

MEETING: **AMENDED REGULAR MEETING OF THE VILLAGE BOARD**

DATE & TIME: **Monday, November 17, 2025 at 7:00 PM**

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

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #:2551 746 8900 Password: RGfHMePh684 which can be accessed by phone at 408-418-9388 or by clicking the link below: <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mbac09c1bf900c82b3d4fd86d044402dc>

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

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:**
- IV. **PRESIDENT'S REPORT:**
- V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST / COMMITTEE AND DEPARTMENT REPORTS:**
- VI. **CITIZEN INPUT:** *(Please be advised per 19.84(2) that information and comment will be received from the public. It is the policy of this municipality that public input be limited to a four (4) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.) Comments that may be injurious to village personnel or other individuals will not be allowed.*
- VII. **CONSENT AGENDA:**
 - A. Meeting Minutes: November 3, 2025 (ACTION)
 - B. Temporary Class "B" Application for St. Boniface Spaghetti Dinner - January 31, 2026 (ACTION)
 - C. Temporary Class "B" Application for St. Boniface Lenten Fish Fries - February 20, 2026, February 27, 2026, and March 6, 2026 (ACTION)
 - D. Submission of Joint application to the WisDOT ARIP program with the Town of Jackson for Pioneer Rd. reconstruction. (ACTION)
 - E. Update to the DPW-Engineering Division's Driveway Permit. (ACTION)
 - F. Modification of the MMSD PPI&I or withdrawal of our work plan in light of recent programmatic changes. (ACTION)
 - G. Change order to Wolf Paving Co in the amount of \$139,752.68, exceeding the approved contingency by \$120,517.59. (ACTION)
- VIII. **UNFINISHED BUSINESS:**

- A. Potential Reconsideration of 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, a Resolution to adopt revised PDD 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. (ACTION)

IX. PUBLIC HEARINGS:

- A. 2026 Village of Germantown Budget and 2025 Tax Levy

X. NEW BUSINESS:

- A. Resolution Adopting the 2026 Village Budget (ACTION)
- B. Resolution Approving the Levying of Property Taxes for Village Purposes (ACTION)
- C. Resolution Authorizing the Placement of Special Charges on the 2025 Tax Roll Against Certain Properties (ACTION)
- D. Resolution Declaring Official Intent re Bond Reimbursement Under Section 1.150-2 of the Internal Revenue Code (ACTION)
- E. An Ordinance Amending Section 7.11 and Creating Section 7.111 of the Germantown Municipal Code Relating to the Regulation of All-Terrain and Utility Terrain Vehicles (ACTION)
- F. *Land Swap Between Flower Source and Blackstone and Change in Zoning for the Village Center District to Move Development Forward (ACTION)*

XI. ADJOURNMENT:

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

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

MEETING:	REGULAR MEETING OF THE VILLAGE BOARD
DATE AND TIME:	Monday, November 3, 2025 7:00 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

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

Village President Bob Soderberg called the Village Board meeting to order at 7:01 PM.

- II. **ROLL CALL:**

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

Also Present: Village Administrator Steve Kreklow, Village Attorney Brian Sajdak, Village Clerk Donna Ott, Finance Director Matthew Uselding, Public Works Director Matthew Mortwedt, Village Planner Jordan Yanke, Community Development Director Jeff Retzlaff

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

- IV. **PRESIDENT'S REPORT:**

Village President Soderberg spoke regarding the listening session at Latitude Cafe on October 29th, financial advisor interviews, Economic Development Commission initiatives, Library events, 4th of July planning efforts, and items on tonight's agenda.

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

Trustees announced dates and times of upcoming meetings and events.

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

Lynne Schauer Bednarz (W156N10121 Pawnee Ct) spoke regarding the Village

budget and projects.

Luke Plese (W177N11605 Blackstone Cir) spoke regarding New Business Item F (Blackstone Creek PDD and CSM Applications).

John Pendergast (W168N11475 El Camino Dr) spoke regarding Unfinished Business Item A (Sidewalk Snow and Ice Removal Ordinance Amendment).

Robert Overmier (N144W12531 Pioneer Rd) spoke regarding New Business Item E (CUP application for OneEnergy Development Solar Energy Facility).

Gary Konop (N117W17815 Augusta Ct) spoke regarding New Business Item F (Blackstone Creek PDD and CSM Applications).

Mario Maenza (N140W13633 Cedar Ln) spoke regarding New Business Item E (CUP application for OneEnergy Development Solar Energy Facility).

Joel Gierach (N140W13006 Cedar Ln) spoke regarding New Business Item E (CUP application for OneEnergy Development Solar Energy Facility).

Melanie Smythe (N140W17938 Cedar Lane) spoke regarding New Business Item D (Resolution Encouraging the WI Legislature to Take Action on Pending Bills Related to Local Home Rule Authority and Local Control), New Business Item F (Blackstone Creek PDD and CSM Applications), and New Business Item E (CUP application for OneEnergy Development Solar Energy Facility).

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding New Business Item C (Election Signage Placement, New Business Item F (Blackstone Creek PDD and CSM Applications), and emergency funding.

Village Administrator Kreklow read the below emailed comments into the record:

- Bill and Carol Schneider submitted comments regarding New Business Item E (CUP application for OneEnergy Development Solar Energy Facility), Unfinished Business Item A (Sidewalk Snow and Ice Removal Ordinance Amendment), New Business Item F (Blackstone Creek PDD and CSM Applications), and emergency funding.
- Brian Depies submitted comments regarding Unfinished Business Item A (Sidewalk Snow and Ice Removal Ordinance Amendment).
- Sue Foley submitted comments regarding New Business Item F (Blackstone Creek PDD and CSM Applications).

VII. CONSENT AGENDA:

Motion: Approve as presented

Motioned By: Jolene Pieper

Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

A. Minutes: October 27, 2025 (ACTION)

B. A Resolution to Revise the Village of Germantown Fee Schedule Relating to the Clerk's Department (ACTION)

VIII. UNFINISHED BUSINESS:

A. Potential Reconsideration of An Ordinance to Amend Section 8.02 of the Germantown Municipal Code related to Sidewalk Snow and Ice Removal. (ACTION)

Motion: Reconsider the vote at the November 3, 2025, Village Board meeting regarding an Ordinance to Amend Section 8.02 of the Germantown Municipal Code related to Sidewalk Snow and Ice Removal as presented

Motioned By: Jan Miller

Seconded By: Bob Soderberg

Yes: Meg Cutts, Jan Miller, Kristen Borst, Terri Kaminski

No: Robert Warren, David Baum, Jolene Pieper, Rick Miller, Bob Soderberg

Abstain: None

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

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

A. Recreation Budget Amendment (ACTION)

Motion: Approve as presented

Motioned By: Rick Miller

Seconded By: Jolene Pieper

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

B. Report on Cost of August Storm Response and Request for FEMA Funds (DISCUSSION)

Finance Director Uselding provided a report on the cost of the August storm response and the Village's request for FEMA funds.

C. An Ordinance to Amend Section 9.19 of the Germantown Municipal Code related to election campaign sign placement in the right-of-way. (ACTION)

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Rick Miller

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

No: None

Abstain: None

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

D. A Resolution Encouraging the Wisconsin Legislature to Take Action on Pending Bills Related to Local Home Rule Authority and Local Control (ACTION)

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Jan Miller

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Kristen Borst, Rick Miller, Terri Kaminski, Bob Soderberg

No: Jolene Pieper

Abstain: None

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

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

Motion: Approve as presented

Motioned By: David Baum

Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, David Baum, Kristen Borst, Rick Miller, Bob Soderberg

No: Jan Miller, Terri Kaminski

Abstain: Jolene Pieper

Motion Carried by Voice Vote (Yes 6, No 2, Abstained 1)

- F. 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, a Resolution to adopt revised PDD 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. (ACTION)

Motion: Approve PDD and CSM as presented

Motioned By: David Baum

Seconded By: Terri Kaminski

Yes: Robert Warren, David Baum, Terri Kaminski, Bob Soderberg

No: Meg Cutts, Jan Miller, Kristen Borst, Jolene Pieper, Rick Miller

Abstain: None

Motion Failed by Roll Call Vote (Yes 4, No 5, Abstained 0)

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 9:18 PM.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Temporary Class "B" Application for St. Boniface Spaghetti Dinner
- January 31, 2026 (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. St Boniface Spaghetti Dinner Temp B Application REDACTED

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Temporary Alcohol Beverage License

Municipality

License(s) Requested	Fees	
☐ Temporary "Class B" Wine ☒ Temporary Class "B" Beer	License Fees	\$ 10
	Background Check	\$ —*
	Total Fees	\$ 10

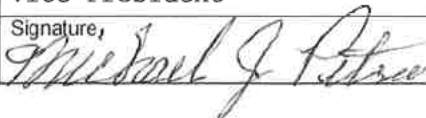
* if submitted
2026: \$21 (\$7x3)

Part A: Organization Information		
1. Organization Name St. Boniface Congregation		
2. Organization Permanent Address W204 N11968 Goldendale Road		
3. City Germantown	4. State WI	5. Zip Code 53022
6. Mailing Address (if different from permanent address)		
7. FEIN 39-0808521	8. Date of Organization/Incorporation 01/01/1918	9. State of Organization/Incorporation WI
10. Phone (262) 628-2040	11. Email cgall@stbonifacewi.org	
12. Organization type (check one) ☐ Bona Fide Club ☒ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information			
List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary. Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).			
Last Name	First Name	Title	Phone
Petrie	Michael	Vice President	██████████
Jaeckels	Nathan	Treasurer, Trustee	██████████
Del Ponte	David	Secretary, Trustee	██████████

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Spaghetti Dinner			
2. Dates of Operation 01/31/2026		3. Hours of Operation 4 pm to 10 pm	
4. Premises Address W204 N11968 Goldendale Road			
5. City Germantown		6. State WI	7. Zip Code 53022
8. County Washington	9. Governing Municipality ☐ City ☐ Town ☒ Village of: Germantown		10. Aldermanic District
11. Organizer of Event (if not the named applicant) Carolyn Gall		12. Email and/or Phone Number for Organizer of Event cgall@stbonifacewi.org /262.628.2040x111	
13. Organizer Website www.stbonifacewi.org		14. Event Website www.stbonifacewi.org	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Spaghetti dinner will take place in our parish center gym. Food will be served from our kitchen, patrons will take their food to the gym where tables will be for them to gather. Alcohol will be sold at one station only, in the gym. <u>Stored: in coolers behind sales in gym area.</u> <u>Records: on Square reader at sales counter in gym.</u> <u>Consumed: in gym</u>			

Part D: Attestation			
Who must sign this application? • one officer or director of the nonprofit organization			
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.			
Last Name Petrie		First Name Michael	M.I. J
Title Vice President	Email mpetrie@stbonifacewi.org		Phone (262) 628-2040
Signature, 		Date 9-23-25	

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk PD 101-25 980-76 KM	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

St. Boniface Congregation

2. Business Trade Name or DBA

same

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☐ Limited Liability Company☐ Corporation☒ Nonprofit Organization

Part B: Individual Information

1. Last Name

Petrie

2. First Name

Michael

3. M.I.

J

4. Relationship to Business (Title)

Vice President

5. Email

mpetrie@stbonifacewi.org

6. Phone

(262) 628-2040

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin?

☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin

(MM/YYYY)
04/1960

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Milwaukee	WI	Dodge				
WI	Washington						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

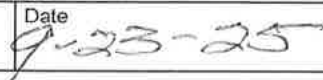
Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature



Date



Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

St. Boniface Congregation

2. Business Trade Name or DBA

same

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization**Part B: Individual Information**

1. Last Name

Jaeckels

2. First Name

Nathan

3. M.I.

J

4. Relationship to Business (Title)

Treasurer, Trustee

5. Email

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)

07/1998

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Washington						
WI	Milwaukee						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature

Date

09/28/2025

Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

St. Boniface Congregation

2. Business Trade Name or DBA

same

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

Part B: Individual Information

1. Last Name

Del Ponte

2. First Name

David

3. M.I.

L

4. Relationship to Business (Title)

Secretary, Trustee

5. Email

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History

1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin

(MM/YYYY)

11/1996

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	FOND DU LAC	WI	MILWAUKEE				
WI	WAUKESHA	WI	WASHINGTON				

Continued →

Part D: Criminal History		
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No		
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No		
If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.		

Part E: Attestation	
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.	
Signature 	Date 9/29/2025

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Temporary Class "B" Application for St. Boniface Lenten Fish Fries
- February 20, 2026, February 27, 2026, and March 6, 2026
(ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. St Boniface Lenten Fish Fries Temp B Application REDACTED

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Temporary Alcohol Beverage License

Municipality

License(s) Requested	Fees	
☐ Temporary "Class B" Wine	License Fees	\$ 10 x 3
☒ Temporary Class "B" Beer	Background Check	\$ * -
	Total Fees	\$ 30

*if submitted
2026: \$21 (7x3)

Part A: Organization Information

1. Organization Name St. Boniface Congregation		
2. Organization Permanent Address W204 N11968 Goldendale Road		
3. City Germantown	4. State WI	5. Zip Code 53022
6. Mailing Address (if different from permanent address)		
7. FEIN 39-0808521	8. Date of Organization/Incorporation 01/01/1918	9. State of Organization/Incorporation WI
10. Phone (262) 628-2040	11. Email cgall@stbonifacewi.org	
12. Organization type (check one) ☐ Bona Fide Club ☒ Church ☐ Fair Association/Agricultural Society ☐ Veteran's Organization ☐ Lodge/Society ☐ Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.		
13. Is this organization required to hold a Wisconsin Seller's permit? ☐ Yes ☒ No		
14. Wisconsin Seller's Permit Number (if applicable)		

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Petrie	Michael	Vice President	██████████
Jaeckels	Nathan	Treasurer, Trustee	██████████
Del Ponte	David	Secretary, Trustee	██████████

Continued →

Part C: Event Information			
1. Name of Event (if applicable) Lent Fish Fry			
2. Dates of Operation 2/20/26, 2/27/26, 3/6/26		3. Hours of Operation 4 pm to 8 pm	
4. Premises Address W204 N11968 Goldendale Road			
5. City Germantown		6. State WI	7. Zip Code 53022
8. County Washington	9. Governing Municipality ☐ City ☐ Town ☒ Village of: Germantown		10. Aldermanic District
11. Organizer of Event (if not the named applicant) Carolyn Gall		12. Email and/or Phone Number for Organizer of Event cgall@stbonifacewi.org /262.628.2040x111	
13. Organizer Website www.stbonifacewi.org		14. Event Website www.stbonifacewi.org	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Fish fry dinners will take place in our parish center gym. Food will be served from our kitchen, patrons will take their food to the gym where tables will be for them to gather. Alcohol will be sold at one station only, in the gym. <i>Stored: in coolers behind sales in gym area</i> <i>Records: On Square reader at sales counter in gym.</i> <i>Consumed: in gym.</i>			

Part D: Attestation		
Who must sign this application? • one officer or director of the nonprofit organization		
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.		
Last Name Petrie	First Name Michael	M.I. J
Title Vice President	Email mpetrie@stbonifacewi.org	Phone (262) 628-2040
Signature <i>Michael J Petrie</i>		Date 9-23-25

Part E: For Clerk Use Only	
Date Application Was Filed With Clerk ID 101-25 990-76 <i>th</i>	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
St. Boniface Congregation2. Business Trade Name or DBA
same

3. Entity Type (check one)

☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

Part B: Individual Information

1. Last Name
Petrie2. First Name
Michael3. M.I.
J4. Relationship to Business (Title)
Vice President5. Email
mpetrie@stbonifacewi.org6. Phone
(262) 628-20407. Home Address
[REDACTED]8. City
[REDACTED]9. State
[REDACTED]10. Zip Code
[REDACTED]11. Date of Birth
[REDACTED]12. Drivers License/State ID Number
[REDACTED]13. Drivers License/State ID State of Issuance
[REDACTED]

Part C: Address History

1. Do you currently live in Wisconsin?

☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin

(MM/YYYY)
04/1960

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address	City	State	Zip Code
Previous Address 1			
Previous Address 2			
Previous Address 3			
Previous Address 4			
Previous Address 5			

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State	County	State	County	State	County	State	County
WI	Milwaukee	WI	Dodge				
WI	Washington						

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

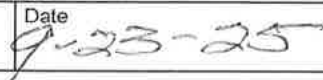
Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature



Date



Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all officers, directors, and agent of a corporation or nonprofit organization
- all partners of a partnership
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)

St. Boniface Congregation

2. Business Trade Name or DBA

same

3. Entity Type (check one)

☐ Sole Proprietor☐ Partnership☐ Limited Liability Company☐ Corporation☒ Nonprofit Organization**Part B: Individual Information**

1. Last Name

Jaeckels

2. First Name

Nathan

3. M.I.

J

4. Relationship to Business (Title)

Treasurer, Trustee

5. Email

6. Phone

7. Home Address

8. City

9. State

10. Zip Code

11. Date of Birth

12. Drivers License/State ID Number

13. Drivers License/State ID State of Issuance

Part C: Address History1. Do you currently live in Wisconsin? ☒ Yes ☐ No

If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)

07/1998

2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.

Previous Address 1

City

State

Zip Code

Previous Address 2

City

State

Zip Code

Previous Address 3

City

State

Zip Code

Previous Address 4

City

State

Zip Code

Previous Address 5

City

State

Zip Code

3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.

State

County

State

County

State

County

State

County

State

County

State

County

State

County

State

County

WI Washington

WI Milwaukee

Continued →

Part D: Criminal History

1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.

Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No

2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No

If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.

Part E: Attestation

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature

Date

09/28/2025

Alcohol Beverage
Individual Questionnaire

Date

All individuals involved in the alcohol beverage business must complete this form, including:

- sole proprietor
- all partners of a partnership
- all officers, directors, and agent of a corporation or nonprofit organization
- members and agent of a limited liability company

Your alcohol beverage application or renewal is not complete until all required Individual Questionnaires are submitted.

Part A: Business Information

1. Legal Business Name (individual name if sole proprietor)
St. Boniface Congregation
2. Business Trade Name or DBA
same
3. Entity Type (check one)
☐ Sole Proprietor ☐ Partnership ☐ Limited Liability Company ☐ Corporation ☒ Nonprofit Organization

Part B: Individual Information

1. Last Name	2. First Name	3. M.I.
Del Ponte	David	L
4. Relationship to Business (Title)	5. Email	6. Phone
Secretary, Trustee	[REDACTED]	[REDACTED]
7. Home Address	[REDACTED]	
8. City	9. State	10. Zip Code
[REDACTED]	WI	[REDACTED]
12. Drivers License/State ID Number	13. Drivers License/State ID State of Issuance	
[REDACTED]	WI	

Part C: Address History

1. Do you currently live in Wisconsin?	☒ Yes ☐ No		
If yes, provide the month and year when you permanently moved to Wisconsin (MM/YYYY)			
11/1996			
2. List in chronological order all of your addresses within the last 5 years. Attach additional sheets if necessary.			
Previous Address 1	City	State	Zip Code
Previous Address 2	City	State	Zip Code
Previous Address 3	City	State	Zip Code
Previous Address 4	City	State	Zip Code
Previous Address 5	City	State	Zip Code
3. List all states and counties you have lived in as an adult. Attach additional sheets if necessary.			
State	County	State	County
WI	FOND DU LAC	WI	MILWAUKEE
State	County	State	County
WI	WAUKESHA	WI	WASHINGTON

Continued →

Part D: Criminal History		
1. Have you ever been convicted of any offenses (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or of any county or municipal ordinances? ☐ Yes ☒ No		
If yes to question 1, please list details of each conviction below. Attach additional sheets as needed.		
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
Law/Ordinance Violated	Location	Conviction Date
Penalty Imposed		Was sentence completed? ☐ Yes ☐ No
2. Are charges for any offenses currently pending against you (excluding traffic offenses unless related to alcohol beverages) for violation of any federal, Wisconsin, or another state's laws or any county or municipal ordinances? ☐ Yes ☒ No		
If yes to question 2, describe nature and status of pending charges using the space below. Attach additional sheets as needed.		

Part E: Attestation	
READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I certify that I am not prohibited from participating in this business due to any involvement in another tier of the alcohol beverage industry as a restricted investor. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.	
Signature 	Date 9/29/2025

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Submission of Joint application to the WisDOT ARIP program with the Town of Jackson for Pioneer Rd. reconstruction. (ACTION)

SUBMITTED BY: Kevin Driscoll, Village Engineer

SUMMARY EXPLANATION:

Pioneer Road is in poor condition and in a heavy agricultural area. Staff has reached out with the Town of Jackson to partner on a WisDOT ARIP grant application, and they identified an interest in reconstruction of Pioneer Road from Division Road (CTH G) to Country Aire Drive (CTH M).

This segment of Pioneer Road is two miles long, approximately 10,500 feet. At approximately \$100/ft, the estimate for road reconstruction is \$1,050,000 for this segment. If selected for the WisDOT ARIP grant, the state-municipal cost share is estimated at 90/10. Where WisDOT reimburses 90% and the municipal obligation is 10%. For WisDOT, 90% equates to \$945,000. The 10% municipal obligation equates to \$105,000, where the respective municipal jurisdictions are approximately 50/50 which equates to an estimate of \$52,500 each.

This information was presented to the Town of Jackson Clerk and Town President, and they concur with moving forward with the application and outreach for letters of support to reconstruct Pioneer Road. The Town of Jackson's next Board meeting is scheduled for November 11th. So, with the Town of Jackson concurrence, Village staff transmit an application to WisDOT prior to the 12/15/2025 deadline.

ATTACHMENT:

1. ARIP Grant Application with Exhibits

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
GERMANTOWN, WI**

MEETING DATE: October 27, 2025

AGENDA ITEM: New Business

ITEM TITLE: Pioneer Road - Grant Application for Agricultural Road Improvement Program

SUBMITTED BY: Kevin Driscoll – Village Engineer

SUMMARY EXPLANATION:

Pioneer Road is in poor condition and in a heavy agricultural area. Staff has reached out with the Town of Jackson to partner on a WisDOT ARIP grant application, and they identified an interest in reconstruction of Pioneer Road from Division Road (CTH G) to Country Aire Drive (CTH M).

This segment of Pioneer Road is two miles long, approximately 10,500 feet. At approximately \$100/ft, the estimate for road reconstruction is \$1,050,000 for this segment. If selected for the WisDOT ARIP grant, the state-municipal cost share is estimated at 90/10. Where WisDOT reimburses 90% and the municipal obligation is 10%. For WisDOT, 90% equates to \$945,000. The 10% municipal obligation equates to \$105,000, where the respective municipal jurisdictions are approximately 50/50 for Jackson and Germantown along Pioneer Road between Division Road (CTH G) to Country Aire Drive (CTH M), or approximately 5,250-ft each. That 50/50 split of \$105,000 equates to an estimate of approximately \$52,500 each and would be contingent upon the bid item amounts and the actual work completed.

This information was presented to the Town of Jackson Clerk and Town President, and they concur with moving forward with the application and outreach for letters of support to reconstruct Pilgrim Road. The Town of Jackson next Board meeting is scheduled for November 11th. So, with the Town of Jackson concurrence, Village staff can prepare the application and provide a copy to the Town Clerk for review and to transmittal to WisDOT prior to the 12/15/2025 application deadline. More information on the WisDOT ARIP can be found at the following website: <https://wisconsindot.gov/Pages/doing-bus/local-gov/astnce-pgms/highway/arip.aspx>.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER__X__
Overview Map, Outreach for Letters of Support

RECOMMENDATION:

Staff requests the Public Works and Highways Committee to recommend submitting a grant application to reconstruct of Pioneer Road from Division Road (CTH G) to Country Aire Drive (CTH M) the WisDOT Agricultural Road Improvement Program (ARIP) grant funding

COMMITTEE ACTION:

A motion to support authorize staff and a vote “Aye” is in the affirmative to support the grant.

1.Map of Proposed Project Limits

2.Outreach Letter to Agricultural Producers

3.Letter of Support

(blank, to be filled in by Agricultural Producers)

1.Map of Proposed Project Limits

2.Outreach Letter to Agricultural Producers

3.Letter of Support
(blank, to be filled in by Agricultural
Producers)



Department of Public Works

Matt Mortwedt, Director
Kevin Driscoll, Village Engineer
N112W17001 Mequon Rd, PO Box 337
engineering@germantownwi.gov
262-250-4721

October 14, 2025

<Name>

Address

City, WI <zip>

Subject: 2026 WisDOT – Notice of Agricultural Road Improvement Program
Parcel: <GTNV_xxx-xxx; Address >

Dear <Mr/Mrs. xxxxx>,

This letter is being sent to you requesting your support with the Pioneer Road reconstruction efforts in the Town of Jackson and the Village of Germantown from Division Road (CTH G) to Country Aire Drive (CTH M). The Town of Jackson, Town of Germantown and the Village of Germantown are cooperatively planning to apply for grant funding from the Wisconsin Department of Transportation through the Agricultural Road Improvement Program (ARIP).

