includes a conceptual land use plan or "vision" for both the Holy Hill Gateway and Freistadt Districts (see Exhibit 4) that presents a plan for the type and relative location of the preferred land uses and major public road and recreational trail improvements within the Holy Hill Gateway and Freistadt Districts. It is intended that this conceptual "vision" will guide future development and land use in the interim until a detailed master plan is developed and adopted for each district (or one master plan for both).

It is intended that this "vision" will be the starting point for discussing the type, amount, density, relative location of future development in the Holy Hill Gateway District. To that end, it is expected that a general level of evaluation of market demand and other economic considerations affecting preferred land uses within the District will be conducted to ensure the preferred development and

land uses included in the master plan are realistic, reasonably attainable, and sustainable and mindful of neighboring residents.

SECTION III. Master Plan Objectives

The master plan process is intended to evaluate and address several objectives, including but not limited to the following:

1. Evaluate and reaffirm (or revise as necessary) the preferred land uses for the District as set forth in the 2050 Future Land Use Plan Map and Table and in the conceptual "vision" plan in Exhibit 4 (including the preferred land use categories, preferred site design, and maximum residential density).

2. Prepare detailed maps, tables, renderings, and other graphics indicating the appropriate type, amount, location, mix, density/intensity, format, architectural design, and timing of development and land uses (light industrial, warehouse & distribution, retail, hospitality & service-oriented commercial, office, residential, mixed-use, open space, utilities, roads, trails, etc.) that are appropriate for and likely to succeed within the District.

3. Identify opportunities and adopt specific strategies, including but not limited to zoning and subdivision code revisions, to implement one or more objectives and tasks identified in the 2050 Plan Implementation Chapter, including, but not limited to:
    a. Developing & adopting specific design guidelines for industrial & commercial sites & buildings
    b. Identifying potential land use incompatibility issues with abutting neighborhoods and developing specific buffering & setback requirements
    c. Identifying environmentally sensitive features and adopting specific protection requirements
    d. Address the opportunity for owner-occupied and rental residential housing, mixed-use developments

4. Identify existing developed properties and land uses within the District that may be inconsistent with the preferred land uses set forth in 2050 Plan, properties that may be underused relative to the potential value of the property or importance to achieving the 2050 Plan "vision", or otherwise have the potential for redevelopment.

5. Identify the location of future transportation infrastructure, including the location and design characteristics of future local, collector, and arterials roadways, off-road recreational trails, and appropriate streetscaping enhancements, e.g. lighting, sidewalks, terraces, crosswalks, benches, receptacles, bike racks, etc. .

6. Identify specific strategies, e.g. plan policies, zoning and subdivision code revisions, public and private infrastructure improvements, land acquisition, alternative public and private funding sources, etc., to implement the master plan and to ensure future land use and development occurs in a cost-effective and sustainable manner.

7. Develop and adopt the master plan based in part on public input obtained from a broad set of community stakeholders including the residents, Village Board, Plan Commission, property and business owners, real estate and development professionals, and typically unrepresented stakeholders and silent supporters or objectors.

SECTION IV. Scope of Work

It is expected that the consultant will provide the Village specific recommendations regarding the final scope of the project and overall planning process, as well as, specific tasks and deliverables based on their expertise and experience completing similar district, neighborhood and corridor scale land use & development planning projects. The final project scope, as well as, the specific elements to be included in and the organization and format of the master plan document will be determined by the consultant in cooperation with the Village once the consultant is selected. However, the master plans should address or otherwise incorporate the following:

Planning Area Identification & Background
Identification of the recommended planning area boundary. A description of the planning area, including a summary of prior planning activities and relevant planning documents and studies, existing natural resources and infrastructure, issues & opportunities within the districts, etc. This includes both Village plans and any relevant plans adopted by regional or other entities such as SEWRPC, MMSD, and Washington County. While the goal is to develop a master plan for the Holy Hill Gateway District, given the need to evaluate potential land use incompatibilities and develop appropriate buffering and setback requirements between the Holy Hill Gateway District and the abutting areas to the north, east and south, the planning area may need to extend beyond the District boundaries in certain locations.

Existing Conditions & Property Redevelopment Analysis
The consultant shall perform a combination of land use, zoning, demographic, economic development and market analyses and assessments to evaluate and document existing conditions within the Districts including the identification of existing developed properties and land uses within the Districts that may be inconsistent with the 2050 Plan preferred land uses, are currently underused relative to the potential value of the property, or otherwise have the potential for redevelopment.