However, for the Town of Jackson and the Village of Germantown to be eligible for this grant funding from WisDOT to reconstruct Pioneer Road, Agricultural Producers are required to complete the enclosed application in support of the ARIP. By completing this application and returning a completed copy to the Village at engineering@germantownwi.gov, then the reconstruction of Pioneer Road will be completed much sooner than only with municipal funding.

The deadline for this application to be completed and returned to Village Hall is Friday, November 21, 2025. If you have any questions, please contact me at the Engineering Department at (262) 250-4724 or send an email to kdriscoll@germantownwi.gov.

Sincerely,

Kevin R. Driscoll, P.E.
Village Engineer

1.Map of Proposed Project Limits

2.Outreach Letter to Agricultural Producers

3.Letter of Support
(blank, to be filled in by Agricultural
Producers)

Agricultural Road Improvement Program Agricultural Producer Application Support Form

Name of Agricultural Producer: _____

Phone: _____ Email: _____

Address: _____

Primary Government Sponsor: _____

Name of Project Application Road, Street, or Highway: _____

1. How many full-time onsite employees do you have?

- | | |
|--------------------------|-------------|
| ☐ | 1-10 |
| ☐ | 10-20 |
| ☐ | 20-50 |
| ☐ | 50-100 |
| ☐ | 100 or more |

2. Please provide your approximate annual gross sales (5-year average is preferred).

\$ _____

3. What types of products are produced at your facility?

- | | |
|--------------------------|-----------------------|
| ☐ | Animal Products |
| ☐ | Dairy (Milk) |
| ☐ | Dairy (Cheese) |
| ☐ | Forestry Products |
| ☐ | Fruits and Vegetables |
| ☐ | Grains |

4. Estimate the volume of product you transport over this route each year. Estimate should be in pounds and should include inputs and outputs (agricultural products for market, feed, fuel, fertilizer, manure, etc.)

5. Will eliminating the posting of the proposed route reduce your costs for (check all that apply):

- ☐ Labor
☐ Fuel
☐ Mileage upon and damage to equipment
☐ Other costs*

*Describe the other cost reductions for your operations that would result from the project.

6. If the road posting is resulting in you having to haul partial loads due to the weight limit, how many extra trips would be eliminated per year if the road was no longer posted?

7. Are you required to drive a longer route to go around the posted section of road with equipment or fully loaded trucks?

- ☐ Yes
☐ No

8. Is the posted route the only feasible way for you to access your land or facilities?

- ☐ Yes
☐ No

9. Based on the questions above, please provide a short description of how this project would impact your business in the box below or on a separate page.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Update to the DPW-Engineering Division's Driveway Permit.
(ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Village staff expends time and resources to visit each individual site applicant's location after reviewing the permit application. Here is a summary of the driveway permits reviewed by staff from 2019 to 2025.

2025	2024	2023	2022	2021	2020	2019
42	51	80	45	96	77	18

It appears in 2004 the Driveway Permit form was changed to waive fees for existing driveway replacements. Staff are requesting a modification to the permit for that aligns with the Municipal Code which does not make the exception for existing driveways.

ATTACHMENT:

1. 2025 Driveway Culvert Permit (Revised)

STAFF RECOMMENDATION:

Staff are seeking approval of the revised driveway permit form.

ACTION BY COMMITTEE:

N112 W17001 Mequon Rd.
P.O. Box 337
Germantown, WI 53022
Phone: (262) 250-4721
Fax: (262) 253-8255

Driveway / Culvert Permit

Department of Public Works
Engineering Department
Update: October 2025

Date: _____

Permit No. _____ - _____

Fee Schedule: (For Office Use Only)

Zoning Districts Type 1: Rd-2, Rm-1, Rm-2, Rm-3,
EH, MHP, I, PD, B-1, B-2, B-3, B-4, B-5, M-1, M-2, M-3, and M-4 \$100.00 ___ Paid

Zoning Districts Type 2: A-1, A-2, Rs-1, Rs-2,
R s-3, Rs-4, Rs-5, Rs-6, and Rs-7 \$ 50.00 ___ Paid

➤ **Zoning Districts Type 1 Requirements:**

- 45 feet maximum width at roadway including flared end sections.
- 40 feet maximum width at the right-of-way.
- 5 feet minimum distance from side property line.
- Attach plat of survey showing location of proposed driveway, culvert (if applicable), property lines, and business.

➤ **Zoning Districts Type 2 Requirements:**

- 25 feet maximum width at roadway including flared end sections.
- 12 feet minimum width
- 5 feet minimum distance from side property line.
- Attach plat of survey showing location of proposed driveway, culvert (if applicable), property lines, and house.

** See back for driveway detail.*

Check All Applicable Items

- ☐ Driveway Approach
- ☐ Curb Removal & Replacement
- ☐ New Driveway Installation
- ☐ Existing Driveway Reconstruction
- ☐ Driveway Culvert w/ Required Apron End Sections

Note: Driveway culverts are owned by the property owner who is responsible for the care and maintenance of the pipe/flared end walls and maintaining flow thru the culvert.

Location: _____
(Address or Tax Key Number)

Owner : _____ Contractor: _____

Address: _____ Address: _____

Phone No: _____ Phone No: _____

Email: _____ Email: _____

Driveway Approach Width at Property Line: _____ feet

Is Culvert Required: ☐ Yes ☒ No

Driveway / Culvert **Permit**

Terms of Agreement

1. The application shall contain a description of the proposed work in the right-of-way, culvert requirements including size and length, intersection clearances, distances to nearest driveways, and details of the proposed installation. Attach a plat of survey with sketches of buildings on property, driveway, and dimensions to applicable features (property line, driveway width, etc).
2. The Village Engineer may require scale drawings or other information prior to granting a permit.
3. EXPIRATION. Permits for existing driveway reconstruction shall remain valid for 60 days from the date of issuance and permits for new driveway installation shall remain valid for one (1) year from the date of issuance, after which the permit shall expire.
4. Owner/Agent shall call (262)250-4721 to schedule an appointment for inspection two (2) business days before commencing any work.
5. PENALTIES. Persons who violate the terms of the permit or who neglect to receive an approved permit before beginning street excavation in the right-of-way shall be penalized as provided in Section 25.04 of the Municipal Code.
6. The Applicant is responsible for all cost of materials including culverts related to the construction. The entire cost of installing and maintaining the access is the responsibility of the Owner.
7. The Applicant agrees to hold harmless and indemnify the Village of Germantown, its officers, agents, and employees against any loss or damage for any personal injury or property damage sustained by reason of the exercise of this permit.
8. The Applicant shall call the Diggers Hot Line prior to the commencement of excavation.
9. It shall be the sole responsibility of the Contractor to install and maintain sufficient warning signs and/or barricades to protect the work, workers, and to warn the public. All warning devices shall conform to the Manual on Uniform Traffic Control Devices (latest edition).
10. Culvert size will be determined by the Village Engineer or representative so as to allow for proper drainage.
11. All driveways and culverts will be a minimum of 5 feet from parallel property lines.
12. Slopes forming the sides of the access shall not be steeper than 4 to 1 (25%) or that of the slopes forming the sides of the roadway, whichever is less.
13. Retaining walls are prohibited in the public right-of-way.
14. Pavement of accesses shall consist of blacktop or compacted gravel. Concrete shall not be allowed within the right-of-way except where there is an existing curb and gutter.
15. Should the property owner choose to extend their concrete driveway into the right of way to the edge of the existing road, they do so at their own risk. The Village will not be responsible for any damage to the concrete pavement for any reason (snowplow operations, etc.)

Driveway / Culvert Permit

Also, should the concrete approach need to be removed for any village project in the future, such as drainage, road improvements or utility installations, the approach will be replaced with asphalt.
The Village **will not** replace the approach with concrete pavement.

16. Vertical face curb and gutter (where existing) shall be removed for the new access and replaced with new curb and gutter. At the discretion of the Village Engineer, an approved contractor may be allowed to remove only the curb head on mountable curb by using a machine mounted concrete saw in lieu of removing and replacing the curb and gutter.
17. Existing Village Property including road surfaces, curbs, shoulders, slopes, ditches, and vegetation shall be restored to its original condition by the applicant. The agent/owner shall restore the right-of-way to the satisfaction of the Village Engineer within the permit period.
18. On new construction for parcels with water service, curb stops shall not be located within 5-feet of the driveway.
19. For Driveway Elevation Certification contact the Engineering Department at Village Hall.

OWNER'S AGREEMENT:

The undersigned hereby agrees to perform the work according to the appropriate specifications and standards on file in the Engineering Department. The applicant also agrees to repair or replace any work that does not conform to said specifications and standards. All work performed under this permit is subject to the provisions in Section 8.03 and Section 17.45 of the Municipal Code of Germantown, Wisconsin.

Owner or Agent: _____ Date: _____
(Signature)

Office Use Only (To Be Completed by the Village of Germantown)

Culvert Specifications

Diameter: _____ inches Type: Round ☐ Elliptical ☐ Arch ☐

Length: _____ feet

Allowed Pipe Material: Corrugated Metal or Reinforced Concrete Pipe

No plastic or HDPE pipe is allowed for driveways.

All culverts will have metal flared end sections, of the same diameter attached at both ends of the culvert.

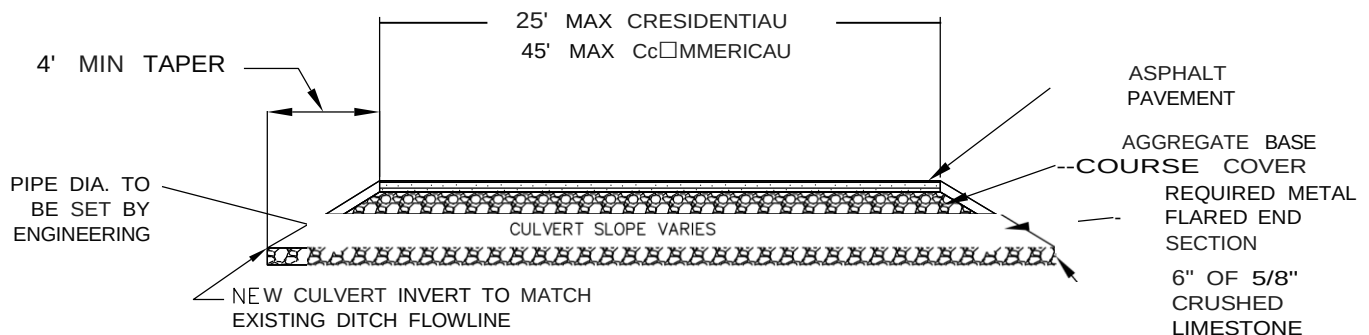
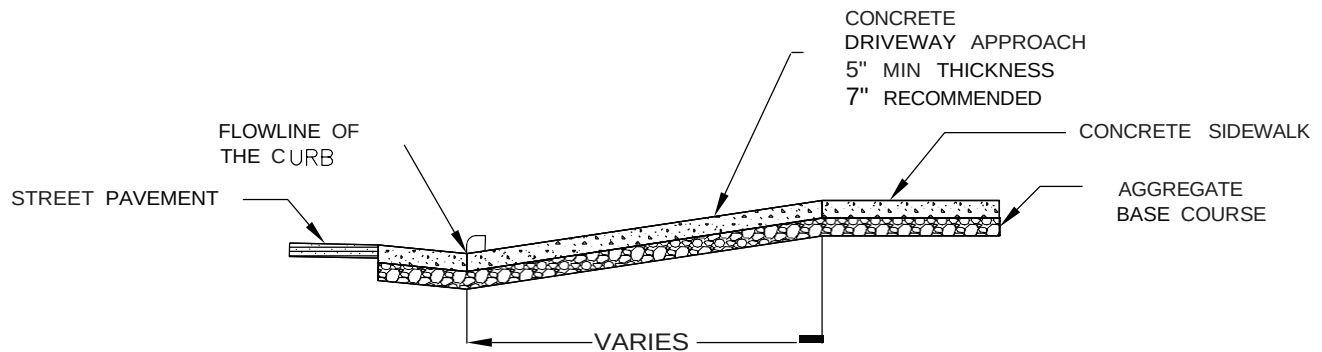
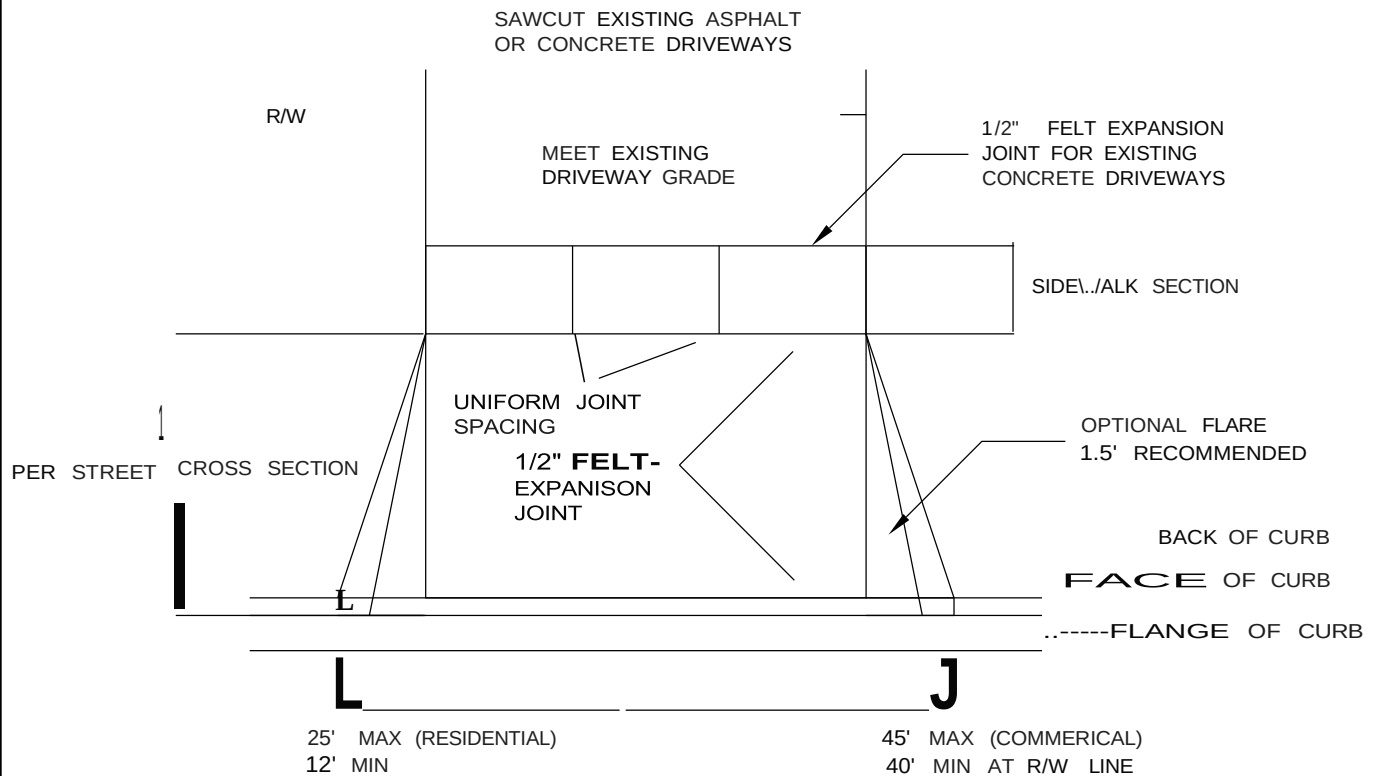
Village Approval

Permission is hereby granted for the above applicant to perform said work in accordance with Germantown specifications and standards. Modification of the curb for the driveway approach must be approved by the Village of Germantown.

Engineering / D.P.W.

Authorization: _____ Date: _____





CROSS SECTION OF AN OPEN DITCH DRIVEWAY WITH CULVERT

RE SED 9/25/2020

RCB

VILLAGE OF GERMANTOWN
DPW / ENGINEERING

STANDARD DETAIL DRIVEWAY APPROACH DRIVEWAY CULVERT

NOT TO SCALE

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Modification of the MMSD PPI&I or withdrawal of our work plan in light of recent programmatic changes. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

On October 16, MMSD announced that beginning in 2026 funds would no longer be allocated to municipalities annually for the program to reduce Private Property Infiltration and Inflow (PPII) into sanitary building sewer laterals, and that each municipality will have to apply individually for competitive grant funding for PPII work.

In 2010-2020, MMSD allocated funding each year to Germantown and that program funding was accumulated and used for the lateral work in the Glenwood Park Subdivision infrastructure improvement project that was completed in 2024. Based on that approach, the Village of Germantown staff identified Kuhn's Pleasant View subdivision as the next priority to reduce infiltration and inflow into the sanitary sewer system due to age and condition, where that lateral work would be in conjunction with sewer relay and re-paving.

Given the MMSD funding change, where only competitive funding will be available beginning in 2026, Village Staff is seeking direction from the PWHC regarding potential modifications to the draft workplan previously presented to PWHC and the Village Board. That draft workplan showed a future obligation estimated in the amount of approximately \$847,000 to complete sewer lateral work on private property, and that future funding source is not guaranteed at this time.

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Change order to Wolf Paving Co in the amount of \$139,752.68, exceeding the approved contingency by \$120,517.59. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The 2025 Road Program has an approved budget of \$1,560,000. The contract with Wolf Paving was bid at \$1,176,115.41 and was approved by the Public Works and Highway Committee and the Village Board with a 10% contingency for a total authorized amount of \$1,293,726.50. With all change orders, the current contract amount is \$1,414,244.09, which exceeds the contingency by \$120,517.59.

Unforeseen conditions in the road program that led to exceeding the contingency include:

- Drainage improvements - Additional inlets and storm sewer
- High groundwater - Leading to an EBS quantity significantly over the bid quantity.
- High groundwater - Base aggregate and geogrid for stabilization.

Despite this, the 2025 Road Program Budget is still tracking slightly under budget:

\$1,560,000.00	2025 Road Program Budget
(\$1,414,244.09)	Wolf Paving Contract
(\$134,788.81)	10% Share of ARIP Contracts
(\$16,800.00)	DF Tomasini
\$75,000.00	Sidewalk Budget
\$69,167.10	Balance

A more lengthy summary of the Road Program budget is included in the packet.

ATTACHMENT:

1. Ex A - Change Order 7 (#2502)
2. Ex B - Financial Summary with Change Order

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

CHANGE ORDER NO. 7

Owner: Village of Germantown Owner's Project No.: 2502
Contractor: Wolf Contractor's Project No.:
Project: 2025 Road Program
Contract Name: 253102
Date Issued: 11/4/2025 Effective Date of Change Order: 11/4/2025

The Contract is modified as follows upon execution of this Change Order:

Description:

This is an administrative change order to balance the work completed with the current contract amount. Due to the unforeseen conditions including the amount of groundwater in Sylvan Circle, Francese Drive and Wagon Trail, the quantity of excavation below subgrade (EBS) exceeded the bid quantity. Wolf Paving completed the necessary EBS work and those quantities were measured during and agreed upon after the work was completed. That EBS also resulted in corresponding amounts of base aggregate for the road base along with geogrid for stabilization. These unforeseen conditions resulted in subbase work that amounted to \$180,224 over bid quantities (items 4, 5, 6). In addition, field changes resulted in additional pavement and concrete driveway and curb/gutter replacement (items 8, 9, 12, 13) that amounted to \$62,991. These quantity exceedance items (4, 5, 6 plus 8, 9, 12, 13) amount to \$243,215. However, some items were under the bid quantities. As a result of the change orders and increased quantities, the resulted in work completed in the amount of \$1,414,244.09. The total change order amount, above the authorized contingency, to cover the unforeseen ground conditions and to improve drainage in Wagon Trail totals \$120,517.59.

Attachments:

none

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 1,176,115.41	Original Contract Times: Substantial Completion: October 31, 2025 Ready for final payment: November 15, 2025
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 6: \$ 98,376.00	[Increase] [Decrease] from previously approved Change Orders No.1 to No. [Number of previous Change Order] : Substantial Completion: _____ Ready for final payment: _____
Contract Price prior to this Change Order: \$ 1,274,491.41	Contract Times prior to this Change Order: Substantial Completion: October 31, 2025 Ready for final payment: November 15, 2025
[Increase] [Decrease] this Change Order: \$ 139,752.68	[Increase] [Decrease] this Change Order: Substantial Completion: _____ Ready for final payment: _____
Contract Price incorporating this Change Order: \$ 1,414,244.09	Contract Times with all approved Change Orders: Substantial Completion: October 31, 2025 Ready for final payment: November 15, 2025

Authorized by Owner

Accepted by Contractor

By: _____

Title: _____

Date: _____

1	2	3	4	5	6	7	8	9	10
Project ID	Description	Approved Contract Amount	Approved Budgets w/ Contingency & COs	Amount to be Spent	10% Obligation (ARIP*)	2025 Amount Against Budget	Balance Approved Amount	Road Program Budget Amount	2025 Budget Balance (Col 9 - Col 7)
								\$1,560,000.00	Nov 18, 2024 VB Packet
2502	Road Program	\$1,176,115.00	\$1,293,726.50	\$1,414,244.09	n/a	\$1,414,244.09	-\$120,517.59		\$145,755.91
2510	Rockfield* (ARIP - Ph I)	\$931,369.55	\$1,024,506.51	\$796,647.83	\$79,664.78	\$79,664.78	\$227,858.68		\$66,091.13
2602	Pleasant View* (ARIP - Ph II)	\$615,670.00	\$677,237.00	\$543,028.80	\$54,302.88	\$54,302.88	\$134,208.20		\$11,788.25
2608	Pleasant View* (ARIP - Ph III)	\$19,200.00	\$33,700.00	\$8,211.50	\$821.15	\$821.15	\$25,488.50		\$10,967.10
	Totals	\$2,742,354.55	\$3,029,170.01	\$2,762,132.22	\$134,788.81	\$1,549,032.90	\$267,037.79		\$10,967.10
2504	High Point Pass	\$2,178,582.60	\$2,396,440.86	\$2,257,681.33	n/a	n/a	\$138,759.53	n/a	

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Action Item

ITEM TITLE: Potential Reconsideration of 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, a Resolution to adopt revised PDD 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. (ACTION)

SUBMITTED BY: Jeff Retzlaff, Community Dev. Director

SUMMARY EXPLANATION:

UPDATE: Following a vote on November 3, 2025, denying the applicant's request, a Trustee suggested to the Village President that they might be considering a motion to reconsideration of the vote, possibly to focus on just the commercial component of the project. Based upon this, the item was added to the Agenda to allow for consideration at the meeting if such motion is made.

Original:

Jim Sedgwick and Heimat Capital LLC, agents for Blackstone Creek LLC, owners of the golf course property are proposing a series of amendments to the Blackstone Creek Planned Development District (PDD), that would enable development of a 205-unit multi-family residential community and additional retail commercial sites, including a Culver's restaurant, on portions of the golf course property. Additionally, a certified survey map (CSM) has also been submitted that will create an initial 1.27-acre commercial site near the Division @ Mequon Road intersection for the proposed Culver's restaurant.

Details of the proposal and a summary of the traffic impact analysis, wetland delineation, and Village Staff comments are found in the Staff Report & Recommendation dated October 13, 2025.

ATTACHMENT:

1. 22-2025 Draft RESOLUTION with Exhibits
2. STAFF REPORT-Blackstone Creek-PDD Amend-CSM-10-13-2025
3. Plan Commission -Meeting Minutes 10-13-25
4. Blackstone Creek General Plan
5. BLACKSTONE PDD Amendment Narrative- REVISED
6. Blackstone Creek PDD Amend-App
7. Blackstone Creek-CSM
8. CSM-Application
9. Culvers-Blackstone CSM Review

10. Blackstone Creek-PDD Public Hearing Notice - 10-13-25
11. Blackstone Creek - PDD Amendment PH Property Owner Letter - 10-13-25
12. ENGINEERING MEMO 8-27-25
13. BSC-Wetland-Corridor Report-REDUCED

STAFF RECOMMENDATION:

Staff Recommendation:

APPROVE amendments to the Blackstone Creek Planned Development District (PDD) as proposed subject to (14) additional conditions that shall be codified into an appropriate Village Board resolution amending the current General Development Plan (GDP) dated July 5, 2016 and the current list of Conditions & Restrictions contained in Resolution Nos. 19-12, 29-12, 22-13, 23-13, and 20-16. *[NOTE: the proposed PDD amendments and additional (14) conditions are contained in the draft Resolution included in the packet]*

APPROVE the Certified Survey Map (CSM) to re-divide the 143-acre golf course property into two parcels as proposed subject to (3) 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).

ACTION BY COMMITTEE:

Plan Commission Recommendation:

APPROVE amendments to the Blackstone Creek Planned Development District (PDD) as proposed subject to (14) additional conditions as presented by Staff. (6-0)

APPROVE the Certified Survey Map (CSM) to re-divide the 143-acre golf course property into two parcels as proposed subject to (3) conditions as presented by Staff (6-0)

RESOLUTION NO. ____-2025

A RESOLUTION TO AMEND THE GENERAL DEVELOPMENT PLAN AND
CONDITIONS AND RESTRICTIONS FOR THE
BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD)

WHEREAS, Section 17.27 of the Village Code provides for the creation of special zoning districts called “Planned Development Districts” that are intended to be unique development regulations that permit greater flexibility and a more creative design and layout for the development of a prescribed area than is possible under conventional zoning district regulations; and

WHEREAS, the creation and use of Planned Development Districts is further intended to promote more economical and efficient use of land while providing a harmonious variety of housing choices, a higher level of amenities, and the preservation of environmental features and natural open spaces; and

WHEREAS, the procedure for creating Planned Development Districts is designed to give a developer approval of a “General Development Plan” before completing the necessary detailed design and site layout work while providing the Village assurances that the land within a Planned Development District will develop consistent with and retain the overall character of the proposed development envisioned at the time of general development plan approval; and

WHEREAS, Section 17.27(4) of the Village Code provides for the adoption of and amendments to a specific set of conditions and restrictions for a Planned Development District that specifies such things as permitted land uses, bulk regulations, density standards, dwelling unit size, building setbacks and open space requirements, building height, architecture, design, and exterior materials, landscaping, etc. deemed necessary and appropriate by the Village to accomplish the adopted general development plan; and

WHEREAS, in 2006, after conducting a public hearing of the petition of VJS Development Group LLC and considering the recommendation of the Plan Commission, the Village Board created the “Blackstone Creek Planned Development District” to regulate land use and development of approximately 251 acres of land including the former Lake Park Golf Course straddling the Menomonee River north of Mequon Road; and

WHEREAS, the Village Board adopted Resolution No. 24-06 adopting a General Development Plan and a set of specific conditions and restrictions to guide residential, commercial, and golf course land uses and development within the Blackstone Creek Planned Development District; and

WHEREAS, since 2006 and most recently in 2016, the Village Board has adopted various amendments to the Blackstone Creek Planned Development District General Development Plan and the set of conditions and restrictions set forth in Resolution No. 19-12 (Exhibit C), Resolution No. 29-12 (Exhibit D), Resolution No. 22-13 (Exhibit E), Resolution No. 23-13 (Exhibit F), and Resolution No. 20-16 (Exhibit G); and

WHEREAS, in 2025, Jim Sedgwick, Heimat Capital LLC, agent for the Blackstone Creek LLC, property owner of approximately 150 acres of land within the Blackstone Creek Planned Development District, proposed a series of amendments to the General Development Plan and to set of conditions and restrictions for the Blackstone Creek Planned Development District that would allow the development of a 205-unit multi-family residential community and a fast-food restaurant with drive-through service within a reconfigured commercial area; and

WHEREAS, the Plan Commission held a public hearing of the proposed amendments on October 13, 2025, and after considering the comments received and the Village staff report & recommendation did take formal action to recommend approval of the proposed amendments subject to the addition of several conditions and restrictions to the Blackstone Creek Planned Development District; and

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown that the amendments proposed by Heimat Capital LLC to the Blackstone Creek Planned Development District are adopted as recommended by the Plan Commission as set in Exhibit A (General Development Plan) and Exhibit B (Conditions & Restrictions); and

BE IT FURTHER RESOLVED that the amended General Development Plan (Exhibit A) and amended set of Conditions & Restrictions (Exhibit B) when combined together with Exhibits C, D, E, F, and G constitute the entire General Development Plan and set of Conditions & Restrictions for the Blackstone Creek Planned Development District.

Adopted: November 3, 2025

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

EXHIBIT A
General Development Plan

DRAFT

LEGEND

A

—

Precedents

I

—

Storm Water

2

—

Building Type A

3

—

Building Type B

4

—

Building Type C

5

—

Garages

6

—

Common House /Club House

7

—

Mail + Packages /Bikes + Maintenance / Amenity Area

8

—

Future 70 Unit Building

9

—

Monument Sign

10

—

Germantown Gateway Element

II

—

Trash/Recycle Enclosure

—

Wetlands

—

Buildable Area (16.792 ac. / 731,462 sf)

—

PEC Extents

—

Floodplain Extents



LEGEND

A

Precedents

I

Storm Water

2

Building Type A
[19 Units — 10 Garages]

3

Building Type B
[14 Units — 14 Garages]

4

Building Type C
[22 Units — 12 Garages]

5

Garages
[37 Garages]

6

Common House w/
Patio

7

Mail + Packages /
Maintenance /
Amenities

8

Future 70 Unit
Building

9

Monument Signage

10

Germantown
Gateway Element

II

Trash/Recycle
Enclosure
[6 Trash and Recycling
Enclosures]

SUMMARY

WALK-UP STYLE UNITS

135 UNITS

RESIDENT GARAGE PARKING

135 SPACES

RESIDENT SURFACE SPACES

135 SPACES

RESIDENT SURFACE PARKING

50 SPACES

[Excludes Future 70 Unit Building & associated parking]

2

THE KUBALA WASHATKO ARCHITECTS

HEIMAT
Page 51 of 316

Precedent Imagery



A. CONNECTION TO AND THROUGH LANDSCAPE



B. INTEGRATE BUILT ENVIRONMENT WITH LANDSCAPE



C. HIGH QUALITY MATERIALS



D. CONNECTION TO TRAILS



E. SHARED ENVIRONMENTS



F. SEMI-URBAN CORE



G. DEDICATED RESIDENT PARKING



H. SHARED OPEN SPACES

EXHIBIT B
Conditions & Restrictions

Amendment 1.

Section 1 of Resolution No. 19-12 (as amended by Resolution Nos. 19-12, 29-12, 22-13, 23-13, and 20-16) is amended as follows where words underlined are to be added and words stricken are to be deleted. [NOTE: Only those portions of this section that are to be amended are shown below. The portion(s) of this section that is/are not being amended are contained in Resolution No. 19-12 or as previously amended by the other resolutions referenced above]:

Section 1. General Development Plan.

The revised Master Site Plan for The Glen at Blackstone Creek dated July 8, 2013 shall be considered the General Development Plan for that residential portion of the subject property, including the number, size and orientation of the building, approximate setbacks, and location of access points, except that the following features presented on the Master Site Plan for the Estates at Blackstone Creek dated December 21, 2006, shall be included by reference: (1) the “island hole” recreational golf practice area; (2) the 5’ wide compacted stone neighborhood pathways and benches (but excluding the golf course clubhouse access path); (3) storm water and utility easements; (4) north and south entry wall and planting areas; (5) 10-20 prairie plantings around the storm water detention basins; (6) northernmost storm water basin dedication to the Industrial Park to the west of River Lane; and (7) public sidewalk along River Lane (with the final location and construction details subject to Village approval). The General Development Plan dated July 5, 2016 is supplemented with the General Development Plan dated October 2, 2025, and together shall be the revised General Development Plan for the golf course and commercial area.

The General Development Plan allows for the following uses:

- 136 total residential dwelling units consisting of 62 one- and two-family condominium units and 74 single-family platted lots;
- an 18-hole golf course with a club house and two storage/maintenance buildings;
- bank with drive through lanes;
- funeral home;
- multi-family elderly housing uses, including but limited to: independent living, assisted living, co-housing, memory care and skilled care that are developed consistent with the EH: Elderly Housing Zoning District regulations (as adopted by the Village Board on May 7, 2012)
- a 190-unit senior living community comprised of two (2) buildings with 190 total units comprised of independent living, assisted living and memory care units to the list of permitted uses;
- Restaurant with drive-through service (only on the proposed 1.27-ac commercial site intended for development of a Culver’s restaurant)
- other permitted retail commercial uses listed under the B-1: Neighborhood Business District for the commercial area located in the underlying B-1: Neighborhood Business Zoning District (including the remaining area along Mequon Road intended for commercial development)

- 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, multi-family buildings with a maximum 135 dwelling units
 - Seven (7) detached garage parking structures
 - One (1) multi-family building with a maximum 70 dwelling units (retail commercial uses allowed in the B-1 District on 1st floor only)
 - Club house 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)

Amendment 2.

Section 5 of Resolution No. 19-12 (as amended by Resolution Nos. 19-12, 29-12, 22-13, 23-13, and 20-16) is amended as follows where words underlined are to be added and words stricken are to be deleted. [NOTE: Only those portions of this section that are to be amended are shown below. The portion(s) of this section that is/are not being amended are contained in Resolution No. 19-12 or as previously amended by the other resolutions referenced above]:

Section 5. Architectural Design, Exterior Materials and Building Height.

The architectural design and materials for the restaurant proposed for the 1.27-ac retail commercial site (intended to be developed with a Culver's restaurant) shall be approved by the Plan Commission through the Site Development & Building Plan approval process.

The architectural design and materials for the multi-family buildings and related amenity features and structures shall be approved by the Plan Commission through the Site Development & Building Plan approval process and shall be generally consistent in quality and materials as presented in the imagery submitted with the amendment application and attached to the General Development Plan in Exhibit A.

Amendment 3.

Section 10 of Resolution No. 19-12 (as amended by Resolution Nos. 19-12, 29-12, 22-13, 23-13, and 20-16) is amended as follows where words underlined are to be added and words stricken are to be deleted. [NOTE: Only those portions of this section that are to be amended are shown below. The portion(s) of this section that is/are not being amended are contained in Resolution No. 19-12 or as previously amended by the other resolutions referenced above]:

Section 10. Building Regulations.

The building and bulk requirements shall be in accordance with the following:

The minimum parking lot setback requirement in the B-1: Neighborhood Business District under Section 17.45(1)(c) of the Zoning Code shall be reduced from 15 feet to 6 feet for the proposed 1.27-ac retail commercial site (intended for development of a Culver's restaurant)

Additional Conditions & Restrictions Recommended by the Plan Commission

The following additional conditions, restrictions, and requirements are added to the Blackstone Creek Planned Development District as recommended by the Village Plan Commission [NOTE: the following list follows the current numbering scheme used in the overall list of Conditions & Restrictions found in Resolution No. 19-12 that ends with Section 17]:

18. Approval of the PDD amendments is subject to completion of all driveway and intersection improvements detailed in the Traffic Impact Analysis (TIA) dated October 9, 2025, 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 commencing construction.
19. Prior to or concurrent with the submittal of site development & building plans for the multi-family area and remaining 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.
20. The applicant has indicated that the internal pathway shown on the General Development Plan (GDP) is intended to be accessible by the general public. If the proposed land exchange agreement with the Village is accepted in the future and all or some of the remaining golf course property is acquired by the Village and 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 by the Village.
21. An overall pedestrian pathway or sidewalk plan showing specifications, how, where and in what timeframe pathways and/or sidewalks providing access to the multi-family 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 multi-family residential area.

22. All internal streets serving the multi-family 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 multi-family residential area and commercial sites.
23. The 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 these internal streets and driveway intersections on Mequon Road and Division Road are critical to site accessibility and traffic circulation as reflected in the traffic impact analysis (TIA) dated October 9, 2025, 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 any commercial site.
24. As shown in the General Development Plan (GDP), development within the multi-family residential area includes two multi-family 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 multi-family residential area.
25. The Applicant shall develop an overall set of design guidelines 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 retail commercial sites, multi-family residential area, and all common areas within the remaining areas to be developed in the Blackstone Creek PDD. Said guidelines 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 remaining commercial sites and multi-family residential area [NOTE: specific details on landscaping, lighting, architecture, materials, etc. is currently being reviewed for the first commercial site to be developed with a Culver's restaurant].
26. 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.

27. 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.
28. 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.
29. 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 any/all 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).
30. The current list of conditions & restrictions governing development within the Blackstone Creek PDD is contained in a series of resolutions resulting from previous amendments to the Blackstone Creek PDD, including Resolution No. 19-12 that was subsequently amended by Resolution 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.

EXHIBIT C
Resolution No. 19-12

DRAFT

RESOLUTION No. 19- 12

**AMENDING RESOLUTION NO. 24-06 CONTAINING CONDITIONS AND
RESTRICTIONS FOR THE BLACKSTONE CREEK PLANNED DEVELOPMENT
DISTRICT (PDD)**

WHEREAS, The Blackstone Creek Planned Development District (PDD) was created on April 18, 2006; and

WHEREAS, The Village Board adopted Resolution No. R24-06 creating specific conditions and restrictions for the Blackstone Creek PDD was adopted by the Village Board on April 18, 2006; and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board adopted Resolution Nos. 04-07, 21-08, 35-09, and 15-11 that amended various conditions and restrictions set forth in the original conditions & restrictions resolution (Resolution No. R24-06), and, on August 15 and September 19, 2011, adopted further revisions to the conditions and restrictions for the Blackstone Creek PDD; and

WHEREAS, River Lane Holdings LLC, property developer and successor to the original developer, Blackstone Creek Land Company, LLC,. has requested approval for a series of amendments to the Blackstone Creek PDD as it pertains to development of the Glen at Blackstone Creek, including revisions to the Master Site Plan, pre-approved building plans for certain home types to be constructed; landscaping plans; and other conditions and requirements set forth in the Conditions and Restrictions Resolution No. R24-06; and

WHEREAS, the Village Plan Commission did, on January 23 and February 27, 2012, review said PDD amendments and subsequently recommended that the Village Board approve some of the proposed amendments to the Blackstone Creek PDD and Resolution No. R24-06; and

WHEREAS, the Village Board Plan Commission did, on March 5, 2012, approve the proposed amendments to the Blackstone Creek PDD, and, on July 16, 2012, approve the final subdivision plat for "the Glen at Blackstone Creek"; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following amendments to the conditions & restrictions applicable to the Blackstone Creek PDD (originally adopted in Resolution No. R24-06 and subsequently amended):

1. **General Development Plan.** The revised Master Site Plan for The Glen at Blackstone Creek dated December 12, 2011 but having a revision date of March 1, 2012, shall be considered the General Development Plan for that portion of the subject property, including the number, size and orientation of the building, approximate setbacks, and location of access points, except that the following features presented on the Master Site Plan for the Estates at Blackstone Creek dated December 21, 2006, shall be included by reference: (1) the "island hole" recreational golf practice area; (2) the 5' wide compacted stone neighborhood pathways and benches (but excluding the golf course clubhouse access path); (3) storm water and utility easements; (4) north and south entry wall and planting areas; (5) 10-20- prairie plantings around the storm water detention basins; (6) northernmost storm water basin dedication to the Industrial Park to the west of River Lane; and (7) public sidewalk along River Lane (with the final location and construction details subject to Village approval). The Master Site Plan dated February 12, 2006, shall be considered the General Development Plan for the golf course clubhouse and the commercial area known as the Shops at Blackstone Creek.

The General Development Plan allows for the following uses: 136 total residential dwelling units consisting of 62 one- and two-family condominium units and 74 single-family platted lots, seven (7) commercial buildings, a golf clubhouse and 18 hole golf course, including a restaurant with outdoor seating area, bank with drive through lanes, funeral home, and any other permitted uses listed under the B-1, Neighborhood Business District zoning requirements.

The revised Master Site Plan for The Glen at Blackstone Creek reflects the 74 lots created by the Glen at Blackstone Creek subdivision plat. The dwellings to be constructed on these units will not be any of the pre-approved model types to be developed elsewhere in the residential development. These units will be marketed and available for development by other home builders with their own architecture, design, and site layout for the single-family homes allowed on these units. These units will continue to be part of the overall condominium development subject to the same amenities, road and common area maintenance requirements, as well as, the same exterior material and all other applicable provisions in the Blackstone Creek PDD Conditions and Restrictions resolution and a separate Declaration of Covenants, Conditions & Restrictions of the Glen at Blackstone Creek Subdivision.

2. **Compliance with Section 24.04(4)(c) Shoreland Wetland Zoning Code.** The project, shall comply with current Village Wetland Codes including maintaining a no touch 25-foot setback from all mapped wetlands and 75-foot setback from the Ordinary High Water Mark of any navigable stream. All mapped wetlands shall be reviewed by either the DNR or ACOE for concurrence.
3. **Compliance with the Village Floodplain Ordinance.** The project shall comply with all requirements listed in Chapter 23 of the Village's Floodplain Zoning Ordinance.
4. **Storm Water Detention.** A storm water management plan shall be submitted to the Plan Commission for approval, and as approved, shall be strictly carried out and complied with by Developer and/or Developer's successor and assigns. The Developer shall prepare and submit plans for storm water drainage facilities adequate to accommodate expected surface water flow within and through the Development to the Village Engineer and MMSD, and such plans, as approved by the Village Engineer and MMSD, shall be strictly carried out and complied with by Developer and/or Developer's successor and assigns. Developer shall construct storm water management areas and storm water retention/detention areas strictly in accordance with the approved General Development Plan, and all other plan approvals by the Village Board, the Plan Commission, the Village Engineer and MMSD.

Developer and Developer's successors and assigns shall be responsible for all on-going maintenance of the storm water management areas and storm water facilities in perpetuity, so that they accommodate surface water flow within and through the Development to design standards at all times in the future. The Developer and/or any successors in interest or assigns may, at its or their option, establish an entity with a perpetual existence organized under the laws of the State of Wisconsin, for the purpose of assuming and discharging such obligations and responsibilities in connection with the perpetual maintenance of the storm water management areas and facilities. In the event that Developer, or any successors or assigns, or an entity created hereunder, shall, in the opinion of the Village Engineer, fail to adequately discharge such obligations and responsibilities to maintain such storm water management areas and facilities so that there is no diminution in performance or adequacy to accommodate surface water flow within and through the Development to design standards, then the Village may perform such work as is necessary to restore, repair, rehabilitate or maintain the storm water management areas and facilities so that they accommodate surface water flow within and through the Development to design standards, and shall thereupon charge back the cost of such work to each

property in the Development proportionately, pursuant to Section 66.0627, Wis. Stats.

5. **Architectural Design, Exterior Materials and Building Height.** Final architectural design, exterior materials and building heights of the commercial buildings shall be consistent with the conceptual elevation drawings included in the General Development Plan submittal packet. The maximum building height for the commercial buildings shall be 35', measured at the front side of the building, however, the Plan Commission may permit, after review at a regularly scheduled meeting, the height limit to be exceeded for architectural projections such as spires, parapet walls, cupolas, domes, and the like. The maximum height for the residential buildings shall be 35'.

Residential condominium dwelling units shall be developed consistent with the building plans and elevations for the pre-approved models (i.e. Palazzo, Portico and Promenade) dated July 22, 2009 for Unit Nos. 1 through 174 (except for the already constructed units 21, 22, 65, 66, 68, 105, 106, 111, 118, 120, 121, 133 through 138, and, the 74 single-family dwellings on platted lots/units #1 through #74.

Exterior materials for the residential condominium and subdivision dwelling units and clubhouse shall be consistent with the materials board submitted to the Village, which includes, but is not limited to the use of: 25-year dimensional shingles, cement board trim & siding, cultured stone, brick and block. Other manufacturers and/or suppliers of fiber cement board siding and trim products and other comparable siding and trim products made from natural materials (e.g. cedar siding) or composite materials may be approved by the Village Planner. However, this allowance specifically prohibits the use of vinyl, aluminum, T-111 plywood and other similar lower-grade materials.

The street-facing elevations of the following "double frontage" condominium dwelling units shall be enhanced with additional architectural features (e.g. hip roofs, gable roof, dormers), additional stone/brick materials and additional landscaping in addition to the features shown in the model building elevation plans and foundation planting landscape plans: Unit Nos. 1 through 16, 104, 107 through 115, 116, 123, 131, 140, and 141 (as shown in the revised Master Site Plan for the Glen at Blackstone Creek). Separate plans showing these enhancements shall be prepared and submitted to the Planning Department for review and approval prior to issuance of a building permit. The development of full or partially-exposed basement units along River Lane shall not be permitted unless and until additional materials, berms and/or landscaping is installed to

provide an enhanced visual buffer along River Lane. Separate landscaping plans showing these enhancements shall be prepared and submitted to the Planning Department for review and approval prior to issuance of a building permit for any condominium dwelling unit with a rear elevation facing River Lane that contains any exposed basement elevation.

The Developer shall prepare a written document detailing the means and/or limitations by which the model unit type, architectural design, building elevations or features, exterior materials or color, etc., used for each dwelling unit will be altered and/or varied so as to avoid the potential for a monotonous appearance that may result from constructing the same models or using the same materials on consecutive or abutting dwelling units. Said document shall be submitted to the Planning and Building Inspection Departments for review and approval prior to issuing any new building permits for the condominium dwelling units after the adoption date of this Resolution.

The following requirements shall apply to all dwellings constructed on the single-family platted lots:

- a. All dwellings shall be sided with natural materials which shall include cement board siding. Fascia and soffit may be aluminum. All corners shall include 6" trim boards, and all windows shall have minimum 4" window wraps and window grills on all elevations. All garage doors facing the street shall be decorative garage doors with either glass inserts or have architectural design such as carriage style or similar. All residences must have a minimum of 125sf of stone on the front elevation.
- b. All dwellings shall have a roof made of 30-year warranted dimensional shingles, or better, with a minimum pitch ratio of 6:12.
- c. For Lots #1 through #9 the rear elevation of all residences abutting River Lane shall have a minimum of: one (1) rear-facing gable; one (1) significant articulation change, e.g. recess, jog, projection, etc. in the rear-facing foundation and building; and one (1) significant architectural features (and not just ornamentation), e.g. bay window or fireplace bump out or similar feature. The Village shall review and approve the proposed building plans for homes constructed on Lots #1 through #9 to ensure consistency with the current PDD intent and requirements.

All single-family dwelling fences are subject to applicable zoning ordinances, governmental easements and building codes. No fences shall be greater in

height than forty-eight (48) inches. Chain-link or stockade fences are not allowed. No fences shall be permitted in the front yard area except for decorative wood or stone type fences in the areas of the corner of each Lot. On corner lots, side-yard fences cannot extend beyond the building setback line. Fences shall be installed no closer than one foot from any property line. Any fence placed on a public easement area or Common Area is done so at the owner's own risk and expense. No perimeter privacy fencing shall be installed in the rear yards of Lots 1-9.

6. **Public Utilities.** Sanitary sewer, water and storm sewer shall be installed to Village standards. Sanitary sewer, storm sewer and water extensions throughout the Property shall be made from existing Village facilities, the precise design of which shall be coordinated with the Village Engineer and approved by the Public Works Committee.
7. **Specific Lighting and Landscaping Plans.** The Developer shall submit specific lighting and landscaping plans to the Plan Commission and such plans require final approval from the Village Plan Commission. Lighting and landscaping schemes must comply with Village guidelines. All landscaping shall be maintained per the approved landscaping plan by the property owners for the life of the property. No Occupancy Permits shall be issued until all landscaping and exterior lighting in the vicinity of the subject building has been installed and inspected by the Planning Department. Due to time of year, the Plan Commission may grant planting extensions upon the submittal of a letter of credit and / or cash deposit in the amount of the cost of the landscaping. All landscaping and lighting of the common areas shall be completed in accordance with the original landscaping plans dated May 2, 2007, except as revised under new landscaping plans for the South Blackstone Creek entrance dated September 3, 2009, the clubhouse and common area plans dated September 3, 2009.

All condominium residential dwelling units shall be landscaped consistent with the foundation landscape plans dated September 3, 2009, and supplemented with at least one (1) additional deciduous street/shade tree and one (1) additional deciduous ornamental tree to be planted in the front or street yard of each unit subject to approval by the Village Planning Department.

All single-family platted lots shall be landscaped with: (1) a minimum of 8 plantings (bushes, shrubs or similar not smaller than 18"); (2) an additional 8 plantings (medium or large but greater than 24"); (3) one 2" caliper ornamental tree which shall be installed in the front yard of the lot; and (4) two deciduous

"hardwood" trees at least 10' in height which shall be installed in the front yard of the Lot one each side of the driveway.

Revised berm and landscape plans (labeled "Sheet 12" dated May 9, 2012 with a June 6, 2012 date received stamp and a second sheet with no label date stamped May 14, 2012) were approved by the Plan Commission on June 11, 2012. These plans provide for additional landscaping/berming and are intended to supplement the original landscape plans for the 35' wide landscape easement area along River Lane and the 80' wide landscape/berm area along the north property line. As approved by the Plan Commission, the following is required:

The additional ten (10) evergreen trees to be planted along the north property line shall be Spruce and a minimum of 8-10' when planted;

The additional fifteen (15) ornamental deciduous trees allowed to be planted in the right-of-way along River Lane shall be Cleveland Select Pear, a minimum of 2.5" caliper, maintained by the developer and/or subdivision Homeowner's Association for five years after planting; and be installed in the right-of-way in cooperation with the Village Public Works Department.

Said landscape plans shall be fully implemented with the installation of the additional landscaping items within one (1) year after approval of the final subdivision plat.