2050 Plan Consistency
The master plan should discuss how it is consistent with and furthers the 2050 Plan and other existing plans adopted by the Village, including the Comprehensive Outdoor Recreation Plan and reflects the desires of Village residents and taxpayers.

Intergovernmental Cooperation
The planning process should include an opportunity for other local governments to participate, particularly Germantown School District, the Village of Richfield, Washington County, the Southeast Wisconsin Regional Planning Commission (SEWRPC), the Milwaukee Metropolitan Sewerage District (MMSD), and the Department of Natural Resources (DNR). The master plan should document how it furthers intergovernmental cooperation, addresses any intergovernmental issues raised through the planning process, and how those issues were resolved.

Natural Resources
The plan should evaluate existing natural resources, environmental corridors, any known threatened or endangered species, heritage trees, high quality woodlands, topography and steep slopes, floodplains, wetlands, high groundwater areas that may be limiting factors to or affected by development, soils, prairies or meadows. The plan should identify any environmental corridors (as defined by SEWRPC) and identify required and recommended protection and preservation regulations these resources and environmental corridors.

Market and Economic Development Analysis
Development of the master plan should consider the market and economic conditions of the recommended preferred land uses to ensure the land uses are realistically attainable and likely to be successful.

Transportation Network Analysis
The master plan should include a general analysis of the suitability and capacity of the existing and proposed future transportation and pedestrian networks and include a proposed road, sidewalk, recreational trail network (and any realistic alternative modes of travel) necessary to provide efficient and cost-effective circulation and connectivity within District, to adjacent districts and neighborhoods in the Village, and to the surrounding regional transportation network. The proposed network should include street design principles to follow for any new streets proposed, including recommendations for street width, bicycle and pedestrian facilities, and streetscaping.

Preferred Land Use Plan, Conceptual Renderings and Site Plans
The consultant shall develop a preferred land use plan as part of the master plan for the District. The Preferred Land Use Plan should include more detail regarding land use categories, maps, concepts, policies, and recommendations that in the 2050 Plan and District profile. Village residents and taxpayer wishes must be represented and taken into account. This may include recommendations regarding the location of preferred land uses, development density and intensity, preferred building materials or styles, recommended building height, floor area ratios, principal building setbacks, minimum or maximum parking requirements, and other typical zoning code requirements. The master plan should include the use of representative images, conceptual renderings, and scaled site plans for specific properties or land use categories. The creation of roadway conceptual cross sections should also be included. It is expected that the preferred land use plan will be developed after evaluating several alternative development and transportation network scenarios, preferred land use maps, and conceptual renderings and site plans for review and consideration by the Village as part of an iterative planning process.

Specific properties or areas in the Holy Hill Gateway District that should have conceptual renderings and site plans prepared include, but are not limited to:

1. Holy Hill Storage & MLG properties in the southeast quadrants of the Holy Hill Road @ I-41 interchange;
2. Properties east of Goldendale Road and north of Holy Hill Road;
3. The recommended cross-section(s) around the perimeter of the Holy Hill Gateway District depicting the recommended setback depth, berming, and landscape buffering requirements along the common boundary with the abutting neighborhoods

Design Guidelines
The consultant shall prepare zoning code level site, building and landscaping design principles & guidelines for the preferred land uses and (re)development in the Districts. This should include representative renderings, photos and dimensioned illustrations to adequately convey the design principles & principles. The consultant should also identify recommended street and streetscaping enhancements within the District.

Implementation Strategies.
Describe implementation strategies including amendments to the Village's existing zoning and subdivision codes, capital improvement plan, outdoor recreation plan, etc., that will be necessary to implement the master plan. Identify strategies for addressing affordable housing, sustainability, or transportation related recommendations. Identify potential implementation, timelines, and marketing strategies to redevelop the potential redevelopment sites identified earlier in the planning process. Provide preliminary cost estimates for proposed recommendations and where applicable estimated impacts to future property values and tax increment generation. Identify specific funding programs or potential partners, including public or private, that would be applicable to Germantown.

Mapping
The master plan should contain multiple maps to clearly and adequately present the preferred land uses and development within the District including, but not limited to, the following:

- Project/Planning Area Boundary
- Location Map within Germantown and relative to abutting Neighborhoods, Districts & Corridors
- Existing Land Use & Zoning Map
- Natural Resources Map including wetlands, floodplains, steep slopes, hydric soils, surface water, woodlands, SEWRPC defined environmental corridors, etc.
- Existing and Future Public Facilities Map including public roads, utilities, e.g. sewer, water, etc., facilities, stormwater management areas, park & recreation facilities, landscaping, buffering and streetscaping improvements
- Potential Redevelopment Site/Property Map
- Future Land Use Map showing the locations of the preferred land uses including conceptual locations for road improvements, bike and pedestrian facilities, park expansions, drainage areas and stormwater management facilities, etc.

SECTION V. Deliverables

The consultant shall prepare a final master plan document that contains those items described in the final Scope of Services. The master plan document shall be user friendly, incorporating graphics, tables, maps, renderings and other visual components while minimizing text to present a clear and concise document. The final master plan documents should be completed in a manner that can be integrated with and/or appended to the 2050 Plan and other master plans.

The consultant shall provide the Village with one (1) digital copy of the final master plan document and all supporting documents created during the planning process in both the original format (Microsoft Word or compatible) and PDF format, including all maps, GIS data and GIS maps, graphics, or tables used to create the master plan documents. The consultant shall provide the Village with one (1) hard copy of the final master plan document. Preliminary or draft versions of all documents, including surveys, maps, renderings, may be provided in PDF format provided they are reproducible on standard paper in color or black & white at a size not to exceed 11” x 17”. The consultant is responsible for printing any/all hard copy presentation and public engagement materials unless mutually agreed to with the Village.

SECTION VI. Minimum Consulting Services Required

The consultant selected for the project will be expected to provide a range of municipal land use planning and development-related services to complete the project including, but not necessarily limited to:

1. Demonstrated experience in the development of neighborhood plans for municipalities of a similar size, population, and (ideally) with similar development pressures and challenges, including experience conducting economic development and commercial retail market analysis and studies, residential housing analysis and studies, and transportation network analysis. To meet these expectations, a consultant may consist of a multidisciplinary team of planners, housing professionals, economic development professionals, commercial broker and real estate professionals, landscape architects, and/or civil engineers.

2. Understanding of and ability to incorporate relevant requirements into the planning process in conformance with the Wis. Stats. 62.23 pertaining to comprehensive planning, including the incorporation of necessary background information and trends, and the preparation and conduct of a statute-compliant public participation process.

3. Demonstrated experience preparing and conducting in-person, virtual and web-based presentations, public hearings, workshops, charettes, surveys and other public engagement opportunities and tools that may be needed or proposed in the planning process. Ability to provide innovative and cost-effective approaches to educating and obtaining input from residents, stakeholders, property owners, business owners/operators, and typically unrepresented stakeholders and “silent” supporters or objectors.

The above are minimum requirements for the project and are not intended to be a complete list of the services, skills and experiences that may be necessary to complete the project or used to evaluate consultant proposals.

SECTION VII. Proposal Format, Submittal & Content Requirements

Format & Method of Submittal

All proposals should adhere to or reflect the content and sequence of information described in this RFP document. The proposal shall not exceed 25 pages. If the proposal is too large to submit via email, please submit via Drop Box or other filesharing service mutually agreed to with the Village. Alternatively, a proposal may be submitted in an electronic format via a USB flash drive provided it is received at the Planning & Zoning Services counter in Village Hall before the submittal deadline.

Submit a complete electronic version of the consultant's proposal in PDF format via email to the Village of Germantown, Director of Community Development at the email address listed below:

Jeffrey W. Retzlaff, AICP, Director, Community Development Department
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4735
Email address: jretzlaff@germantownwi.gov

Submittal Deadline Date

Proposals in response to this RFP must be received before 4:00pm CST on or before the deadline date specified in Section VIII. Proposals received after this date/time will not be accepted. The consultant is responsible for verifying that their proposal has been received before the submittal deadline date.

Proposal Content

The proposal should include all the information necessary for the Village to evaluate and the proposal and make a decision. Failure of the consultant to provide specific, detailed information may result in its proposal being rejected in favor of a sufficiently detailed proposal. Any necessary exhibits or other information, including information not specifically requested in this RFP that the consultant feels would be helpful to the evaluation and decision-making process should be attached at the end of the proposal. At a minimum, the proposal shall include the following components:

1. Qualification Details
    a. Cover Letter – Including, but not limited to a statement of understanding and approach to the project. Consultants shall clearly identify whether they are submitting a proposal for completion of only one master plan or both. The cover letter should include the address, telephone number, and e- mail address of the contact person(s) and each person authorized to represent the consultant in negotiations. Unless the consultant is an individual, all proposals must be signed with a firm/company/partnership/entity name and by a responsible officer or employee indicating that officer or employee's authorization to commit the consultant to the terms of the proposal.
    b. Experience – A summary of at least five similar or relevant neighborhood, district, or corridor master plan projects for a comparable municipality that the consultant has completed within the last seven years. Website links to or digital attachments of

copies of project documents can be provided and are encouraged (digital attachments will not count against the proposal 25-page limit).

c. References – Provide at least three municipal client references for which the consultant has provided similar planning services within the last seven years. Include the municipality name, contact person name, email address and telephone number, and a brief description of the services provided.