8. **Signage.** All permanent exterior signs require Plan Commission approval. The commercial area shall be granted the following signage:
 - a. Three (3) monument style signs along Mequon Road with a maximum height of 7'. Each sign shall not exceed 80 square feet per side, with a maximum of 160 square feet for all sides.
 - b. Two (2) monument style signs along River Lane with a maximum height of 7'. Each sign shall not exceed 40 square feet per side, with a maximum of 80 square feet for all sides.
 - c. Each commercial building shall be allowed tenant signage in accordance with the Village sign regulations.

The Glen at Blackstone Creek residential area (which includes dwelling units in both the condominium and subdivision platted areas) shall be granted a total of 128 sqft of temporary real estate signage; a total of 96 sqft above the standard allowance of 32 sqft under the Village's sign regulations.

9. **Development Agreement Required.** The Development Agreement shall be reviewed by the Public Works Committee and approved by the Village Board.
10. **Building Regulations.** The building and bulk requirements shall be in accordance with the following:

The Glen at Blackstone Creek: Condominium Dwelling Units

Allow more than one building per lot.

Building Setbacks from:

River Lane: 30' minimum setback

Internal Road: 50' minimum setback from centerline of road

Building Separation: 20' minimum

Building Height: 35' maximum

Lot Coverage: 30% maximum

Parking: Each unit shall have two enclosed parking stalls

Dwelling Size: Each condominium unit shall have a minimum of 1500 SF

The Glen at Blackstone Creek: Subdivision Dwelling Units

Only one single-family residence may be constructed on each Lot. Storage sheds or outbuildings of any size, temporary or permanent, shall not be permitted on any Lot for any reason.

Building Setbacks from/in:

River Lane: As shown on Subdivision Plat

Internal Road: As shown on Subdivision Plat

North Lot line: 100' minimum setback except for Lot Nos. 10 and 14 where the minimum setback shall be not less than 80'

East Lot line: As shown on Subdivision Plat

Street Yard: As shown on Subdivision Plat

Rear Yard: As shown on Subdivision Plat

Side Yard: As shown on Subdivision Plat

Building Separation: 20' minimum

Building Height: 35' maximum

Lot Coverage: 30% maximum

Dwelling Size:

One story: 1,750 square feet

More than one story: 2,150 square feet

For purposes herein, "more than one story" includes residences referred to as one and a half story, two story, split level or bi-level. The number of square feet shall not include basement, attic, garage, porch or patio areas in the computation.

Parking/Garage: Each dwelling shall have an attached garage for not less than 2 cars containing a minimum of 440 square feet.

Dog Kennels: Dog kennels shall be set back at least ten (10) feet from any property line and shall not extend more than ten (10) feet from the adjacent single family home or attached garage.

Play sets: Any play set, whether temporary or permanent, must be located within the building setback areas as defined on the Final Subdivision Plat.

The Shops at Blackstone Creek

Allow more than one building per lot.

Building Setbacks from:

Mequon Road:	30' minimum
Division Road:	30' minimum
Rear Yard:	8' minimum
Side Yard:	8' minimum
Parking Lot:	5' minimum

Building Separation: 70' minimum

Building Height: 35' maximum (measured at the front of the building)

Parking: The parking shall be 1 stall per 200 SF of floor area

- 11. Access.** All commercial buildings within the PDD shall have two shared access points from Mequon Road and one access point from Division Road. Recorded cross access easements shall be provided to the Village of Germantown and kept on file with the Village Planning Department prior to issuance of any building permit. The residential Estates at Blackstone Creek shall be served by two road connections to River Lane. All residential buildings within the PDD shall have internal access to a private road system with no direct access to River Lane.

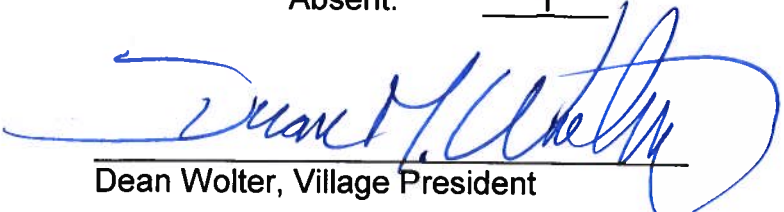
12. **Entrance Design & Parking Lot Standards.** Entrance curb openings shall be designed and built only after review and approval of location and sizing by the Village Engineer on Mequon Road and Division Road. All parking lots shall have a minimum of 18" curb and gutter.
13. **Garbage Collection.** Garbage and refuse collection and disposal shall be assured by requirements in the Covenants, Conditions & Restrictions for the Condominium Association and the Glen at Blackstone Creek Subdivision to permanently indemnify the Village of any and all collection and disposal responsibilities. All garbage containers shall be properly screened from any public right-of-way.
14. **Maintenance of Interior Roadways and Open Space.** Permanent maintenance on the interior roadways, parking lots and storm water retention areas shall be assured by requirements in the Covenants, Conditions & Restrictions for the Condominium Association and the Glen at Blackstone Creek Subdivision to permanently release the Village of any and all maintenance responsibilities.
15. **Deed Restrictions/Condominium Documents.** The applicant shall submit a copy of the subdivision deed restrictions and condominium documents, including any revised documents required as a result of approved revisions to the development plans for the residential condominium and subdivision plat development known as The Glen at Blackstone Creek, to the Village Attorney for review and approval prior to building permit issuance. The documents shall contain language regarding the existing industrial property to the north and identify the existing operations including noise, odor, vibration, trucking, and general appearance of said operations.
16. **Blasting.** The applicant shall receive Village approvals of blasting permits prior to commencing any blasting activities. All blasting activities shall comply with all Federal, State and Local requirements.
17. **Indemnification.** The Developer and/or Condominium Association shall indemnify the Village of Germantown from any responsibility in the event the Village needs to work within the Village's utility/storm water easements lying within the South Blackstone Court cul-de-sac median (see September 2, 2009 Engineering Department memo).

Village of Germantown
Resolution No. 19 - 12
Blackstone Creek PDD Conditions & Restrictions
Page 11 of 11

Introduced by Trustee: Vanderheiden

Date Adopted: July 16, 2012

Vote:	Ayes:	<u>7</u>
	Nays:	<u>0</u>
	Absent:	<u>1</u>



Dean Wolter, Village President

ATTEST:



Christine M. Micka, Acting Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown

EXHIBIT D
Resolution No. 29-12

DRAFT

RESOLUTION NO. R29 - 12

AMENDING RESOLUTION NO. 19-12 CONTAINING CONDITIONS AND
RESTRICTIONS FOR THE BLACKSTONE CREEK PLANNED DEVELOPMENT
DISTRICT (PDD)

WHEREAS, The Blackstone Creek Planned Development District (PDD) was created on April 18, 2006; and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board originally adopted Resolution No. 24-06 creating specific conditions and restrictions for the Blackstone Creek PDD was adopted by the Village Board on April 18, 2006; and

WHEREAS, The Village Board adopted Resolution No. 19-12 on July 16, 2012 that amended various conditions and restrictions set forth in the original conditions & restrictions resolution (Resolution No. 24-06); and

WHEREAS, Matt Neumann, agent for MN Holdings Inc., property developer and successor to the original developer, has requested a further amendment to the Blackstone Creek PDD as it pertains to the landscaping requirements for the single-family lots in the Glen at Blackstone Creek Subdivision; and

WHEREAS, the Village Plan Commission did, on November 26, 2012, review said amendment and subsequently recommend that the Village Board approve the proposed amendment to the Blackstone Creek PDD and Resolution No. 19-12; and

WHEREAS, the Village Board Plan Commission did, on December 17, 2012, review and approve the proposed amendment to the Blackstone Creek PDD; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following amendment to Condition No. 7 in the Conditions & Restrictions Resolution No. 19-12 for the Blackstone Creek PDD where words underlined are to be added and words ~~stricken~~ are to be deleted:

7. **Specific Lighting and Landscaping Plans.** The Developer shall submit specific lighting and landscaping plans to the Plan Commission and such plans require final approval from the Village Plan Commission. Lighting and landscaping schemes must comply with Village guidelines. All landscaping shall be maintained per the approved landscaping plan by the property owners for the life of the property.

No Occupancy Permits shall be issued for a condominium unit until all

landscaping and exterior lighting in the vicinity of the subject building has been installed and inspected by the Community Development Planning Department. Due to the time of year or other weather-related circumstances, the Village Plan Commission may issue an occupancy permit for a condominium unit and defer installation of the landscaping to an appropriate time grant planting extensions upon the submittal of a letter of credit and/or cash deposit in an the amount equal to of the cost of the landscaping.

For all single-family lots (Lot #1 to #74), the Glen at Blackstone Creek Subdivision Homeowner's Association shall ensure installation of all required landscaping through provisions in and the enforcement of Section 2.6 in the Declaration of Covenants. Said covenants shall require the collection of a \$1,500 financial guarantee at the time of each lot closing to ensure the installation of all required landscaping within 60 days after closing, or, within sixty (60) days of proper growing conditions (mid-April to mid-October). Section 2.6 of said covenants cannot be further amended without the approval of the Village.

All landscaping and lighting of the common areas shall be completed in accordance with the original landscaping plans dated May 2, 2007, except as revised under new landscaping plans for the South Blackstone Creek entrance dated September 3, 2009, the clubhouse and common area plans dated September 3, 2009.

All condominium residential dwelling units shall be landscaped consistent with the foundation landscape plans dated September 3, 2009, and supplemented with at least one (1) additional deciduous street/shade tree and one (1) additional deciduous ornamental tree to be planted in the front or street yard of each unit subject to approval by the Village Planning Department.

All single-family platted lots shall be landscaped with: (1) a minimum of 8 plantings (bushes, shrubs or similar not smaller than 18"); (2) an additional 8 plantings (medium or large but greater than 24"); (3) one 2" caliper ornamental tree which shall be installed in the front yard of the lot; and (4) two deciduous "hardwood" trees at least 10' in height which shall be installed in the front yard of the Lot one each side of the driveway.

Revised berm and landscape plans (labeled "Sheet 12" dated May 9, 2012 with a June 6, 2012 date received stamp and a second sheet with no label date stamped May 14, 2012) were approved by the Plan Commission on June 11, 2012. These plans provide for additional landscaping/berming and are intended to supplement the original landscape plans for the 35' wide landscape easement

area along River Lane and the 80' wide landscape/berm area along the north property line. As approved by the Plan Commission, the following is required:

The additional ten (10) evergreen trees to be planted along the north property line shall be Spruce and a minimum of 8-10' when planted;

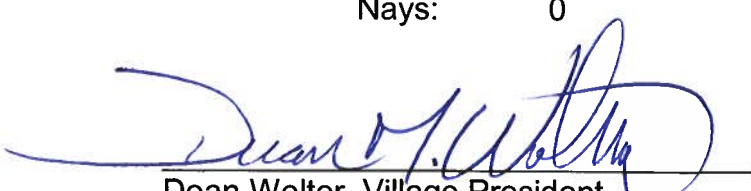
The additional fifteen (15) ornamental deciduous trees allowed to be planted in the right-of-way along River Lane shall be Cleveland Select Pear, a minimum of 2.5" caliper, maintained by the developer and/or subdivision Homeowner's Association for five years after planting; and be installed in the right-of-way in cooperation with the Village Public Works Department.

Said landscape plans shall be fully implemented with the installation of the additional landscaping items within one (1) year after approval of the final subdivision plat.

Introduced by Trustee: Hughes

Date Adopted: December 17, 2012

Vote: Ayes: 9
Nays: 0



Dean Wolter, Village President

ATTEST:



Barbara K. D. Goeckner, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown

EXHIBIT E
Resolution No. 22-13

DRAFT

RESOLUTION NO. 22 - 13

AMENDING RESOLUTION NO. 19-12 CONTAINING CONDITIONS AND RESTRICTIONS FOR THE BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) - COMMERCIAL AREA

WHEREAS, The Blackstone Creek Planned Development District (PDD) was created on April 18, 2006; and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board originally adopted Resolution No. 24-06 creating specific conditions and restrictions for the Blackstone Creek PDD was adopted by the Village Board on April 18, 2006; and

WHEREAS, The Village Board adopted Resolution No. 19-12 on July 16, 2012 that amended various conditions and restrictions set forth in the original conditions & restrictions resolution (Resolution No. 24-06); and

WHEREAS, Jim Sedgwick, VJS Development Group LLC, agent for Germantown commerce Center LLC, property owner, has requested further amendments to the Blackstone Creek PDD as it pertains to the commercial area previously known as "the Shops at Blackstone Creek" in the Blackstone Creek PDD; and

WHEREAS, the Village Plan Commission did, on June 10, 2013, review said amendment and subsequently determine that the proposed amendments are "minor" and recommend that the Village Board approve the proposed amendments to the Blackstone Creek PDD and Resolution No. 19-12; and

WHEREAS, the Village Board Plan Commission did, on July 15, 2013, review and approve the proposed amendments to the Blackstone Creek PDD; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following amendments to the Conditions & Restrictions Resolution No. 19-12 and General Development Plan:

Section 1. Section 1 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

4. **General Development Plan.** The revised Master Site Plan for The Glen at Blackstone Creek dated December 12, 2011 but having a revision date of March 1, 2012, shall be considered the General Development Plan for that portion of the subject property, including the number, size and orientation of the building, approximate setbacks, and location of access points, except that the following features presented on the Master Site Plan for the Estates at Blackstone Creek

dated December 21, 2006, shall be included by reference: (1) the "island hole" recreational golf practice area; (2) the 5' wide compacted stone neighborhood pathways and benches (but excluding the golf course clubhouse access path); (3) storm water and utility easements; (4) north and south entry wall and planting areas; (5) 10-20 prairie plantings around the storm water detention basins; (6) northernmost storm water basin dedication to the Industrial Park to the west of River Lane; and (7) public sidewalk along River Lane (with the final location and construction details subject to Village approval). The Master Site Plan dated February 12, 2006, shall be considered the General Development Plan for the golf course clubhouse. The Master Site Plan dated July 8, 2013 shall be considered the General Development Plan for the commercial area formerly known as and the commercial area known as the Shops at Blackstone Creek.

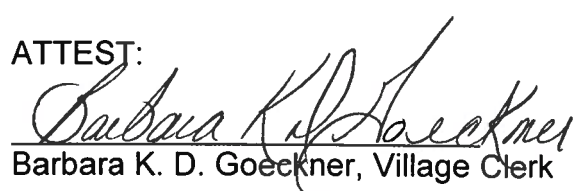
The General Development Plan allows for the following uses: 136 total residential dwelling units consisting of 62 one- and two-family condominium units and 74 single-family platted lots, six (6) ~~seven (7)~~ commercial buildings, a golf clubhouse and 18 hole golf course, including a restaurant with outdoor seating area, bank with drive through lanes, funeral home, and any other permitted uses listed under the B-1, Neighborhood Business District zoning requirements.

Introduced by Trustee: Zabel Date Adopted: July 15, 2013

Vote: Ayes: 8
Nays: 0
Absent: 1


Dean Wolter, Village President

ATTEST:


Barbara K. D. Goeckner, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown

EXHIBIT F
Resolution No. 23-13

DRAFT

RESOLUTION NO. 23 - 13

**AMENDING RESOLUTION NO. 19-12 CONTAINING CONDITIONS AND
RESTRICTIONS FOR THE BLACKSTONE CREEK PLANNED DEVELOPMENT
DISTRICT (PDD) - RESIDENTIAL AREA**

WHEREAS, The Blackstone Creek Planned Development District (PDD) was created on April 18, 2006; and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board originally adopted Resolution No. 24-06 creating specific conditions and restrictions for the Blackstone Creek PDD was adopted by the Village Board on April 18, 2006; and

WHEREAS, The Village Board adopted Resolution No. 19-12 on July 16, 2012 that amended various conditions and restrictions set forth in the original conditions & restrictions resolution (Resolution No. 24-06); and

WHEREAS, Jim Sedgwick, VJS Development Group LLC, agent for Germantown commerce Center LLC, property owner, has requested further amendments to the Blackstone Creek PDD as it pertains to the commercial area previously known as "the Shops at Blackstone Creek" in the Blackstone Creek PDD; and

WHEREAS, the Village Plan Commission did, on June 10, 2013, review said amendment and subsequently determine that the proposed amendments are "minor" and recommend that the Village Board approve the proposed amendments to the Blackstone Creek PDD and Resolution No. 19-12; and

WHEREAS, the Village Board Plan Commission did, on July 15, 2013, review and approve the proposed amendments to the Blackstone Creek PDD; and

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following amendments to the Conditions & Restrictions Resolution No. 19-12 and General Development Plan:

Section 1. Section 1 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

5. **General Development Plan.** The revised Master Site Plan for The Glen at Blackstone Creek dated July 8, 2013 ~~December 12, 2011~~ ~~but having a revision date of March 4, 2012,~~ shall be considered the General Development Plan for that residential portion of the subject property, including the number, size and orientation of the building, approximate setbacks, and location of access points, except that the following features presented on the Master Site Plan for the

Estates at Blackstone Creek dated December 21, 2006, shall be included by reference: (1) the "island hole" recreational golf practice area; (2) the 5' wide compacted stone neighborhood pathways and benches (but excluding the golf course clubhouse access path); (3) storm water and utility easements; (4) north and south entry wall and planting areas; (5) 10-20 prairie plantings around the storm water detention basins; (6) northernmost storm water basin dedication to the Industrial Park to the west of River Lane; and (7) public sidewalk along River Lane (with the final location and construction details subject to Village approval). The Master Site Plan dated February 12, 2006, shall be considered the General Development Plan for the golf course clubhouse. The Master Site Plan dated July 8, 2013 shall be considered the General Development Plan for the commercial area formerly known as and the commercial area known as the Shops at Blackstone Creek.

The General Development Plan allows for the following uses: 136 total residential dwelling units consisting of 61 ~~62~~ one- and two-family condominium units and 75 ~~74~~ single-family platted lots, six (6) ~~seven (7)~~ commercial buildings, a golf clubhouse and 18 hole golf course, including a restaurant with outdoor seating area, bank with drive through lanes, funeral home, and any other permitted uses listed under the B-1, Neighborhood Business District zoning requirements.

Section 2. Paragraph 4 in Section 5 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

6- Architectural Design, Exterior Materials and Building Height.

... [paragraph 4]

The street-facing elevations of the following "double frontage" condominium dwelling units abutting shall be enhanced with additional architectural features (e.g. hip roofs, gable roof, dormers), additional stone/brick materials and additional landscaping in addition to the features shown in the model building elevation plans and foundation planting landscape plans: Unit Nos. 1 through 16, 104, 107 through 115, 116, 123, 131, 140, and 141 (as shown in the revised Master Site Plan for the Glen at Blackstone Creek). For those "double frontage" units granted occupancy after July 1, 2013, the above requirements are clarified as set forth below.

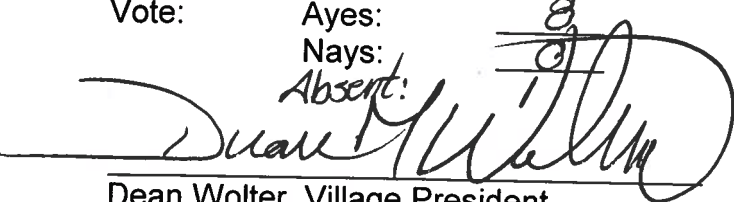
The above requirement for "additional architectural features" is clarified to mean the following: the street-facing elevation of all condominium units abutting River Lane shall have a minimum of one (1) street-facing gable; one (1) significant articulation change, e.g. recess, projection, etc. in the street-facing foundation and building; and one (1) significant architectural feature, e.g. bay window, fireplace bump out, dormer or other similar feature. The pre-approved model home designs that include recessed courtyards are deemed to satisfy the articulation requirement."

The above requirement for "additional landscaping" for the "double frontage" units is clarified to mean the following: this requirement shall apply only to Units 107 through 115 and is quantified to mean three (3) trees per condo unit where each tree has a minimum planted size of 3" caliper for deciduous trees and 8' for evergreen trees. For Unit Nos. 141, 140, 131, 116 and 104, an additional two (2) trees are required in the side/street yard in any combination of deciduous or evergreen."

The above requirement for "additional stone/brick materials" for the "double frontage" units is clarified to mean the following: the street-facing (River Lane) elevation of all condominium units abutting River Lane shall have additional brick or stone materials in an amount equal to twenty-five percent of the exterior wall (not counting windows or doors) on the River Lane facing elevation.

Introduced by Trustee: Zabel Date Adopted: July 15, 2013

Vote: Ayes: 8
Nays: 0
Absent: 1


Dean Wolter, Village President

ATTEST:


Barbara K. D. Goeckner, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown

EXHIBIT G
Resolution No. 20-16

DRAFT

RESOLUTION No. 20 - 16

**AMENDING RESOLUTION NO. 19-12 (AS AMENDED) CONTAINING CONDITIONS
AND RESTRICTIONS FOR THE BLACKSTONE CREEK PLANNED DEVELOPMENT
DISTRICT (PDD); AMENDING CERTAIN CONDITIONS CONTAINED THEREIN
PERTAINING TO THE DEVELOPMENT OF A 190-UNIT SENIOR LIVING
COMMUNITY BY PRESBYTERIAN HOMES OF WI INC.**

WHEREAS, The Blackstone Creek Planned Development District (PDD) was created on April 18, 2006; and

WHEREAS, Section 17.27(4) of the Village Code allows for the adoption of and amendments to conditions and restrictions for all Planned Development Districts that specify permitted uses, establish bulk regulations, density standards, dwelling unit size, yard setbacks, etc; and

WHEREAS, The Village Board originally adopted Resolution No. 24-06 creating specific conditions and restrictions for the Blackstone Creek PDD was adopted by the Village Board on April 18, 2006; and

WHEREAS, The Village Board adopted Resolution No. 19-12 on July 16, 2012, Resolution No. 29-12 on December 17, 2012, Resolution Nos. 22-13 and 23-13 on July 15, 2013 that amended various conditions and restrictions set forth in the original conditions & restrictions resolution (Resolution No. 24-06); and

WHEREAS, The Village Board did, on May 7, 2012, adopted Rezoning Ordinance No. 5-12 to expand an area zoned B-1: Neighborhood Business within the Blackstone Creek PDD in order to accommodate the development of a planned senior housing and mixed-use proposal and add multi-family elderly housing uses including independent living, assisted living, co-housing, memory care and skilled care as permitted uses within the Blackstone Creek PDD provided that that such uses are developed consistent with the Village's EH: Elderly Housing Zoning District regulations; and

WHEREAS, Presbyterian Homes of WI Inc., a non-profit, tax-exempt corporation under Section 501(c)(3) of the U.S. Internal Revenue Code and agent for Germantown Commerce Center LLC, property owner of a 9.8-acre parcel (undeveloped commercial area) and Romano & Schmitt LLC, property owner of a 179.1-acre parcel (existing Blackstone Creek golf course) within the Blackstone Creek PDD, has requested that further amendments be made to the Blackstone Creek PDD to allow for the re-division of said parcels and development of a 190-unit senior living community on a 35-acre parcel in the Blackstone Creek PDD; and

WHEREAS, Presbyterian Homes has prepared development plans for the 190-unit senior living community that are consistent with the applicable conditions & restrictions in the Blackstone Creek PDD, the B-1: Neighborhood Business District and the EH: Elderly Housing District regulations except for certain provisions that are proposed to be amended as set forth herein; and

WHEREAS, on July 11, 2016, the Village Plan Commission reviewed and conditionally approved detailed site development and building plans for the Presbyterian Homes proposed 190-unit senior living community dated July 5, 2016 subject to Village Board approval of said amendments to the Blackstone Creek PDD, a 2-lot certified survey map land division, and the granting of an exception from certain limitations affecting community-based living facilities under Wis. Stats. 62.23(7)(i); and

WHEREAS, on July 11, 2016, the Village Plan Commission reviewed said amendments and subsequently determined that the proposed amendments are "minor" and recommended that the Village Board approve the proposed amendments to the Blackstone Creek PDD conditions and restrictions resolution (Res. No. 19-12 as amended) se set forth herein; and

WHEREAS, on July 11, 2016, the Village Plan Commission reviewed and recommended to the Village Board that the proposed Certified Survey Map (CSM) to re-divide the 188.9-acre area comprised of the parcels owned by Germantown Commerce Center LLC and Romano & Schmitt LLC in order to create a separate 35-acre parcel for development of the 190-unit Presbyterian Homes senior living community; and

WHEREAS, on July 11, 2016 the Village Plan Commission determined that: (1) based on the Maxfield Research & Consulting market assessment results presented by Presbyterian Homes to the Village regarding the demand and need within the existing Germantown market area for the additional community-based residential living facilities (CBRF) and assisted living housing units proposed by Presbyterian Homes is sufficiently justified; and that (2) the proposed location for the Presbyterian Homes senior living community in the Blackstone Creek PDD is the highest and best use of the property in that location; an exception to the 2,500 feet distance separation requirement for CBRF-type community living facilities regulated under Wis. Stats. 62.23(7)(i) is warranted and should be granted by the Village Board.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the following:

Section 1. Section 1 of Resolution No. 19-12 (amended by Resolution No. 23-13) is further amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

1. **General Development Plan.** The revised Master Site Plan for The Glen at Blackstone Creek dated July 8, 2013 shall be considered the General Development Plan for that residential portion of the subject property, including the number, size and orientation of the building, approximate setbacks, and location of access points, except that the following features presented on the Master Site Plan for the Estates at Blackstone Creek dated December 21, 2006, shall be included by reference: (1) the "island hole" recreational golf practice area; (2) the 5' wide compacted stone neighborhood pathways and benches (but excluding the golf course clubhouse access path); (3) storm water and utility easements; (4) north and south entry wall and planting areas; (5) 10-20 prairie plantings around the storm water detention basins; (6) northernmost storm water basin dedication to the Industrial Park to the west of River Lane; and (7) public sidewalk along River Lane (with the final location and construction details subject to Village approval). ~~The Master Site Plan dated February 12, 2006, shall be considered the General Development Plan for the golf course clubhouse. The Master Site Plan dated July 8, 2013 shall be considered the General Development Plan dated July 5, 2016 shall be the revised General Development Plan for the golf course and commercial area. for the commercial area formerly known as the Shops at Blackstone Creek.~~

The General Development Plan allows for the following uses:

- 136 total residential dwelling units consisting of 62 one- and two-family condominium units and 74 single-family platted lots;
- ~~six (6) commercial buildings;~~
- an 18-hole golf course with a club house and two storage/maintenance buildings; ~~a golf clubhouse and 18 hole golf course including a restaurant with outdoor seating area;~~
- bank with drive through lanes;
- funeral home;
- multi-family elderly housing uses, including but limited to: independent living, assisted living, co-housing, memory care and skilled care that are developed consistent with the EH: Elderly Housing Zoning District regulations (as adopted by the Village Board on May 7, 2012)
- a 190-unit senior living community comprised of two (2) buildings with 190 total units comprised of independent living, assisted living and memory care units to the list of permitted uses;
- other permitted uses listed under the B-1: Neighborhood Business District

~~zoning requirements.~~

Section 2. Paragraph 1 in Section 5 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

5. Architectural Design, Exterior Materials and Building Height.

... [paragraph 1]

Final architectural design, exterior materials and building heights of the commercial buildings shall be consistent with the conceptual elevation drawings included in the General Development Plan submittal packet. Except as provided herein, the maximum building height for the commercial buildings shall be 35', measured at the front side of the building, however, the Plan Commission may permit, after review at a regularly scheduled meeting, the height limit to be exceeded for architectural projections such as spires, parapet walls, cupolas, domes, and the like. The maximum height for the residential buildings shall be 35'. The maximum building height allowed for the proposed Presbyterian Homes senior living community buildings shall be 44 feet.