2. Project Details
   a. Scope of Work – A complete and concise description of the approach to be taken to complete the project and address the items listed in Sections III. And IV. above, including any draft and final deliverables. An explanation of any variances from the proposed Scope of Work outlined in Section IV. and any insights into the project gained as a result of preparing the proposal or from past project experiences.

3. Project Management Details
   a. Key Personnel – A list or organization chart of personnel directly assigned to the project, including any sub-consultants, along with their responsibilities for this project and resumes. Clearly illustrate the responsibilities and lines of communication and authority relative to your project management team. Describe your plan to interface with Village staff. The Consultant's Project Manager, who will be responsible for planning, coordinating, and conducting the majority of the work, including meeting attendance with Village Staff and Plan Commission must be identified and committed to the project. The Village reserves the right to approve Consultant's Project Manager and any requested personnel and subcontractor changes during the project.
   b. Quality Control – Describe quality control measures and processes to ensure the project requirements are achieved within the project budget and schedule.
   c. Village Staff Commitments – Identification of those items within the Scope of Work for which the consultant anticipates assistance by Village Staff. Village Staff will serve as the point of contact for public inquires during the planning process, will attend all public meetings, will maintain a project website, and provide public outreach of planning activities through existing Village social media outlets, electronic and community newsletters (if any are employed for the project). Village Staff can also assist in providing existing GIS data as available.
   d. Project Schedule – A proposed schedule that indicates project meetings, milestones by phases or tasks, delivery of draft and final project deliverables, and overall timeline for completion of the master plan.

4. Public Engagement Plan
   a. Engagement Plan - The proposal should include a preliminary public engagement plan with recommended methods and strategies to disseminate information and obtain public input as part of the overall planning process, including, but not limited to, any in-person, virtual, social media, and/or web-based presentations, public hearings, workshops, charettes, surveys and other public participation events, opportunities and tools that may be needed as part of the planning process. The engagement plan should be designed to provide innovative and cost-effective approaches to sharing informing and obtaining input from residents, stakeholders, property owners, business owners/operators, and typically unrepresented stakeholders and "silent" supporters or objectors. The engagement plan will be

finalized through discussions between the consultant and the Village. The overall process, techniques, technology, social media, meetings, workshops, charettes, etc. to be employed as part of the public engagement process must be addressed in the consultant proposal. All surveys will match prior question and be open ended. Resident and taxpayer responses will have high priority for considering changes.

5. Meetings & Communication
    a. Meetings - It is anticipated that a minimum of five (5) public meetings led by the consultant will be included in the planning process, although the consultant has the flexibility to provide an engagement plan and meeting schedule it feels is appropriate for the project. The consultant is expected to prepare any/all materials required for any public meetings and be responsible for setting up and testing any technology beyond that available for use through the Village. Village staff will post agendas and minutes using our agenda management software as needed.
    b. Communication with Village - The proposal should also build in appropriate contact meetings with Village staff and the Plan Commission which will serve as the "steering" committee for the project. The consultant is expected to coordinate and communicate with Village Staff on an ongoing basis throughout the planning process.

6. Project Cost and Labor Hours
    a. Cost – the proposal should include a "not to exceed" cost estimate to complete the project. The anticipated budget range is $50-$75,000 (pending final approval). This budget range reflects what the Village believes is appropriate for the type and scale of the project. The consultant may submit a proposal with a total cost that is outside of this range but must give information explaining why the proposed cost is outside the range. Innovative approaches, techniques, tools or additional tasks that exceed the intent of the Master Plan Objectives and Scope of Work set forth herein are acceptable if the consultant feels the benefits are justified or considered necessary to complete the project. If the scope and/or cost for such innovations or additional tasks increase the overall cost of the project beyond the project budget range, such innovations and tasks should be broken out and presented as additional services or alternatives with separate cost estimates in the proposal to be discussed with and considered by the Village.
    b. The Village will withhold a minimum 10% of the estimated contract value until all work has been satisfactorily completed.
    c. Estimated Labor Hours – A summary of estimated labor hours by task, or phase, that clearly identifies the project team members, their hourly rate, and the number of hours performed by each participant organized by task or phase.
    d. Additional Scope/Fees – The proposal should include the total cost, hours per employee, and hourly rates, etc. for any additional services not identified as needed to complete the basic scope of work.