Section 3. Section 5 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

5. Architectural Design, Exterior Materials and Building Height.

As set forth in a July 11, 2016 letter to the Village, the Blackstone Creek Golf Club property owners have committed to making physical and operational improvements to the golf course property and operations consistent with but independent of the Presbyterian Homes senior living community development proposal. Consistent with the commitments contained therein, the Blackstone Creek Golf Club owners shall complete the following building and site improvements to the golf club property:

- remove the existing metal storage building located nearest to the Division Road intersection no later than July 1, 2017;
- commence and continue to completion exterior remodeling of the remaining clubhouse and cart storage buildings using the same or similar materials and architectural enhancements as the senior living community buildings proposed by Presbyterian Homes (see conceptual renderings included in the July 11, 2016 letter from the Blackstone Creek Golf Club); and
- miscellaneous landscaping, parking lot and signage improvements as necessary.

All improvements shall commence within a 12-18 month timeframe after commencement of the Presbyterian Homes Phase I site development. Detailed site development and building plans shall be submitted to the Village for review and approval. Future plans to divide and/or develop a portion of the golf course property with additional retail and/or mixed-use development shall not be considered for approval by the Village until all of the site and building improvements cited herein have been completed or commenced construction.

Section 4. Section 10 of Resolution No. 19-12 is amended as follows where words underlined are to be added and words ~~stricken~~ are to be deleted:

10. Building Regulations. The building and bulk requirements shall be in accordance with the following:

Golf Course and Other Commercial Development along Mequon Road ~~The Shops at Blackstone Creek~~

Allow more than one building per lot.

Building Setbacks from:

Mequon Road:	30' minimum
Division Road:	30' minimum
Rear Yard:	8' minimum
Side Yard:	8' minimum
Parking Lot:	5' minimum

~~Building Separation: 70' minimum~~

Building Height: 44 feet ~~35'~~ maximum (measured at the front of the building)

Parking: Ninety (90) surface parking stalls and (130) underground/covered stalls shall be provided as part of the Presbyterian Homes 190-unit senior living community; approximately 150-170 parking stalls shall be provided to support the golf course operation; other commercial uses should provide ~~The parking shall be 1 stall per 200 SF of floor area~~

Section 5. Section 10a of Resolution No. 19-12 is created as follows:

10a. Presbyterian Homes Senior Living Community.

As set forth in Section 1, it is the intent of the Village Board that multi-family elderly housing uses may be developed within the Blackstone Creek PDD provided that such development is consistent with the EH: Elderly Housing District regulations (Section 17.241 of the Village Zoning Code).

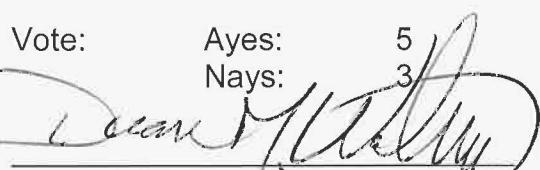
By approval of this resolution, the Village Board has deemed the following changes to certain development restrictions contained in the EH: Elderly Housing District regulations to be the type of "non-standard" requirements and provisions contemplated under Section 17.27(4)(b) of the Zoning Code, and, are necessary to insure proper development of the Presbyterian Homes of WI Inc. proposed 190-unit senior living community:

<u>EH Code Section</u>	<u>Adopted Change</u>
17.241(1)(c)	increase maximum units per floor to 52 (vs. 36);
17.241(4)(b)3.	Increase maximum units per building to 152 (vs. 108);
17.241(b)3.	Decrease front yard setback along Mequon Road to <u>30 54</u> feet for Phase I building only (vs. 3 times the building height);
<u>17.241(b)3.</u>	<u>Increase maximum building to 44 feet (vs. 35 feet)</u>

Introduced by Trustee: Baum

Date Adopted: October 3, 2016

Vote: Ayes: 5
Nays: 3


Dean M. Wolter, Village President

ATTEST:


Barbara K. D. Goeckner, Village Clerk

This instrument drafted by:
Jeffrey W. Retzlaff, AICP, Director, Community Development Department, Village of Germantown

BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT & CERTIFIED SURVEY MAP (CSM)

10/13/25 Plan Commission Meeting

Blackstone Creek LLC / Heimat Capital LLC

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Jim Sedgwick, Heimat Capital LLC, agent for Blackstone Creek LLC, property owner, is requesting approval of proposed amendments to the Blackstone Creek PDD and a 2-lot Certified Survey Map (CSM) that would allow the development of a 205-unit multi-family residential community and a Culver's restaurant on a 1.27-ac parcel.

Property Location: Mequon Road @ Division Road

**Property Owners/
Agent:**

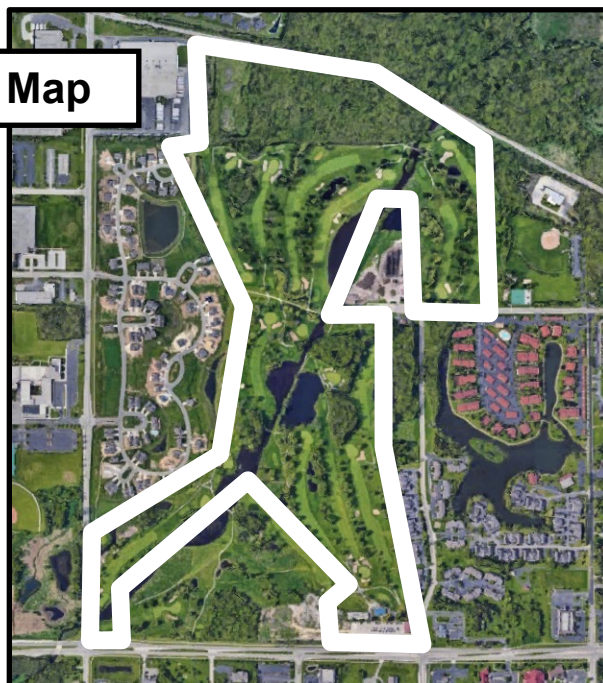
Blackstone Creek LLC
Mequon, WI

Jim Sedgwick
Heimat Capital LLC
Mequon, WI

Current Zoning: B-1: Neighborhood Business & Rd-2: Two-Family w/PDD Overlay

Adjacent Land Use		Adjacent Zoning
North	Wetland/Conservancy	A-1
South	Commercial/Institutional	B-1 / I
East	Commercial/Residential	B-1/Rm-2
West	Residential	Rd-2

Location Map



Background

The Blackstone Creek Planned Development District (PDD) is a special zoning district that was created in 2006 with land uses and development governed by a specific list of conditions & restrictions originally established under Resolution No. 24-06. The Blackstone Creek PDD is comprised of approximately 251 acres of land including the former Lake Park Golf Course straddling the Menomonee River north of Mequon Road and west of Division Road and Main Street. Blackstone Creek was originally planned and approved as a mixed-use development comprised of three components: a 61-acre, 136-unit single-family & duplex residential condominium community (a.k.a. “The Glen at Blackstone Creek”); a 180-acre, 18-hole golf course with an expanded, year round clubhouse and banquet facility; and a 10-acre, multi-building retail commercial campus near the Mequon Road @ Division Road intersection (a.k.a. “The Shops at Blackstone Creek”).

Since 2006, the specific zoning provisions that govern development within the Blackstone Creek PDD, including the overall General Development Plan (GDP) and the list of conditions & restrictions, have been amended ten (10) times with various changes made to both the residential and retail commercial components. Notably, amendments include converting a portion of the Glen at Blackstone Creek residential area from a condominium form of ownership into a single-family platted subdivision, and, changing the number, size and orientation of buildings and uses allowed in the retail commercial area along Mequon Road. In 2013, both the list of conditions & restrictions and the General Development Plan (GDP) for the retail commercial area were revised to allow the development of a funeral home use that was never completed. Also in 2013, the PDD was amended to expand the retail commercial area from 10 to 35.4 acres and allow multi-family residential uses, including but not limited to independent senior, assisted living, and memory care components consistent with the Village’s EH: Elderly Housing Zoning District. These and other minor PDD amendments in 2016 allowed the eventual development of the 190-unit Fairway Knoll senior residential community that exists today.

Proposal**PDD Amendments**

As stated above, the Blackstone Creek Planned Development District (PDD) is a special, flexible zoning district created to guide land use and development for the 251-acre area. There are two “underlying” zoning districts that were adopted when the PDD was first created, including the B-1: Neighborhood Business District that currently applies to approximately 40.5 acres of land (with 35.5 acres that comprise the Fairway Knoll senior community and the remaining 5 acres in a portion of the golf course property); and the Rd-2: One & Two-Family Residential District that applies to the remaining 140+ acres of the golf course property.

As discussed in the July 7, 2025, description and explanation submitted with the PDD amendment and CSM applications, (see attached copy with an October 2 revision date), the following amendments are proposed to the General Development Plan and list of conditions & restrictions and the for the Blackstone Creek PDD:

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, multi-family buildings with a maximum 135 dwelling units
 - Seven (7) detached garage parking structures
 - One (1) multi-family building with a maximum 70 dwelling units (retail commercial uses allowed in the B-1 District on 1st floor only)
 - Club house 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)

Amendment #2

- 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)

Amendment #3

- 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 as submitted subject to review and approval of the Plan Commission
- The architectural design and materials for the multi-family 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).

Certified Survey Map (CSM)

As shown in the proposed General development Plan (GDP), the PDD amendments include the creation of one (1) multi-family residential area north of the existing golf course clubhouse and two (2) retail commercial parcels along Mequon Road. The 1.27-ac site closest to the Mequon @ Division Road intersection is intended for immediate development of a restaurant with drive-through service (Culver's). The other 1.75-ac retail commercial parcel and the 20.5-ac multi-family residential area are not proposed for development at this time (unlike the Culver's proposal for which detailed site development & building plans have been submitted for review by the Plan Commission, detailed plans have not yet been submitted for development of the multi-family and other retail commercial parcels).

Consequently, 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

Additional CSM land divisions will be required in the future when specific development plans for the multi-family and the other retail commercial site are developed consistent with the proposed GDP for these areas.

The 5.28-ac "outlot" is a relatively narrow area that lies between the Glen at Blackstone Creek residential condominium/subdivision area to the west and the Fairway Knoll senior residential community to the east. This area is unbuildable given that the Menomonee River, wetlands, and floodplain traverse the entire proposed outlot. It is being created as an unbuildable outlot and "placeholder" at this time in anticipation of possibly being acquired by Presbyterian Homes to add to their adjoining 35-ac Fairway Knoll parcel.

Proposed Development Phasing

As discussed in the Applicant's July 7, 2025, PDD amendment narrative, subject to obtaining all necessary Village approvals, development of the multi-family and retail commercial sites will occur in phases over a period of years. Preliminary phasing is anticipated as follows:

- Phase I (2025-26)
 - Culver's land acquisition Fall 2025
 - Culver's construction commencing late 2025
 - Culver's opening expected in Spring 2026
 - Golf Course operations to continue through the 2026 golf season
- Phase II (2026-27)
 - Multi-Family residential construction commencing Fall 2026
 - Multi-Family housing available for occupancy in 2027
- Phase III (timeline TBD)
 - Potential development on other golf course land pending Village agreement on a previously proposed Land Exchange Agreement:
 - Additional mixed-use and/or multi-family development
 - Expansion of public park land w/ varied public amenities
 - Activation of riverfront & Main Street

Staff Comments (Community Development)

Reminder Concerning Changes or Amendments to an Existing PDD

Section 17.27 of the Zoning Code establishes the basic regulations for the creation and amendment of all Planned Development Districts (PDD's). With respect to changes or revisions, 17.27(9) provides that all changes need to be submitted to the Plan Commission, in part to determine if a proposed change or amendment is "... minor or if it materially affects the intended design of the project and impact of the project on neighboring uses". If the proposed amendment is determined to be "minor", then the Plan Commission simply reviews the proposed amendment and makes a recommendation to the Village Board for final action. If the proposed amendment is determined to be a "major" change or "...substantial because of its effect on the intended design of the project or on neighboring uses", then the Plan Commission is required to hold a public hearing of the proposed amendments before they make a recommendation to the Village Board for final action.

With respect to the proposed amendments to the Blackstone Creek PDD, Staff has assumed that the Plan Commission will determine the changes to be "major" given that they significantly alter the development plan for the golf course property. Consequently, Staff has scheduled a public hearing of the proposed amendments at the Oct 13 Plan Commission meeting.

Land Exchange Proposal

It's also important to point out that these proposed PDD amendments and the multi-family and retail development that may result are independent from the golf course land exchange proposal made by the Heimat Group and property owner, Blackstone Creek LLC, to the Village. While the specific amount and boundary of the golf course land subject of that land exchange proposal has not yet been finalized, it is safe to say that it is not the same land that would be developed as a result of the proposed PDD amendments. While the land exchange proposal is still being considered by the Village, no decisions have been made as of this date. Consideration and action on the proposed PDD amendments can and should move forward without regard to whatever decisions are eventually made regarding the land exchange proposal.

Conditions & Restrictions Resolution

The current list of conditions & restrictions governing development within the PDD is contained in a series of resolutions as a result of the various amendments, including Res. No. 19-12 that was subsequently amended by Res. Nos. 29-12, 22-13, 23-13, and 20-16. As a much needed "house-cleaning" measure, if the proposed PDD amendments are approved, Staff will create a new conditions & restrictions resolution document that compiles all the conditions & restrictions into one, easy-to-read and updated document.

Multi-Family Residential Development

The proposed multi-family residential area is approximately 20.55 gross acres as shown on the proposed GDP. The area contains a small amount of wetlands and floodplain associated with the Menomonee River (approximately 3.75 acres). The applicant proposes to develop up to 205 total units (rental) comprised of 135 units in eight "walk-up style" buildings with both attached and surface parking and 70 units in one larger building. With one exception (see PDD Amendment #1 above), construction of all 205 units is proposed to be consistent with the Rm-3: Multi-Family District regulations (i.e. 10 units per acre density,

maximum 3-story, maximum 45 feet height, 2 parking spaces per unit, etc). The exception is that the applicant proposes a maximum 10 unit per gross acre density (205 units on 20.55 gross acres) vs. what would be a 12.2 units per net acre density (205 units on 16.8 net acres (3.75 acres of wetland & floodplain excluded). The primary purpose of the Village's PDD regulations is to provide the flexibility necessary cluster dwelling units away from and thereby preserving environmentally sensitive areas. Staff supports the proposed PDD Amendment #1 and the gross vs. net acre density proposal.

It should also be noted that given the wording of proposed PDD Amendment #1 that incorporates the Rm-3: Multi-Family District regulations be reference and then requires future residential development to be consistent with the Rm-3 District regulations, there is no need to formally rezone the golf course property, in whole or in part, from the current Rd-2 District to the Rm-3 District.

Culver's Restaurant with Drive-Through Service

Proposed PDD Amendment #1 includes adding "Restaurant with Drive-through Service" to the list of permitted land uses allowed in the Blackstone Creek PDD. Adding this use as a permitted use in the PDD goes hand-in-hand with the Culver's proposal because drive-through service is an important component to the Culver's business model. It was reported to Staff by the Culver's business owner that since the time of COVID, the percentage of total customer traffic and/or sales related to drive-through service at the Menomonee Falls location has increased from approximately 35 to over 50 percent of the total. Adding the "restaurant with drive-through service" land use to the Blackstone Creek PDD is an important pre-requisite to enabling the Culver's proposal at this location because the underlying B-1: Neighborhood Zoning District that applies to the 1.27-ac retail site (and the 1.75-ac site, too) does NOT allow restaurants with drive-through service. The general B-1: Neighborhood Business District specifically provides for "Restaurants with Indoor Service Only", presumably because the B-1 District is intended for smaller, neighborhood-scale retail establishments vs. the larger. More regional-scale retail allowed in the B-2: Community Business District or the highway-oriented retail allowed in the B-5: Highway Business District. Given that the size/scale of the retail commercial area within Blackstone Creek has been significantly reduced in area and amount of potential commercial building area, and, the possible conversion of golf course to park land in the north part of the Blackstone Creek PDD area as a result of the pending land exchange proposal, it may be suitable to only allow more traditional neighborhood vs. highway-oriented uses that are more dependent on drive-by and drive-through customers (although the trend for almost all retail commercial businesses today is to provide some form of drive-through or curbside pick-up service given the recent COVID experience and overall convenience factor).

Consequently, unless "Restaurants with drive-through service" is specifically added to the list of a permitted uses in the Blackstone Creek PDD, no restaurant with drive-through service could locate on this property or anywhere in the Blackstone Creek PDD area. If the Plan Commission and Village Board decide to not allow "restaurants with drive-through service" in the Blackstone Creek PPD by not approving this component of Amendment #1, Staff recommends that the current provision allowing "banks with drive through lanes" also be removed from the current list of conditions & restrictions for the Blackstone Creek PDD.

Traffic Study & Roadway Improvements

Existing and future (Year 2030) traffic conditions with and without traffic generated by the proposed multi-family residential and retail commercial sites at the existing access driveways at Mequon Road, Division Road, and other intersections in the area were analyzed as part of a separate Traffic Impact Analysis (TIA) conducted by Traffic Analysis & Design Inc. (see revised TIA report dated October 9, 2025).

As detailed in the TIA report, the following findings and conclusions are identified:

1. Existing traffic conditions (2025) at all driveway and intersection movements are operating at an acceptable Level of Service (LOS) “D” or better with no improvements required;
2. the 205 multi-family units and two retail commercial sites are expected to generate additional traffic in an amount equal to 3,360 daily trips, 275 A.M. peak-hour trips, and 290 P.M. peak-hour trips;
3. traffic traveling to/from the new multi-family residential and retail commercial development was distributed to the adjacent road system with 43% traveling to/from the west on Mequon Road, 42% to/from the east on Mequon Road, 3% to/from the north on Division Road, and 12% to/from the south on Division Road;
4. Post-development traffic conditions (2030 background traffic plus full development build-out traffic) at all intersection movements are projected to operate at an acceptable Level of Service (LOS) “D” or better with the intersection and turn lane configurations analyzed);
5. Driveway & intersection improvements recommended as a result of the TIA are limited to access-related improvements at the following driveways and intersections:
 - Mequon Road intersection with Blackstone Creek Driveway
 - Provide a dedicated right-turn lane and a dedicated left-turn lane on the north approach at the proposed driveway
 - Mequon Road intersection with Division Road
 - Using pavement marking, restripe the northbound left-turn lane to a length of 125 feet (this requires an extension of 50 feet)
 - Division Road intersection with Bank Driveway/North Driveway
 - Provide a full access driveway on the west approach
 - Provide stop control on the west approach
 - North Driveway Intersection with Residential Driveway
 - Construct internal roadways as shown on the site plan
 - Provide stop control on the north and south approaches

NOTE: A full list and explanation of the improvements required is found in Chapter VI of the TIA (beginning on page 16).

6. The conclusion of the TIA is that “all movements at the study area intersections are expected to operate safely and efficiently [LOS “D” or better] with the development assumptions outlined in this TIA and with the identified recommended modifications if properly designed and implemented through the full built out of the development expected in Year 2030).

Certified Survey Map

Although the future multi-family residential development is shown within a prescribed 20.55-ac area on the proposed GDP, that area is not included or proposed to be created as a separate parcel at this time. Prior to or concurrent with the submittal of any detailed site development & building plan for the multi-family area, in whole or in part, a CSM land division will likely be needed to formally create that area (particularly if some or all of the remaining area of the golf course is subject of a land exchange with the Village).

Internal Pedestrian & Bicycle Pathway

With respect to the proposed pathway shown on the proposed GDP, the applicant has indicated that this pathway is intended to be accessible to the general public and not just the multi-family residents. If the 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, this pathway could become an important pedestrian connection both within and through the Blackstone Creek PDD area.

In addition to detailed specifications, an access easement and/or maintenance agreement with the Village will need to be created and mutually accepted.

Also, the relative location and connectivity of the internal pathways both through the Blackstone Creek area and to Mequon Road and Division Road will become critical if the remaining area of the golf course becomes a future active or passive park as a result of the proposed land exchange. With that possibility in mind, more specific attention should be paid to and plans made to provide pathway connections from the Blackstone Creek area to Mequon Road and Division Road. While the detailed site development plan for the Culver's retail site has been developed with new sidewalk along Division Road connecting to Mequon Road and into the Culver's site, there is no planned pathway or sidewalk connection shown from the Culver's site to Mequon Road along the main driveway to Mequon Road or to/from the residential area or to/from the other retail site to the west. Some sort of overall pedestrian pathway or sidewalk plan connecting these areas should be prepared (or ideally incorporated into the GDP) and eventually constructed either all at once or incrementally as the residential area and commercial sites are developed. At a minimum, the Culver's site development plans need to be revised to incorporate pathway or sidewalk connections to/from Mequon Road, the commercial site to the west, and to the residential area to the north (in addition to the sidewalk proposed along Division Road).

Germantown Gateway Element & Other Proposed Amenities

The proposed GDP includes a number of features that are shown conceptually with little or no detail, such as the "Germantown Gateway Element" shown at the northeast corner of the Mequon @ Division Road intersection, the pathway that meanders through the residential area from north-to-south, and the monument signs at the driveways on Mequon Road and Division Road. Depending on the intended location of these features, they may need to be included in the detailed site development & building plans submitted for the two retail commercial sites and residential area. At a minimum, the Culver's site development plan should incorporate whatever the proposed "gateway element" is going to be or at least include the necessary provisions such as an easement so the gateway element can be added later once the design has been approved.

Internal Streets

Similar to the proposed amenities and the lack of detail discussed above, the internal streets and pathways shown on the proposed GDP are conceptual in presentation with no specifications provided. The PDD should be revised to also include a requirement that all internal streets 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.

Further, the proposed GDP shows the internal streets serving the commercial sites as being located outside or beyond the perimeter property lines for the two commercial sites. This is clearer when looking at the detailed site development & building plans for the Culver's proposal. In those plans, the driveways onto both Mequon Road and Division Road are proposed to be constructed with curb & gutter and a boulevard (Mequon Road only) that are not within the Culver's parcel. Because those driveways are critical to site accessibility and traffic circulation as reflected in the traffic impact analysis (TIA), detailed specifications for those driveways need to be reviewed and approved by the Village and, more importantly, both driveways need to be constructed prior to or concurrent with development of the Culver's site.

Perimeter Landscape Buffer Required

As shown in the proposed GDP, development within the residential area includes two multi-family buildings positioned parallel to and setback from the east property line approximately 25 feet (the minimum rear yard setback in the Rm-3 District is 35 feet). The existing residential condominium buildings to the east are similarly positioned on the east side of the common property line. Because the pre-existing condominiums were developed many years ago and, as a result, the residents have become accustomed to a view of the golf course, staff believes it is reasonable to require the new residential development to include a landscaped buffer of some significance to be installed between the buildings and along the common property line to buffer the view from each building toward the other. 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.

Architecture & Material Consistency

The architectural renderings submitted and eventually approved for the original campus of retail buildings known as the "Shops at Blackstone Creek" back in 2006 when the Blackstone Creek PDD was originally created presented a unified design consisting of compatible colors and exterior wall, window, and roof materials. Staff believes the same approach should be utilized with the two remaining retail sites shown in the proposed GDP. To the extent possible, the Applicant should develop a more detailed plan for review and approval by the Plan Commission that presents details on landscaping, lighting, signage (building, monument, and directional), architecture & general design parameters, 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.

Obviously, doing so is complicated by the timing of the Culver's restaurant site & building design proposal that has already been submitted for Plan Commission review at the Oct 13 meeting. However, if the Applicant is content with what Culver's has proposed (assuming it is approved by the Plan Commission as proposed), subsequent development should be designed consistent with the same/similar design principals used for the Culver's site and building.

One issue that has been raised by Staff with respect to the Culver's architecture and site design concerns the "Germanic Theme" concept that has been required by the Village to varying degrees for new buildings along Mequon Road. As will be discussed when the Culver's proposal is reviewed by the Plan Commission, Staff has recommended that the architecture and materials be similar to other buildings along Mequon Road. The Culver's business owner and applicant for that application, that is different than the Applicant for the PDD amendments, has responded positively with a building that they feel incorporates similar architecture, features, and materials as other buildings along Mequon Road.

Utilities

Public water main and sanitary sewer are available within a 20' easement along the north side of Mequon Road from the existing main in the Division Road intersection. Detailed plans for the extension of water and sewer to serve development on the two retail sites and in the multi-family residential area will be evaluated as part of the site development & building plan approval process in the future (detailed plans for the proposed Culver's restaurant are subject to approval on the Oct 13 Plan Commission meeting).

Given the down slope in the topography across the property from north to south, the multi-family residential area might be able to be served by gravity sewer extended to the south side of the residential area from Division Road to the east (south of the existing residential condominiums along Division Road). The owner should explore that possibility as part of future site development & building plans for the residential area.

Staff Comments (Other Departments)

Public Works Department/Village Engineer

The Village Engineer has reviewed the detailed utility and storm water management plans for the proposed Culver's site development and identified a list of items that need to be addressed in an August 27, 2025, review memo (copy attached). To the extent applicable, the items listed should be addressed as part of future development of the multi-family residential and retail commercial areas, such as the recommendation to extend and connect sidewalk from the Culver's site to Mequon Road and extend sidewalk along Division Road on the east side of the site. Detailed construction and utility plans meeting all applicable Village code requirements will be required for all future multi-family and commercial buildings.

Village Surveyor

With respect to the certified survey map (CSM), the Village Surveyor has provided a list of corrections and items in an August 15, 2025 review memo that will need to be addressed prior to recording the CSM with Washington County.

Fire Department/Police Department

The Fire Department has commented that a single access road to/from the multi-family residential area is acceptable subject to Fire Department review and approval of detailed construction and geometric specifications for the access road and internal drive lane connections serving the residential buildings. Detailed and state-approved construction plans meeting all applicable fire safety code requirements will be required for all multi-family and commercial buildings.

Inspection Services

The Building Inspector has indicated that the submission of state-approved plans is required along with the required \$20,000 occupancy bond prior to the Village issuing any building permits for the multi-family and commercial buildings.

VILLAGE STAFF RECOMMENDATION

PDD Amendments

APPROVE 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 multi-family 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 multi-family 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 multi-family residential area.
6. All internal streets serving the multi-family 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 multi-family 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 multi-family residential area includes two multi-family 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 multi-family 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.

VILLAGE STAFF RECOMMENDATION
Certified Survey Map (CSM)

APPROVE 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).

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)

Amendment #2

- 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)

Amendment #3

- 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.



LEGEND

A

—

Precedents

I

—

Storm Water

2

—

Building Type A

3

—

Building Type B

4

—

Building Type C

5

—

Garages

6

—

Common House /Club House

7

—

Mail + Packages /Bikes + Maintenance / Amenity Area

8

—

Future 70 Unit Building

9

—

Monument Sign

10

—

Germantown Gateway Element

II

—

Trash/Recycle Enclosure

—

Wetlands

—

Buildable Area (16.792 ac. / 731,462 sf)

—

PEC Extents

—

Floodplain Extents



LEGEND

A

Precedents

I

Storm Water

2

Building Type A
[19 Units — 10 Garages]

3

Building Type B
[14 Units — 14 Garages]

4

Building Type C
[22 Units — 12 Garages]

5

Garages
[37 Garages]

6

Common House w/
Patio

7

Mail + Packages /
Maintenance /
Amenities

8

Future 70 Unit
Building

9

Monument Signage

10

Germantown
Gateway Element

II

Trash/Recycle
Enclosure
[6 Trash and Recycling
Enclosures]

SUMMARY

WALK-UP STYLE UNITS

135 UNITS

RESIDENT GARAGE PARKING

135 SPACES

RESIDENT SURFACE SPACES

135 SPACES

RESIDENT SURFACE PARKING

50 SPACES

[Excludes Future 70 Unit Building & associated parking]

Precedent Imagery



A. CONNECTION TO AND THROUGH LANDSCAPE



B. INTEGRATE BUILT ENVIRONMENT WITH LANDSCAPE



C. HIGH QUALITY MATERIALS



D. CONNECTION TO TRAILS



E. SHARED ENVIRONMENTS



F. SEMI-URBAN CORE



G. DEDICATED RESIDENT PARKING



H. SHARED OPEN SPACES

HEIMAT

July 7, 2025

October 2, 2025 Revised per staff comments

Village of Germantown
c/o Jeff Retzlaff
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Blackstone Creek Planned Development District Amendment Application

Dear Mr. Retzlaff,

On behalf of Blackstone Creek LLC, we are presenting the enclosed Planned Development District (PDD) Amendment Application to the Village of Germantown for consideration. It is our intent to work with the Village to seek an amendment to the existing Blackstone Creek PDD to permit the following:

1. Facilitate the sale of approximately 1 acre for the development of a new Culvers restaurant.
2. Update the General Plan to facilitate the development of a multi-family housing community generally consisting of approximately 205 dwelling units along with a clubhouse and other amenity spaces.
3. Facilitate the creation of future commercial pad sites.

As a supplement to the application form, noted below is further detail regarding a “List of Proposed Amendments” to the existing Blackstone Creek PDD.

- Section 1 - General Development Plan dated July 5, 2016 shall be revised and replaced with the plan dated October 2, 2025 (per attached) as prepared by The Kubala Washatko Architects relative to the golf course and commercial area. The revised General Plan shall allow for the following additional uses:
 - o Culvers restaurant with drive through and associated lanes and parking.
 - o Commercial pad site.
 - o Multifamily housing uses generally consistent with Rm-3 Zoning but with a density calculation of 10 dwelling units per gross acre for a total of up to 205 dwelling units on 20.5445 gross acres (16.792 net buildable acres).
 - o Mixed use or multi-family pad site with an estimated 70 dwelling units.
 - o Approximately eight (8) two (2) story walk up/garden style multi-family buildings with up to 135 dwelling units.
 - o Approximately seven (7) detached garage parking structures.
 - o Club house/common house.
 - o Amenity structure intended to house mail, package delivery, maintenance and other related uses.
 - o Walking path to create connectivity between Mequon Road and Main Street, subject to the potential continued operation of the golf course.
- Section 4 – Building Regulations shall be updated such that code section 17.45(1)(c) shall allow for a seven (7) foot landscape greenbelt with respect to parking areas interior to the development, ie along the north and west sides of the Culvers lot.
- Section 5 – Architectural Design, Exterior Materials and Building Height shall be updated to reflect the following:
 - o Culvers architectural design, as submitted.
 - o Multi-family buildings and related amenity structures to be generally consistent in quality and materials with the precedent imagery, as submitted.

As a further supplement to the application form, noted below is a “Detailed Explanation and Justification for Proposed Amendments”:

The redevelopment of the Blackstone Creek Golf Course (“The Project”) is a multi-phase, mixed use development that will serve as a continuation of the original vision for the Blackstone Creek redevelopment and a catalyst for the Village Center District. Accordingly, we feel it’s important to further outline our vision for the respective sites and phases of the Project:

Phase I is intended to serve as the catalyst for the commercial space. Drawing inspiration from the 2050 Comprehensive Plan (“Comp Plan”), we aim to activate the commercial pad sites located nearest to the intersection of W. Mequon Road and N. Division Road. Culvers is a high-quality, family-friendly Wisconsin brand; this location will be owned and operated by an experienced franchisee with a proven track record.

Phase II is intended to take cues from Traditional Neighborhood Design as desired in the Comp Plan. With increasing demand for right-sized residential units offering direct access, Phase II planning incorporates market rate, two story, walk up/garden style apartment concepts. As noted on Page 18 of the Comp Plan, “consider adding different housing options to accommodate smaller families and an older generation that would like to downsize but stay within their community.” Evolving demographics have shown this type of housing to be in high demand and an invaluable resource for community stability. We believe strongly in the data which reinforces this need - as noted in the Village commissioned “*Residential Market Analysis: Strategy Planning Guidelines for Germantown*” as prepared by Tracy Cross & Associates.

The Project presents a once in a generation opportunity to achieve the following Village of Germantown goals:

- **HOUSING**

2050 Comp Plan 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.

Progress towards Goal: The Project adds quality housing options, as an alternative to traditional single-family housing. Based upon market study data, we anticipate multi-family rental ranges of approximately \$1,300 to \$2,500 per month per unit in today’s dollars.

- **TRANSPORTATION**

2050 Comp Plan 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.

Progress towards Goal: The addition of a walking path provides a safe connection from Mequon Road to Main Street for pedestrians and cyclists.

- **AGRICULTURAL, CULTURAL AND NATURAL RESOURCES**

2050 Comp Plan 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.

Progress towards Goal: Phase III includes the potential addition of new public parklands. Phases I and II are designed to respect the valuable open spaces and environmental corridors.

- **UTILITIES & COMMUNITY FACILITIES**

2050 Comp Plan Goal: Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Progress towards Goal: The addition of improved public infrastructure.

- **ECONOMIC DEVELOPMENT**

2050 Comp Plan 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.

Progress towards Goal: Upon full buildout, the project will add approximately \$55,000,000 in new contemplated economic value, a catalytic investment to invigorate the Village Center District and welcome a new high quality commercial business.

- **LAND USE**

2050 Comp Plan 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.

Progress towards Goal: Create a defined residential neighborhood while preserving the natural environment and strengthening the commercial corridor.

Our proposed plan is to work closely with Village staff to amend the current PDD to incorporate the enclosed General Plan. Efforts will focus on phasing the Project and constructing buildings in a defined manner over a period of years. Preliminary phasing and massing are anticipated as follows:

- Pending Village approvals, land sale to Culvers Fall 2025 with construction commencing late 2025.
- Culvers opening in Spring 2026, coordinated with the golf course operations.
- Golf Course operations to continue as-is through the 2026 golf season.
- Phase II multifamily commencing upon achieving Village approvals – anticipated Fall 2026.
- Delivery of Phase II multifamily housing beginning in 2027.
- Future Phase III development opportunity pending Village input on a previously submitted Exchange Agreement.

Benefits to include:

- Further mixed-use and multi-family development.
- Expansion of public parklands.
- Activation of riverfront.
- Addition of varied public amenities.
- Activation of Main Street, consistent with 2050 Comp Plan.

We are firm supporters of the Village of Germantown and have worked to take substantial cues from the Comp Plan. We believe the Project as a whole has the potential to create multiple defined neighborhoods with needed housing stock, contribute to strengthening the Village Center District, preserve dynamic open space for recreation and bolster a strong sense of community; improving the physical infrastructure and the overall aesthetic of the Village for generations to come.

In addition, the Project will substantially increase the Village tax base. It will propel multiple under-utilized parcels forward, creating a sense of place and adding vibrancy to the Village Center District that will ensure Germantown remains a community in which residents want to live, work and play. Simply put, it will help the Village realize the vision identified in the 2050 Comp Plan.

Please review the attached and let us know if you have further questions. Thank you in advance for your consideration of this request.

Sincerely,

BLACKSTONE CREEK LLC.
By THE HEIMAT GROUP INC.

A handwritten signature in black ink, appearing to read "J.S.", with a stylized flourish at the end.

Jim Sedgwick
Principal

A handwritten signature in black ink, appearing to read "JFL", with a stylized flourish at the end.

Joseph F. Lak II
Principal

EXHIBIT A – LEGAL DESCRIPTION OF PROPERTY

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6749, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON MARCH 31, 2017, IN VOLUME 52 OF CERTIFIED SURVEY MAPS, PAGES 41-52, AS DOCUMENT NO. 1427138, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF LOTS 2 AND 3 IN CERTIFIED SURVEY MAP NO. 6177, AND LANDS LOCATED BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, ALL BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Village of



Germantown

Willkommen

Fee Must Accompany Application

☒ \$820

Paid 9/1/16 Date 07/07/25

☐ \$200

PC Consultation Only

Paid RR Date 7/8/25

CHK # 1028

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Jim Sedgwick
Heimat Capital LLC

Address: 12075 N Corporate Parkway
ste 250, Mequon, WI 53092

Phone: 414.303.4691

FAX: na

E-Mail: jim.sedgwick@theheimat
group.com

PROPERTY OWNER(S):

Blackstone Creek LLC
Atta Corey Kincaid, Member

Address: c/o Heimat Capital LLC

Phone: _____

FAX: _____

E-Mail: _____

PDD Name & Resolution No.:

Blackstone Creek PDD
Resolution No: 24-06

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary
See Attached.

Check all that apply:

- ☒ REQUEST TO AMEND PDD ZONING
- ☒ REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN
- ☒ REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS

Planned Development District (PDD) Amendment Application
Page 2 of 3

List of Proposed Amendment(s) (include Resolution # and Condition #):

Attach Revised Plan(s) or Separate Pages as Necessary

See Attached

Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

See Attached.

Planned Development District (PDD) Amendment Application
Page 3 of 3

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☐ Complete Application Form (Affidavit of Understanding and signatures required)
- ☐ Application Fee
- ☐ Detailed explanation of and justification for proposed amendment(s)
- ☐ Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- ☐ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☐ Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o All existing and/or proposed features to be included in the development

AFFIDAVIT OF UNDERSTANDING

Please read and indicate that you understand and agree to the following (initials in box):

 I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

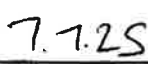
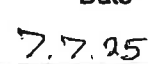
 I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

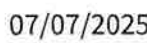
 I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)


Applicant/Agent

Applicant/Agent


Date

Date


Property Owner

Date

Property Owner
Date

HEIMAT

July 7, 2025

Village of Germantown
c/o Jeff Retzlaff
N112 W17001 Mequon Road
Germantown, WI 53022

RE: *Blackstone Creek Planned Development District Amendment Application*

Dear Mr. Retzlaff,

On behalf of Blackstone Creek LLC, we are presenting the enclosed Planned Development District (PDD) Amendment Application to the Village of Germantown for consideration. It is our intent to work with the Village to seek an amendment to the existing Blackstone Creek PDD to permit the following:

1. Facilitate the sale of approximately 1 acre for the development of a new Culvers restaurant.
2. Update the General Plan to facilitate the development of a multi-family housing community generally consisting of approximately 205 dwelling units along with a clubhouse and other amenity spaces.
3. Facilitate the creation of future commercial pad sites.

As a supplement to the application form, noted below is further detail regarding a "List of Proposed Amendments" to the existing Blackstone Creek PDD.

- Section 1 - General Development Plan dated July 5, 2016 shall be revised and replaced with the plan dated July 7, 2025 as prepared by The Kubala Washatko Architects relative to the golf course and commercial area. The revised General Plan shall allow for the following additional uses:
 - o Culvers restaurant with associated drive through lanes and parking.
 - o Commercial pad site.
 - o Mixed use or multi-family pad site.
 - o Approximately eight (8) two (2) story walk up/garden style multi-family buildings.
 - o Approximately seven (7) detached garage parking structures.
 - o Club house/common house.
 - o Amenity structure intended to house mail, package delivery, maintenance and other related uses.
 - o Walking path to create connectivity between Mequon Road and Main Street.
- Section 5 – Architectural Design, Exterior Materials and Building Height shall be updated to reflect the following:
 - o Culvers architectural design, as submitted.
 - o Multi-family buildings and related amenity structures to be generally consistent in quality and materials with the precedent imagery, as submitted.

As a further supplement to the application form, noted below is a "Detailed Explanation and Justification for Proposed Amendments":

The redevelopment of the Blackstone Creek Golf Course ("The Project") is a multi-phase, mixed use development that will serve as a continuation of the original vision for the Blackstone Creek redevelopment and a catalyst for the Village Center District. Accordingly, we feel it's important to further outline our vision for the respective sites and phases of the Project:

Phase I is intended to serve as the catalyst for the commercial space. Drawing inspiration from the 2050 Comprehensive Plan ("Comp Plan"), we aim to activate the commercial pad sites located nearest to the intersection of W. Mequon Road and N. Division Road. Culvers is a high-quality, family-friendly Wisconsin brand; this location will be owned and operated by an experienced franchisee with a proven track record.

Phase II is intended to take cues from Traditional Neighborhood Design as desired in the Comp Plan. With increasing demand for right-sized residential units offering direct access, Phase II planning incorporates market rate, two story, walk up/garden style apartment concepts. As noted on Page 18 of the Comp Plan, "consider adding different housing options to accommodate smaller families and an older generation that would like to downsize but stay within their community." Evolving demographics have shown this type of housing to be in high demand and an invaluable resource for community stability. We believe strongly in the data which reinforces this need - as noted in the Village commissioned "Residential Market Analysis: Strategy Planning Guidelines for Germantown" as prepared by Tracy Cross & Associates.

The Project presents a once in a generation opportunity to achieve the following Village of Germantown goals:

- **HOUSING**

2050 Comp Plan 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.

Progress towards Goal: The Project adds quality housing options, as an alternative to traditional single-family housing.

- **TRANSPORTATION**

2050 Comp Plan 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.

Progress towards Goal: The addition of a walking path provides a safe connection from Mequon Road to Main Street for pedestrians and cyclists.

- **AGRICULTURAL, CULTURAL AND NATURAL RESOURCES**

2050 Comp Plan 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.

Progress towards Goal: Phase III includes the potential addition of new public parklands. Phases I and II are designed to respect the valuable open spaces and environmental corridors.

- **UTILITIES & COMMUNITY FACILITIES**

2050 Comp Plan Goal: Provide Germantown residents and businesses with safe, reliable, and adequate utilities and facilities to meet current and future needs.

Progress towards Goal: The addition of improved public infrastructure.

- **ECONOMIC DEVELOPMENT**

2050 Comp Plan 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.

Progress towards Goal: Approximately \$75,000,000 in new contemplated value, a catalytic investment to invigorate the Village Center District along with welcoming a new high quality commercial business.

- **LAND USE**

2050 Comp Plan 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.

Progress towards Goal: Create a defined residential neighborhood while preserving the natural environment and strengthening the commercial corridor.

Our proposed plan is to work closely with Village staff to amend the current PDD to incorporate the enclosed General Plan. Efforts will focus on phasing the Project and constructing buildings in a defined manner over a period of years. Preliminary phasing and massing are anticipated as follows:

- Pending Village approvals, land sale to Culvers Fall 2025 with construction commencing late 2025.
- Culvers opening in Spring 2026, coordinated with the golf course operations.
- Golf Course operations to continue as-is through the 2026 golf season.
- Phase II multifamily commencing upon achieving Village approvals – anticipated Fall 2026.
- Delivery of Phase II multifamily housing beginning in 2027.
- Future Phase III development opportunity pending Village input on a previously submitted Exchange Agreement.

Benefits to include:

- Further mixed-use and multi-family development.
- Expansion of public parklands.
- Activation of riverfront.
- Addition of varied public amenities.
- Activation of Main Street, consistent with 2050 Comp Plan.

We are firm supporters of the Village of Germantown and have worked to take substantial cues from the Comp Plan. We believe the Project as a whole has the potential to create multiple defined neighborhoods with needed housing stock, contribute to strengthening the Village Center District, preserve dynamic open space for recreation and bolster a strong sense of community; improving the physical infrastructure and the overall aesthetic of the Village for generations to come.

In addition, the Project will substantially increase the Village tax base. It will propel multiple under-utilized parcels forward, creating a sense of place and adding vibrancy to the Village Center District that will ensure Germantown remains a community in which residents want to live, work and play. Simply put, it will help the Village realize the vision identified in the 2050 Comp Plan.

Please review the attached and let us know if you have further questions. Thank you in advance for your consideration of this request.

Sincerely,

BLACKSTONE CREEK LLC.
By THE HEIMAT GROUP INC.



Jim Sedgwick
Principal



Joseph F. Lak II
Principal

EXHIBIT A – LEGAL DESCRIPTION OF PROPERTY

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6749, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON MARCH 31, 2017, IN VOLUME 52 OF CERTIFIED SURVEY MAPS, PAGES 41-52, AS DOCUMENT NO. 1427138, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF LOTS 2 AND 3 IN CERTIFIED SURVEY MAP NO. 6177, AND LANDS LOCATED BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, ALL BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Village of



Germantown

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

07/08/2025 11:34AM PRAVINA P
000932-0020
Payment effective date 07/08/2025

MISCELLANEOUS

ZONING FEES (GENZON)

2025 GENZON

1 @ \$820.00 \$820.00

\$820.00

Subtotal \$820.00

Total \$820.00

CHECK \$820.00

Check Number 1028

Change due \$0.00

Paid by: BLACKSTONE CREEK LLC

Thank you for your payment

CUSTOMER COPY

CERTIFIED SURVEY MAP NO.

BEING A REDVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6749 AND OUTLOT 1 OF "THE GLEN AT BLACKSTONE CREEK", BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

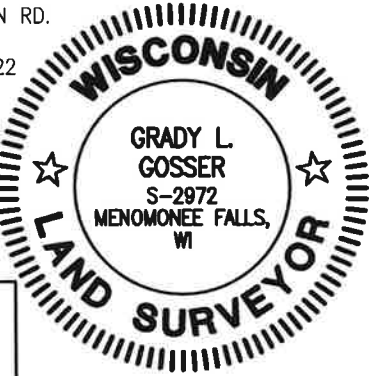
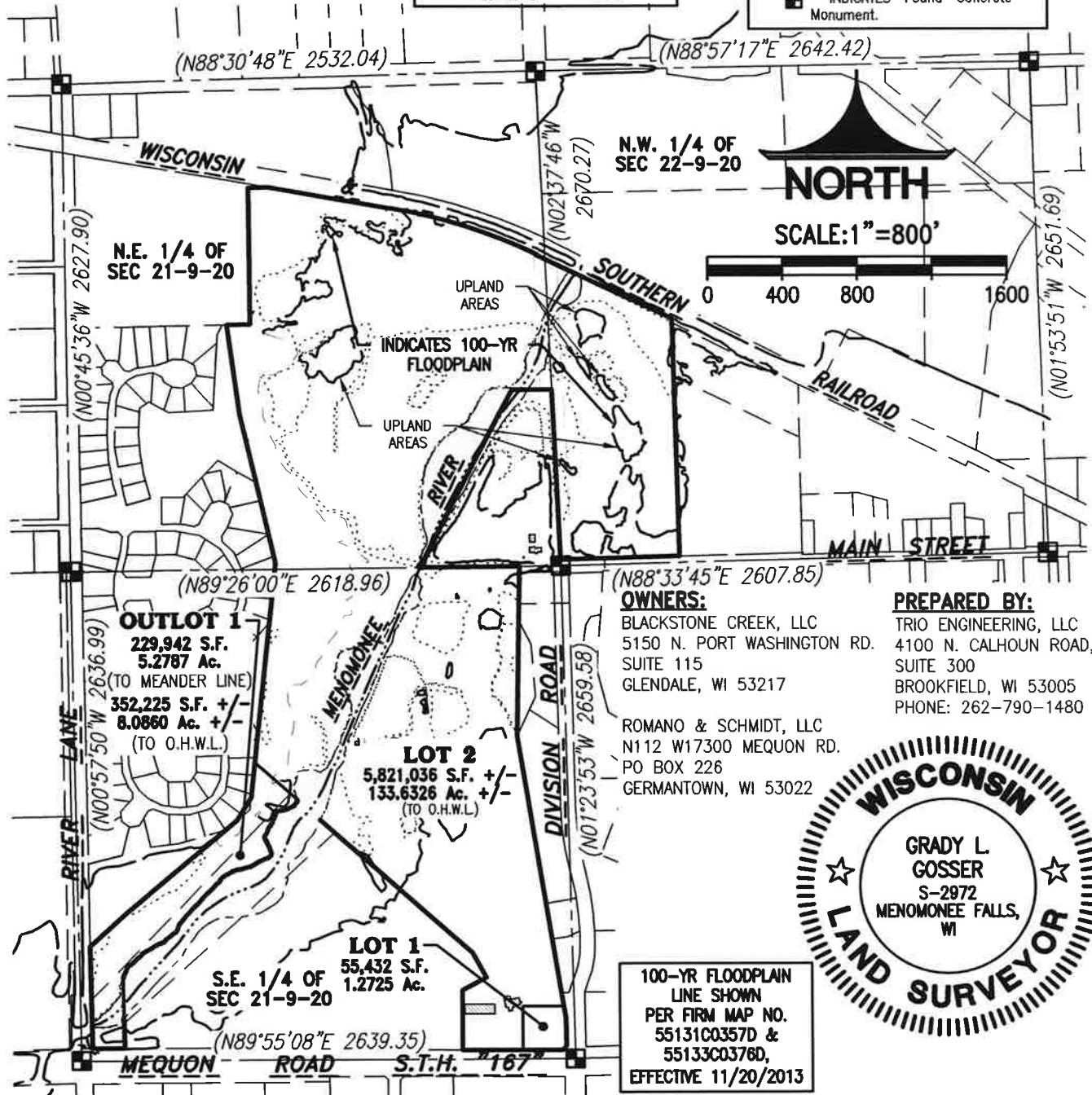
NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83/2011), IN WHICH THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, BEARS NORTH 89°55'08" EAST.
- WETLANDS SHOWN HEREON ARE PER HEARTLAND ECOLOGICAL GROUP INC. ASSURED DELINEATION AND REPORT DATED MARCH 27, 2024.
- PRIMARY ENVIRONMENTAL CORRIDOR SHOWN HEREON IS PER HEARTLAND ECOLOGICAL GROUP INC. REPORT AND MAP REFERENCED AND ATTACHED TO A SEWRPC CONCURRENCE LETTER DATED MARCH 7, 2025.
- SEE CERTIFIED SURVEY MAP NO. 6177 AND CERTIFIED SURVEY MAP NO. 6749 FOR EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS.