7. Supplemental Information
    a. Any other information deemed necessary by the consultant to respond to the requirements of this RFP.

SECTION VIII. Proposal Evaluation and Consultant Selection

Evaluation Process

All proposals received before the submittal deadline date will be evaluated by the "RFP Evaluation Team" comprised of the Village Administrator, Community Development Director, Public Works Director, Village Engineer, and Village President. The RFP Evaluation Team will make a recommendation to the Plan Commission who will, in turn, make a recommendation to the Village Board for final selection of a consultant.

The RFP Evaluation Team is free to make any recommendations it determines to be in the best interest of the Village. Any inaccuracies in or misrepresentations of the information contained in a proposal or other errors may result in the rejection of a proposal.

The Village may select up to three (3) consultants for a pre-selection interview (in-person or virtual). Consultant must agree to appear at the pre-selection interview if required. The Village will not reimburse a consultant for any costs incurred for the preparation of a proposal or attending the pre-selection interview.

Proposal Evaluation Criteria

During the evaluation process, the RFP Evaluation Team may require a consultant to answer specific questions orally or in writing regarding their proposal. Selection of a consultant will be based on the overall strength and responsiveness of each proposal and not on any single factor such as cost. The RFP Evaluation Team, Plan Commission and Village Board will evaluate each proposal using the following criteria (but may consider other criteria it deems relevant to make their recommendation or selection):

- Qualifications and demonstrated experience of the consultant providing the same or similar planning consulting services for comparable master plan projects, including the qualifications, capability, and experience of the key personnel to be assigned to the project
- Proposed approach to the project, including the consultants demonstrated understanding of the master plan objectives, scope of work, proposed project schedule, appropriateness and uniqueness of the proposed approach, methods, techniques, and tools to be used for the project
- The proposed public engagement plan
- Proposed schedule and cost to provide the services necessary to complete the project

Timeline

The following timeline is anticipated with respect to the release of this RFP, proposal submittal, proposal review & evaluation, and consultant selection (but subject to change at the Village's discretion):

Request for Proposal Release Date	Oct 15, 2025
Deadline for submittal of consultant questions	Oct 29, 2025
Village responses to consultant questions	Oct 31, 2025
Proposal Submittal Deadline Date	Nov 14, 2025
RFP Evaluation Team Proposal Review & Recommendation	Nov 17, 2025
Plan Commission Proposal Review & Recommendation	Dec 8, 2025
Village Board Consideration and Consultant Selection	Dec 15, 2025
Negotiate & Finalize Project Contract	Dec 15-31, 2025
Project Commencement & Kick-Off Meeting	TBD, 2026

The Village reserves the right to adjust the timeline as necessary for any reason.

SECTION IX. Consultant Questions

The Village will only accept written questions concerning the RFP and master plan project(s). Questions should be submitted via email on or before 4:00pm on the deadline date specified in Section VIII above. Include “Holy Hill Gateway District Master Plan RFP Questions” in the subject line to ensure Village staff receives your question(s). Email all questions to the Community Development Director at the email address provided in Section VIII above.

The Village will respond in writing to all questions received. A copy of all consultant questions received AND the Village’s responses will be posted on the Village’s website on or before 4:00pm on the date specified in Section VIII above. In addition, a copy of the Village’s responses will be emailed to all consultants who submit questions or who request a copy of the Village’s responses by email prior to the question submittal deadline date.

SECTION X. Additional Terms and Conditions

There is no expressed or implied obligation that the Village will reimburse consultants for any expenses incurred in preparing proposals or participating in the selection process in response to this RFP. Materials submitted by consultants are subject to public inspection under Wisconsin law and any language purporting to render the entire proposal confidential or proprietary will be ineffective and will be disregarded.

The Village will not discriminate against individuals due to sex, race, religion, creed, color, national origin, age, disability, sexual orientation, ancestry, marital status, arrest or conviction record, military service, or any other characteristics protected by law. This applies to all consultants submitting proposals to this project and their sub-consultants.

The Village reserves the right to retain all proposals submitted and to use any idea in a proposal regardless of whether the proposal and consultant were selected. Submission of a proposal indicates acceptance by the consultant of all terms and conditions in this RFP unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the Village and the consultant.

All property rights, including publication rights of all reports produced by the consultant selected in connection with services performed for this project shall be vested in the Village.

The Village reserves the right to reject any or all proposals submitted for any reason.