LEGEND:

- - INDICATES "Set" 0.750" O.D. by 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" Iron Pipe (Unless otherwise noted)
- - INDICATES "Found" Concrete Monument.

VICINITY MAP



DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

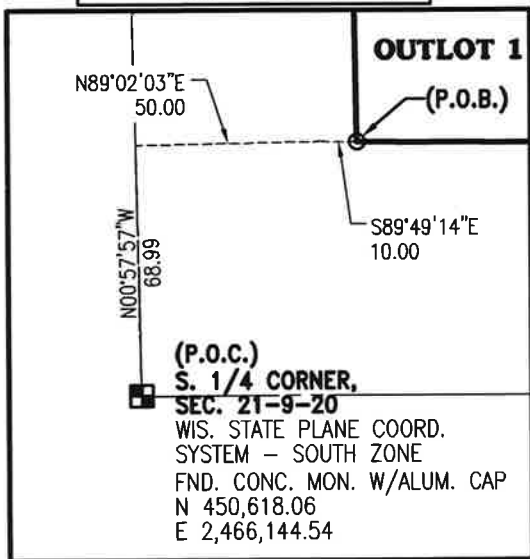
JOB NO. 23-038-1195-01
SHEET 1 OF 8

CERTIFIED SURVEY MAP NO.

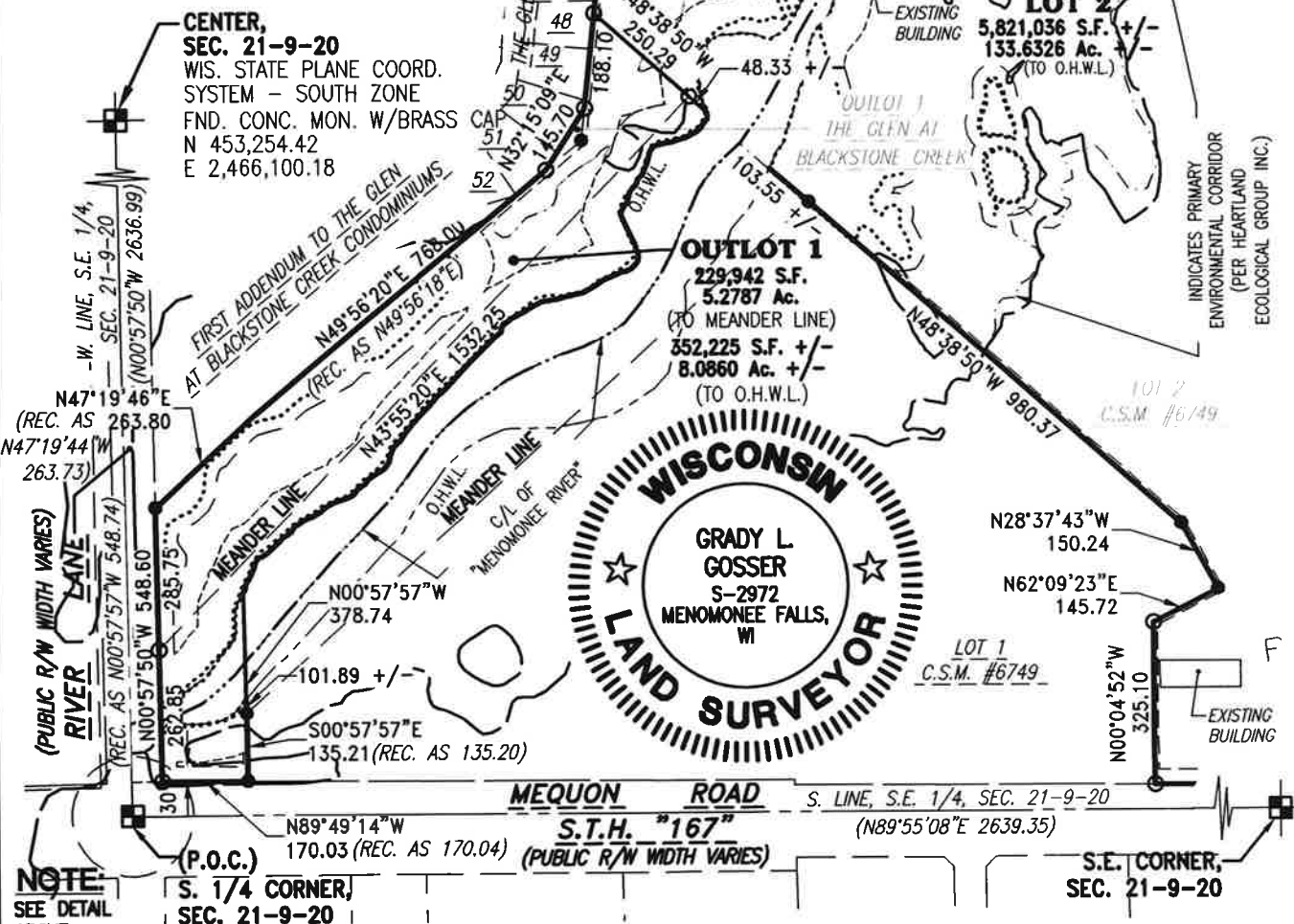
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SECOND ADDENDUM TO THE GLEN
AT BLACKSTONE CREEK CONDOMINIUMS

LEADIN DETAIL



THE GLEN AT BLACKSTONE
CREEK CONDOMINIUMS



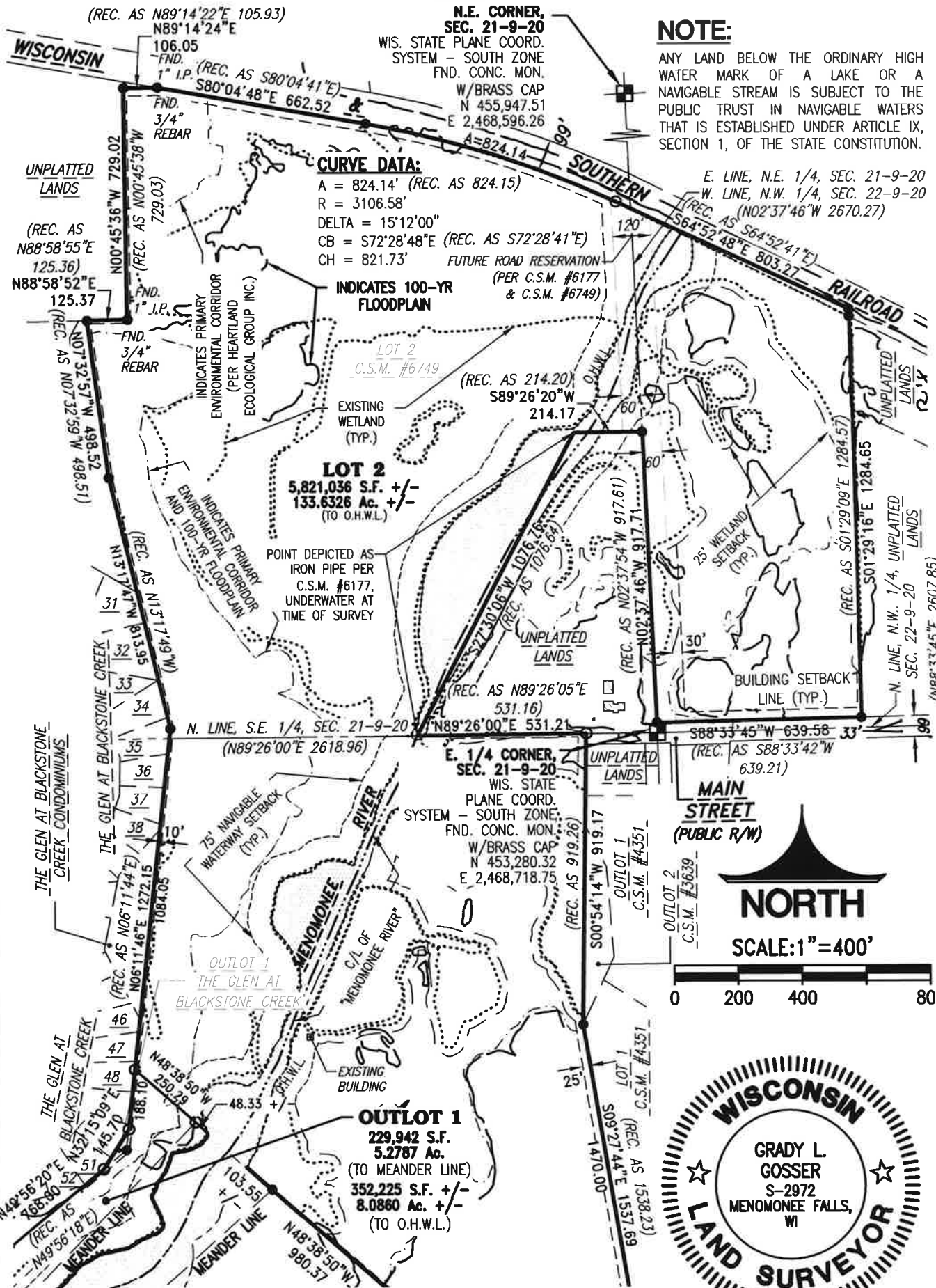
NOTE:
SEE DETAIL
ABOVE

DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 23-038-1195-01
SHEET 2 OF 8

CERTIFIED SURVEY MAP NO.

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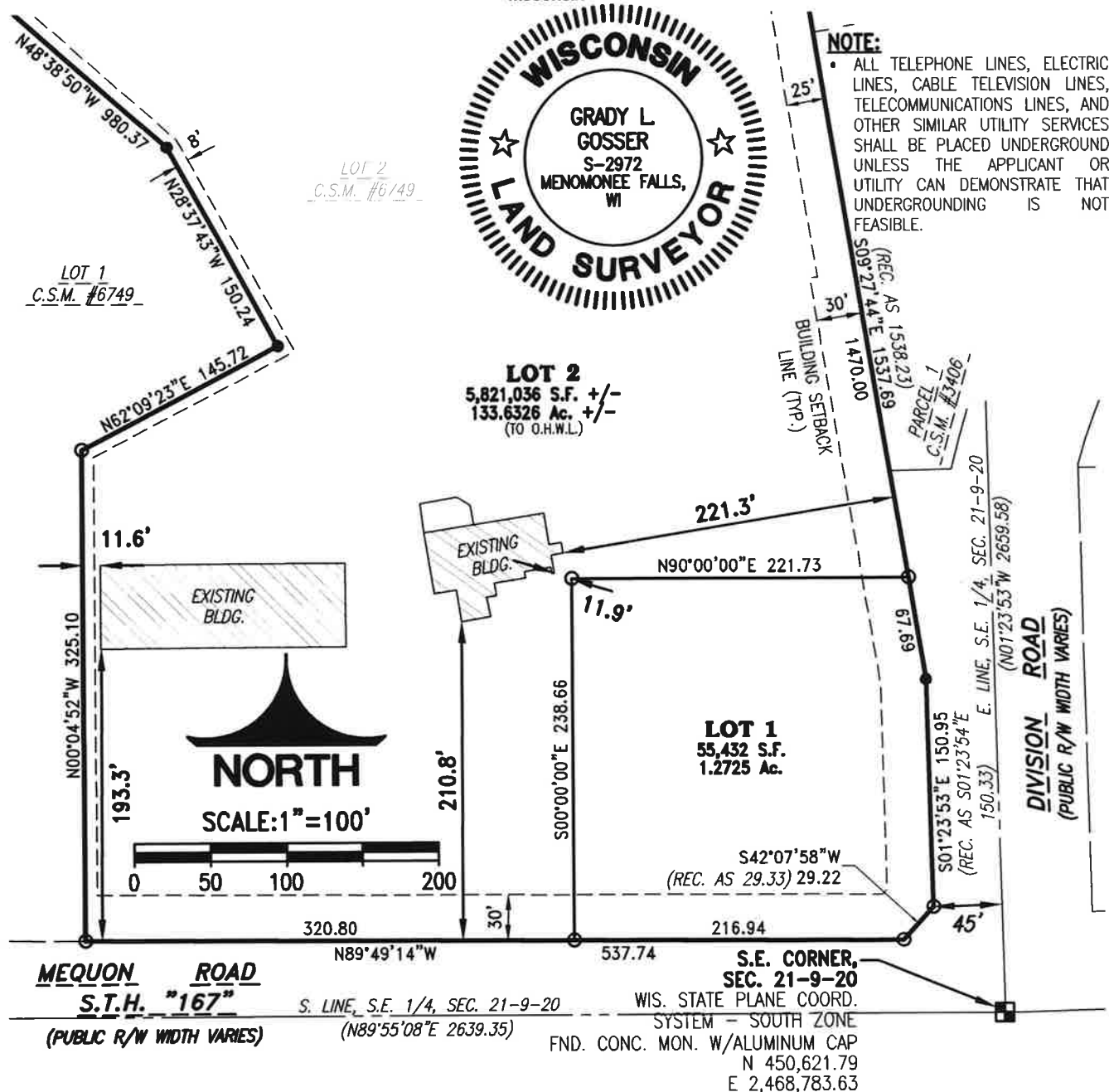


DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 23-038-1195-01
SHEET 3 OF 8

CERTIFIED SURVEY MAP NO.

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PRESERVATION RESTRICTIONS:

Those areas identified as WETLAND, FLOODPLAIN and PRIMARY ENVIRONMENTAL CORRIDOR on this Certified Survey Map shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, except as may be used for a Recreational Trail and with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the municipality in which this land is located. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the municipality in which this land is located. The removal of any vegetative cover that is necessitated to provide access or service to an approved residence or accessory building, shall be permitted only when the access or service cannot be located outside of the Wetland/Floodplain/Primary Environmental Corridor and with approval from the municipality in which this land is located.
- Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland and Floodplain area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings is prohibited.

DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 23-038-1195-01
SHEET 4 OF 8

CERTIFIED SURVEY MAP NO.

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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 Lot 2 of Certified Survey Map No. 6749 and Outlot 1 of "The Glen at Blackstone Creek", being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 21 and a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel contains 6,228,693 Square Feet (or 142.9911 Acres) of land, more or less to the Ordinary High Water Line of the "Menomonee River".

That I have made such survey, land division and map by the direction of **Blackstone Creek, LLC** and **Romano & Schmidt, LLC**, owners 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 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance 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

DRAFTED THIS 3rd DAY OF JULY, 2025
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 23-038-1195-01
SHEET 5 OF 8

X:\2023\23-038-1195 Blackstone Creek - Germantown Documents\Survey 530-Certified Survey Map\CSM.doc

CERTIFIED SURVEY MAP NO.

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LOT 2 CORPORATE OWNER'S CERTIFICATE:

BLACKSTONE CREEK, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Germantown Subdivision Control Ordinance, this _____ day of _____, 20 ____.

BLACKSTONE CREEK, LLC

Corey Kincaid, Manager

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Corey Kincaid, Manager 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 Manager 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: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6749 AND OUTLOT 1 OF "THE GLEN AT BLACKSTONE CREEK", BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BEING IN TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OUTLOT 1 CORPORATE OWNER'S CERTIFICATE:

ROMANO & SCHMIDT, LLC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Germantown Subdivision Control Ordinance, this _____ day of _____, 20 ____.

ROMANO & SCHMIDT, LLC

Troy Schmidt, Partner

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Troy Schmidt, Partner 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 Partner 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: _____
Notary Public, _____ County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 6749 AND OUTLOT 1 OF "THE GLEN AT BLACKSTONE CREEK", BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, BEING IN TOWN 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 Village of Germantown on this ____ day of _____, 2025.

Robert A. Soderberg, Chairman

Deborah J. Remich, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

This Certified Survey Map, being a division of Lot 2 of Certified Survey Map No. 6749 and Outlot 1 of "The Glen at Blackstone Creek", being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 21 and a part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, all being in Town 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 by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2025.

Robert A. Soderberg, Village President

Donna Ott, Village Clerk



CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Jim Sedgwick

Heimat Capital LLC

12075 N Corporate Parkway, Ste 250

Mequon, WI 53092

Phone (414) 303-4691

Fax () na

E-Mail jim.sedgwick@theheimatgroup.com

PROPERTY OWNER

Blackstone Creek LLC

Attn Corey Kincaid, Member

c/o Heimat Capital LLC

Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

N112W17300 Mequon Rd, Germantown, WI 53022

TAX KEY NUMBER

GTNV 211979

3 PURPOSE OF LAND SPLIT

Create a new legal parcel for sale and development

Will the land split require rezoning?

Yes, PDD amendment

From

To

4 READ AND INITIAL THE FOLLOWING:

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

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

CK CS 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.

CK CS I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

Applicant

Date

Owner

Date

Village of



Germantown

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

07/08/2025 11:33AM PRAVINA P
000932-0019
Payment effective date 07/08/2025

MISCELLANEOUS

ZONING FEES (GENZON)
2025 GENZON
1 @ \$1960.00 \$1,960.00

\$1,960.00

Subtotal \$1,960.00
Total \$1,960.00

CHECK \$1,960.00
Check Number 1027

Change due \$0.00

Paid by: BLACKSTONE CREEK LLC

Thank you for your payment

CUSTOMER COPY

To: Kevin Driscoll, Village Engineer

CC: Jeff Retzlaff Village Planner

From: Bob Beilfuss, PLS

Date: August 15, 2025

Re: Culvers-Blackstone CSM

Kevin,

Here is my review comments for the CSM received 7/30/2025.

Certified Survey Map

Applicant or Owner: Jim Sedgwick

Address: N112 W17300 Mequon Road, Germantown WI. 53022

Tax Key No. GNTV 211979

Land Surveyor/Firm: Grady L. Gosser, PLS – Trio Engineering

1. On all sheets, the Professional Land Surveyor's signature is missing.
2. The Professional Land Surveyor's seal is missing from sheets 5 through 8.
3. There is a access restriction (shown on previous CSM's) along Mequon Road and a portion of Division Road that is not shown or dimentioned on this submittal and needs to be added. As does the 50' access point. Should the existing driveway not be located within the 50' access point, then either the drive needs to be relocated or the access point will need to be relocated. These options need to be approved by the agency that required the access restriction originally. Research will need to be done to see which agency required the restriction. It could be the Village or the Wisconsin Department of Transportation.
4. There is a 20' sanitary sewer and water main easement along the Mequon Road per Document No. 1427147 that was recorded separately from the previous CSM's and is not shown on those previous CSM. This easement needs to be added to this submittal.
5. The building setbacks and dimensions are missing from the west and north boundary lines of proposed Lot 1 and needs to be added to this submittal.
6. The north access drive from Division Road to serve proposed Lot 1 is located on proposed Lot 2 and either the north line of Lot 1 needs to be relocated to the north, so that the new drive is located on Lot 1 or a shared driveway easement between proposed Lot 1 and proposed Lot 2, centered on said north boundary line, with terms and conditions of the easement, needs to be created.

Professional Land Surveying and Mapping Services
W174 N9467 Joper Road, Menomonee Falls, Wisconsin, 53051
262-250-8003 office pointlandsurveying@gmail.com email

7. No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

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

Prior to Recording the Certified Survey Map or Subdivision Plat

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

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

Sincerely,
Point Land Surveying & Mapping

Bob Beilfuss

Bob Beilfuss, P.L.S.
Principle

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

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

DATE: Monday, October 13th, 2025
TIME: 6:30pm or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the following regarding the Blackstone Creek Planned Development District (PDD): (1) a rezoning application to rezone portions of the following described parcel from the Rd-2: One & Two-Family Zoning District to the Rm-3: Multi-Family Zoning District and the B-2: Community Business District within the Blackstone Creek PDD; and (2) amendments to the Blackstone Creek PDD General Development Plan and Conditions and Restrictions that would allow the development of a mixed-use development comprised of commercial retail and approximately 205 multi-family dwelling units:

Applicant: Jim Sedgwick/Heimat Capital LLC, Agent for Blackstone Creek LLC, Property Owners
Property: N112 W17300 Mequon Road; Tax Parcel GTNV 211-979

Property Description:

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 6749, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON MARCH 31, 2017, IN VOLUME 52 OF CERTIFIED SURVEY MAPS, PAGES 41-52, AS DOCUMENT NO. 1427138, SAID CERTIFIED SURVEY MAP BEING A DIVISION OF LOTS 2 AND 3 IN CERTIFIED SURVEY MAP NO. 6177, AND LANDS LOCATED BEING A PART OF THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4, SOUTHEAST 1/4, NORTHWEST 1/4 & SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21 AND PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, ALL BEING IN TOWN 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 our website by following this link:

<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 & 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 the 143-acre property located at N112W17300 Mequon Road (known as the "Blackstone Creek Golf Club" property). As stated in the attached notice, Jim Sedgwick, agent for Blackstone Creek LLC, property owner, is requesting a series of approvals affecting the Blackstone Creek Golf Club property and the Planned Development District (PDD) within which it is located, including: (1) rezoning a portion of the property from the current Rd-2: One & Two-Family Zoning District to the Rm-3: Multi-Family Zoning District within the Blackstone Creek PDD; (2) amending the Blackstone Creek PDD General Development Plan and list of Conditions and Restrictions that would allow the development of a mixed-use development comprised of commercial and residential land uses including 205 multi-family dwelling units; and (3) dividing a 1.27-acre parcel nearest to the Division Road @ Mequon Road intersection for the development of a Culver's fast-food/sit-down restaurant.

A public hearing of the rezoning application and proposal to amend the PDD for the proposed development 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 backside 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 proposal. 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 requested approvals. Once the public hearing is closed the Plan Commission will consider the public comments and other information received before making a formal recommendation to the Village Board.

At a future meeting (on a date to be determined), the Village Board will consider the proposal and requested approvals, the Village staff report & recommendation, public hearing comments received, and the Plan Commission recommendation before making a final decision to approve or deny the requested approvals.

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 no later than 4pm on October 13th. 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.



Engineering Department Memorandum

To: Jeff Retzlaff, AICP, Planning Director/Zoning Administrator

From: Kevin Driscoll, Village Engineer

Date: August 27, 2025

Re: Culvers – Storm Water Management Review

Items Reviewed:

1. Stormwater Management Plan

Dated: 07-07-2025

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. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.

Stormwater Management Plan:

1. Clarify what pavement area was used for the new pavement area. New driveways into the site located outside the property line shall be included as new parking and roadway area.
2. Provide soil borings demonstrating the native soil infiltration rate of 0.13 in/hr is appropriate for the on-site soils.
3. Adjust stone voids to 33% as recommended by the DNR or provide documentation supporting 40% voids in the stone proposed for use.
4. Provide additional information on how the outlet from the isolator row is being modeled. Its not clear where the weir 1.5' above the bottom is and why the 12" outlet pipe isn't included in the model.
5. Provide information on how water tributary to STM INL #2 will be treated by the isolator

September 4, 2025

row. Is the 15" outlet invert intended to be higher than the 12" inlet pipe as shown on the plans?

6. Provide information on the 6" NE out of STM MH#1. Is this a draintile that will reduce infiltration of the isolator row? If so it should be included in the SLAMM model.

Transportation:

1. Provide Traffic Impact Analysis.
2. Complete Driveway permit.
3. Extend sidewalk to connect to Mequon Road. Extend sidewalk along Division Road.

Sanitary:

1. Sanitary is available along Mequon Road in easement.
2. Complete Plumbing permit
3. Provide projected volumes based on similar sites for impact fee calculation.

Water:

1. Water is available along Mequon Road in easement.
2. Complete Plumbing permit
3. Provide projected volumes based on similar sites for impact fee calculation.



Assured Wetland Delineation & Environmental Corridor Delineation Report

Blackstone Creek Golf Course

Village of Germantown, Washington County, Wisconsin

March 27, 2024

Project Number: 20231043

Blackstone Creek Golf Course

Village of Germantown, Washington County, Wisconsin

March 27, 2024

Prepared for:

Mr. Jim Sedgwick

Blackstone Creek, LLC

5150 N. Port Washington Rd. #115

Glendale, WI 53217

Prepared by:

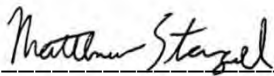
Heartland Ecological Group, Inc.

506 Springdale Street

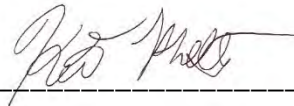
Mount Horeb, WI 53572

608-490-2450

www.heartlandecological.com



Matthew Stangel, Senior Scientist



Keith Phelps, Environmental Scientist

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Appendix H | Previous Wetland Mapping



1.0 Introduction

Heartland Ecological Group, Inc. (“Heartland”) completed an assured wetland determination and delineation on the Blackstone Creek Golf Course site on July 31, August 1, and August 2, 2023, at the request of Blackstone Creek, LLC. Primary Environmental Corridor (PEC) was also refined and field delineated. Wetland delineation fieldwork was completed by Matt Stangel, an assured delineator qualified via the Wisconsin Department of Natural Resources’ (WDNR’s) Wetland Delineation Assurance Program and Keith Phelps, both of Heartland (Appendix E, Qualifications). Primary Environmental Corridor fieldwork was also completed by Matt Stangel and Keith Phelps. The 164.44-acre site (the “Study Area”) is northeast of the intersection of Mequon Road and River Lane, in Sections 21 & 22, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A). The purpose of the wetland and environmental corridor delineation was to determine the location and extent of wetlands, waterways, water bodies, and PEC within the Study Area.

Sixteen (16) wetland areas totaling approximately 31.97 acres were delineated and mapped within the Study Area (Figure 6, Appendix A). One PEC area totaling approximately 118.84 acres was also identified and mapped. One (1) waterway, the Menomonee River, which was historically widened/excavated, traverses the central portion of the Study Area. Additionally, twelve (12) historically excavated ponds were identified within the Study Area.

Wetlands, waterways, and water bodies 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. PEC is a designation created by Southeastern Wisconsin Regional Planning Commission (SEWRPC) that is adopted by local municipalities, townships, and counties. The municipalities have jurisdiction over environmental corridors such as PEC under the oversight of SEWRPC and WDNR. Heartland recommends this report be submitted to local authorities, the USACE, and SEWRPC (via the Village of Germantown) 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 Wetlands 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 WDNR's *24k Hydro Flowlines (Rivers and Streams)* data layer (Figure 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 actively managed golf course areas. The GNSS data was then used to map the wetlands using ESRI ArcGIS Pro™ software.

2.2 Environmental Corridors

Per the SEWRPC Planned Environmental Corridors and 2010 Environmental Corridors (Corridors) mapping, corridor areas are located within the Study Area. Because the Corridor boundaries may need adjustment due to changing site conditions over time, a field inspection is often needed to refine them. Field work was completed by Matt Stangel and Keith Phelps of Heartland on July 31, 2023.

The initial steps in the Corridor delineation refinement process included a review of the following documents:

- NRCS Web Soil Survey
- USGS 7.5-minute Wisconsin quadrangle map and available topographic maps
- WWI Mapping
- SEWRPC Mapping and Reports

These documents provide information on where Corridors have been previously identified and identify areas that possess a high likelihood of containing Corridors. These initially identified areas were then visited to make on-site determinations, and where necessary, complete delineations of the Corridor boundary.

Heartland conducted a field review and applied the definitions, criteria, and guidelines outlined in “Refining the Delineation of Environmental Corridors in Southeastern Wisconsin” (Rubin and Emmerich, 2000). Field conditions were compared with aerial photography to assess changes in land use and/or vegetative cover. SEWRPC has identified the various



Corridor areas within southeastern Wisconsin by aerial photographic interpretation and, in many instances, field review. The following are definitions for these terms:

- Primary environmental corridor (PEC) contains concentrations of the most significant natural resources. They are at least 400 acres in size, at least two (2) miles long and at least 200 feet wide.
- Secondary environmental corridor (SEC) contains significant but smaller concentrations of natural resources. They are at least 100 acres in size and at least one (1) mile long, unless serving to link PEC's.
- Isolated natural resource areas (INRA) contain significant remaining resources apart from environmental corridors. They are at least five (5) acres in size and 200 feet wide.

The field inspection included a preliminary reconnaissance of the Study Area to determine the general topography, plant communities, and to confirm the presence of various resource features.

- 1) A meander survey was conducted in the northern woodland area of the PEC and all known plants were identified to the species level.
- 2) If soil limitations were part of the criteria, soil types were confirmed during the field inspection.
- 3) Changes in wildlife habitat and/or Corridor were recorded in field notes.
- 4) Heartland identified all key natural resource base elements present within the Study Area in accordance with definitions in Rubin & Emmerich (2000) including:
 - Lakes, rivers, and streams
 - Wetlands
 - Prairie remnants
 - Rugged terrain and steep slopes
 - Poorly drained and organic soil
 - Potential outdoor recreation sites
 - Historic sites and structures
 - Undeveloped shorelands and flood lands
 - Woodlands
 - Wildlife habitat
 - Unique landforms
 - Existing outdoor recreation sites
 - Significant open spaces
 - Outstanding scenic areas and vistas

Point values of each natural resource base element were then summed, and those areas with 10 or more points, and that met the minimum size and width requirements, were



identified as corridor. Setbacks from key features (e.g. navigable waterways) were also included.

Heartland then located the Corridor boundary in the Study Area mostly by finding the outer drip line of the tree canopy of woodlands. Woodlands are comprised of trees with at least a four-inch diameter at breast height (dbh), having a minimum density of 17 trees per acre, and producing greater than 50% canopy cover. Wetlands, woodlands, floodplain, and wildlife habitat elements were included in the Corridor.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the APT analysis (Deters & Gutenson 2021) using the previous 90 days of precipitation data, conditions encountered at the time of the fieldwork were expected to be drier 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 mild drought 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 relatively flat as much of the Study Area is located within the historic 100-year flood plain of the Menomonee River. A relatively steep slope is located on the south side of the Study Area, and indications of historic grading for golf course construction and management are present within the golf course area (e.g. tee boxes, berms, drainage swales, and artificial ponds). A topographic high of approximately 886 feet above mean sea level (msl) is present near the clubhouse building and parking lot on the south side of the Study Area, and a topographic low of approximately 842 feet above msl is present within the Menomonee River, which bisects the center of the Study Area from north to south (Figures 2 and 6, Appendix A). Land uses within the Study Area is primarily an active golf course with an area of undeveloped woodland present on the north side and the Village of Germantown's Residential Yard Waste Facility in the north-central portion of



the Study Area. Surrounding areas are primarily residential with some commercial and undeveloped areas also present.

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
FaA: Fabius loam, 1-3% slopes	Fabius	90	Flats	No
	Sebewa	10	Depressions	Yes
HmB2: Hochheim loam, 2-6% slopes, eroded	Hochheim-Eroded	80-91	Drumlins	No
	Theresa-Eroded	6-12	Till plains	No
	Lamartine	3-8	Drumlins	No
Hu: Houghton mucky peat, 0-2% slopes	Houghton-Mucky peat	85-95	Depressions	Yes
	Houghton-Ponded	3-7	Depressions	Yes
	Adrian	1-5	Lakebeds (relict)	Yes
	Palms-Mucky peat	1-3	Interdrumlins	Yes
KwB: Knowles silt loam, 2-6% slopes	Knowles	85-95	Ground moraines	No
	Dodge	3-6	Ground moraines	No
	Lamartine	1-5	Ground moraines	No
	Ritchey	1-4	Ground moraines	No
MgA: Martinton silt loam, 1-3% slopes	Martinton	86-95	Drainageways	No
	Pella	5-14	Depressions	Yes
MmA: Matherton silt loam, 1-3% slopes	Matherton	85-95	Drainageways	No
	Pella	3-8	Depressions	Yes
	Colwood	2-7	Depressions	Yes
Pc: Palms mucky peat, 0-2% slopes	Palms-Mucky peat	80-95	Interdrumlins	Yes
	Houghton-Mucky peat	3-15	Depressions	Yes



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Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
	Adrian	2-5	Interdrumlins	Yes
Ph: Pella silt loam, 0-2% slopes	Pella	80-91	Drainageways	Yes
	Kendall	5-9	Drainageways	No
	Lamartine	4-8	Drainageways	No
	Palms-Muck	1-3	Depressions	Yes
RkB: Ritchey silt loam, 2-6% slopes	Ritchey	100	Bluffs	No
RkC2: Ritchey silt loam, 6-12% slopes, eroded	Ritchey	100	Bluffs	No
SeB: St. Charles silt loam, gravelly substratum, 2-6% slopes	St. Charles-Gravelly substratum	80-90	Outwash plains	No
	Fox	7-13	Outwash plains	No
	Mayville	3-7	Outwash plains	No
Sm: Sebewa silt loam, 0-2% slopes	Sebewa	80-95	Depressions	Yes
	Adrian	3-12	Lakebeds (relict)	Yes
	Ionia	1-5	Rises	No
	Fox	0-3	Rises	No
ThB2: Theresa silt loam, 2-6% slopes, eroded	Theresa-Eroded	80-90	Drumlins	No
	Hochheim-Eroded	9-15	Drumlins	No
	Lamartine	1-5	Drumlins	No
VsA: Virgil silt loam, gravelly substratum, 0-3% slopes	Virgil-Gravelly substratum	85-95	Drainageways on outwash plains	No
	Sebewa	2-5	Depressions on outwash plains	Yes
	Drummer-Drained	2-6	Depressions on outwash plains	Yes
	Sable	1-4	Depressions on outwash plains	Yes
W: Water	Water	100	—	No



Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts 20 wetland areas within the Study Area: four (4) forested (T3K) wetlands, one (1) scrub/shrub, emergent/wet meadow (S3/E2K) and 15 open water wetlands (W0Hx). Additionally, one (1) WWI point is located in the central portion of the Study Area.

Waterway and Water Body Mapping

The WDNR's Rivers and Streams data layer (Figure 5, Appendix A) depicts 13 waterbodies and two (2) waterways within the Study Area. The waterways consist of the Menomonee River which bisects the Study Area from north to south, and one (1) short, unnamed tributary to the Menomonee River which extends approximately 550 feet east of the Menomonee River in the central portion of the Study Area.

Previous Delineations and Landowner Contacts

Heartland is aware of one (1) previous wetland delineation completed by Stantec in November 2019, which included two (2) small portions of Heartland's Study Area (Appendix H).

Aerial Photography

Available NAIP imagery of the Study Area from the period of 2005-2022 (Appendix F) was reviewed for evidence of wetland signatures and to gain insight into the site's recent history. The site has been unchanged and has been used as a golf course and a municipal yard waste facility throughout the review period. A residential development was constructed immediately west of the Study Area beginning in 2008.

3.2 Field Review

A total of 16 wetlands were identified and delineated within the Study Area. Wetland determination data sheets (Appendix C) were completed at 55 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/Hardwood Swamp	Contiguous with Menomonee River	Moderately susceptible, 50 feet	26.19
W-2A	Wet Meadow	Potentially isolated; On fringe of historically excavated pond (Pond 3)	Less susceptible, 10-30 feet	0.03
W-2B	Wet Meadow	Potentially isolated; On fringe of historically excavated pond (Pond 4)	Less susceptible, 10-30 feet	0.03
W-3	Hardwood Swamp	Likely contiguous with Menomonee River; On fringe of historically excavated pond (Pond 5); Culvert connection to Pond 5	Moderately susceptible, 50 feet	1.25
W-4	Hardwood Swamp	On fringe of historically excavated pond (Pond 6); Culvert connection to Pond 5	Moderately susceptible, 50 feet	0.49
W-5	Hardwood Swamp	Potential surface connection to Menomonee River	Moderately susceptible, 50 feet	1.40
W-6A	Wet Meadow	Surface connection to Menomonee River	Less susceptible, 10-30 feet	0.21
W-6B	Wet Meadow	Surface connection to Menomonee River via culvert connection to W-6A	Less susceptible, 10-30 feet	0.12
W-6C	Hardwood Swamp/Wet Meadow	Surface connection to Menomonee River via culvert connections to W-6 segments	Moderately susceptible, 50 feet	1.58
W-6D	Hardwood Swamp	Surface connection to Menomonee River via culvert connections to W-6 segments	Moderately susceptible, 50 feet	0.03
W-7	Wet Meadow	Surface connection to Menomonee River via culvert connection to W-1	Less susceptible, 10-30 feet	0.07
W-8	Wet Meadow/Shrub Carr	Potentially isolated; On fringe of historically excavated pond (Pond 7)	Moderately susceptible, 50 feet	0.14



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Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-9A	Wet Meadow/Shrub Carr	Likely contiguous with Menomonee River; On fringe of historically excavated pond (Pond 8)	Less susceptible, 10-30 feet	0.11
W-9B	Wet Meadow	Likely contiguous with Menomonee River via culvert connection to Pond 8	Less susceptible, 10-30 feet	0.02
W-10	Wet Meadow	Potentially isolated; On fringe of historically excavated pond (Pond 10)	Moderately susceptible, 50 feet	0.04
AW-1	Wet Meadow	Potentially isolated; on fringe of excavated stormwater pond	Less susceptible, 10-30 feet	0.26
*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.				31.97

Wetland 1 & 7 (W-1 & W-7)

Wetland W-1 (W-1) is a complex of wet meadow, shrub carr, and hardwood swamp which is contiguous with the Menomonee River and bisects the Study Area from north to south. Much of the wetland consists of a wet meadow fringe located along the banks of the Menomonee River which was historically widened. The greatest portion of hardwood swamp occurs in the northern portion of the Study Area, while several other areas where W-1 deviates from the course of the Menomonee River tend to contain complexes of wet meadow, shrub carr, and hardwood swamp. Some portions of W-1 are frequently mowed and managed as part of a golf course. Three (3) historically excavated ponds (Pond 1, Pond 9, & Pond 11) were identified completely within the boundaries of W-1. Wetland W-7 (W-7) is a relatively small drainage swale which is connected to W-1 through a short culvert. W-7 consists of wet meadow and is frequently mowed and maintained for golf course use.

Dominant vegetation observed in W-1 included green ash (*Fraxinus pennsylvanica*, FACW), boxelder (*Acer negundo*, FAC), crack willow (*Salix x fragilis*, FAC), peachleaf willow (*Salix amygdaloides*, FACW), silver maple (*Acer saccharinum*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), red-osier dogwood (*Cornus alba*, FACW), silky dogwood (*Cornus amomum*, FACW), Indian hemp (*Apocynum cannabinum*, FAC), Kentucky bluegrass (*Poa*



pratensis, FACU), grass-leaved goldenrod (*Euthamia graminifolia*, FAC), dark green bulrush (*Scirpus atrovirens*, OBL), fowl manna grass (*Glyceria striata*, OBL), Bebb's sedge (*Carex bebbii*, OBL), swamp milkweed (*Asclepias incarnata*, OBL), reed canary grass (*Phalaris arundinacea*, FACW), stinging nettle (*Urtica dioica*, FAC), yellow nutsedge (*Cyperus esculentus*, FACW), lady's thumb (*Persicaria maculosa*, FAC), orange jewelweed (*Impatiens capensis*, FACW), broadleaf arrowhead (*Sagittaria latifolia*, OBL), and riverbank grape (*Vitis riparia*, FAC).

Dominant vegetation observed in W-7 included spotted lady's thumb and planted Kentucky bluegrass.

The Depleted Below Dark Surface (A11), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were observed at various sample points throughout W-1 and W-7. Therefore, the hydric soil criterion was met throughout W-1 and W-7.

The primary wetland hydrology indicators of High Water Table (A2) and Saturation (A3) were observed within W-1, while no primary wetland hydrology indicators were observed in W-7. The secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted in W-1, while secondary indicators of Saturation Visible on Aerial Imagery (C9), Stunted or Stressed Plants (D1), and Geomorphic Position were noted in W-7.

The boundaries of W-1 and W-7 correlated mostly with a poorly to moderately-defined topographic break that correlated with gradients of hydric soils, hydrophytic vegetation, and hydrology indicators.

Wetland 2A, 2B, 8 & 10 (W-2A, W-2B, W-8 & W-10)

Wetlands W-2A, W-2B, W-8, and W-10 are wet meadow wetlands, with some smaller elements of shrub carr, located on the fringes of historically excavated ponds (Pond 3, Pond 4, Pond 7, and Pond 10); all of which appear isolated on the landscape.

Dominant vegetation observed in W-2A, W-2B, W-8 and W-10 included green ash, sandbar willow (*Salix interior*, FACW), reed canary grass, common spikerush (*Eleocharis palustris*, OBL), lady's thumb, and swamp milkweed. Therefore, the hydrophytic vegetation criteria was met.



The Depleted Below Dark Surface (A11), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were observed at various sample points throughout W-2A, W-2B, W-8, and W-10. Therefore, the hydric soil criterion was met throughout these wetlands.

The primary wetland hydrology indicators of Saturation (A3), Drift Deposits (B3), and Algal Mat or Crust (B4) were observed within W-2A, W-2B, W-8, and W-10, while secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted.

The boundaries of W-2A, W-2B, W-8, and W-10 coincided mostly with a well-defined topographic break that likely correlated with the extent of historic excavation.

Wetland 3, 4, and 5 (W-3, W-4, & W-5)

Wetlands W-3, W-4, and W-5 are predominantly hardwood swamp wetlands located near each other in the east-central portion of the Study Area. Two (2) historically excavated ponds (Pond 5 and Pond 6) were noted entirely within W-3 and W-4 respectively, and a culvert was noted connecting W-3 and W-4. Some elements of wet meadow exist along the fringes of these ponds.

Dominant vegetation observed in W-3, W-4, and W-5 included silver maple, American elm (*Ulmus americana*, FACW), green ash, clearweed (*Pilea pumila*, FACW), common buckthorn, bittersweet night-shade (*Solanum dulcamara*, FAC), riverbank grape, orange jewelweed, wild black currant (*Ribes americanum*, FACW), and Virginia creeper (*Parthenocissus quinquefolia*, FACU). Therefore, the hydrophytic vegetation criterion was met.

The Thick Dark Surface (A12) and Redox Dark Surface (F6) hydric soil indicators were observed at various sample points throughout W-3, W-4, and W-5. Therefore, the hydric soil criterion was met throughout these wetlands.

The primary wetland hydrology indicator of Drift Deposits (B3) was observed within W-3, W-4, and W-5, while secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted.



The boundaries of W-3, W-4, and W-5 correlated mostly with a poorly to moderately-defined topographic break.

Wetland 6A, 6B, 6C and 6D (W-6A, W-6B, W-6C, & W-6D)

Wetlands W-6A, W-6B, W-6C and W-6D are a series of wet meadow drainage swales, interconnected by culverts, and draining down to the Menomonee River occurring in the northern portion of the Study Area. W-6C and W-6D also contain hardwood swamp which drains down to the wet meadow drainage swales.

Dominant vegetation observed in the wet meadow portion of the W-6 wetland complex was reed canary grass, while the hardwood swamp portions were dominated by American elm, silver maple, boxelder, common buckthorn, green ash, and orange jewelweed. Therefore, the hydrophytic vegetation criterion was met.

The Depleted Below Dark Surface (A11), Depleted Matrix (F3), and Redox Dark Surface (F6) hydric soil indicators were observed at various sample points throughout W-6A, W-6B, W-6C, and W-6D. Therefore, the hydric soil criterion was met throughout these wetlands.

The primary wetland hydrology indicator of Drift Deposits (B3) and Sparsely Vegetated Concave Surface (B8) were observed within the hardwood swamp portions of the W-6 wetland complex, while secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted throughout the W-6 wetland complex.

The boundaries of W-6A, W-6B, W-6C, and W-6D correlated mostly with a moderately-defined topographic break.

Wetland 9A and 9B (W-9A & W-9B)

Wetlands W-9A and W-9B are predominantly wet meadow, with some smaller elements of shrub carr. These wetlands are located on the fringe of a historically excavated pond (Pond 8) which is separated from the Menomonee River by a berm.

Dominant vegetation observed in W-9A and W-9B included barnyard grass (*Echinochloa crus-galli*, FAC), lady's thumb, and reed canary grass. Therefore, the hydrophytic vegetation criteria was met.

The Depleted Matrix (F3) and Redox Depressions (F8) hydric soil indicators were observed within W-9A and W-9B. Auger refusal was met at seven inches depth due to rock, likely due



to the constructed nature of Pond 8. The hydric soil criterion was met based on the observation of the hydric soil indicators.

The primary wetland hydrology indicators of High Water Table (A2) and Saturation (A3), were observed within W-9A and W-9B, while secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were also noted. Surface water dominated the interior of W-9A / Pond 8.

The boundaries of W-9A and W-9B correlated mostly with a well-defined topographic break that likely correlated with the limits of extent of historic excavation.

Artificial Wetland 1 (AW-1)

Wetland AW-1 is a wet meadow located on the fringe of an excavated storm water basin on the west edge of the Study Area. A stormwater pond (Storm Pond 1) was observed completely within the boundaries of AW-1. Based on aerial photography, Storm Pond 1 and AW-1 appear to have been constructed in conjunction with the residential development west of the Study Area, which began construction in 2008.

Dominant vegetation observed in AW-1 included lady's thumb and common spikerush. Therefore, the hydrophytic vegetation criterion was met.

The Redox Dark Surface hydric soil indicator was observed within AW-1. Therefore, the hydric soil criterion was met.

Although no primary wetland hydrology indicators were noted at the sample point within AW-1, the secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted. Therefore, the wetland hydrology criterion was satisfied. Surface water was present within the interior of AW-1 within Storm Pond 1.

The boundaries of AW-1 correlated mostly with a well-defined topographic break that likely coincided with the extent of historic excavation.

Waterways/Waterbodies

The Menomonee River traversed the central part of the Study Area and its approximate ordinary high-water mark (OHWM) was mapped. The Menomonee River was historically widened when the golf course was constructed. Additionally, the approximate ordinary high-water mark of eleven (11) historically excavated ponds were mapped throughout the Study Area. These ponds all appear to have been constructed between 1970 and 1985.



Furthermore, one (1) stormwater pond (Storm Pond 1) was mapped on the western edge of the Study Area. Storm Pond 1 appears to have been excavated around 2008.

3.3 Environmental Corridor

Primary environmental corridor (PEC) comprised of wetlands, woodlands, and floodplain is located throughout much of the Study Area (Figure 8, Appendix A). The PEC area is identified most recently on the Planned Environmental Corridors layer per SEWRPC's Regional Map Server online mapping (Appendix G). Correspondence with SEWRPC staff indicates that the PEC has not been previously field delineated on this Property. In 2023, Heartland refined the PEC boundary in the Study Area based on SEWRPC's guidance (Rubin & Emmerich, 2000). The PEC boundary in the Study Area was determined mostly by the mapped FEMA 1% probability Annual Floodplain. In some shorter sections, the PEC boundary was mapped along the 75 foot setback from the OHWM of the Menomonee River, and in one short section in the northwest corner of the Study Area, the PEC boundary followed the woodland dripline.

PEC in the Study Area contains all of the on-site wetlands aside from W-6D and AW-1. The PEC and wetland boundaries are generally not coincident as the wetlands generally occur completely within the floodplain boundary. Much of the PEC area outside of the delineated wetlands is in active use as a golf course. One relatively large, wooded area is present on the north side of the Study Area. Dominant canopy trees in the woodland area included boxelder and silver maple. Many dead green ash trees were also present and appeared to be formerly dominant. The ground layer within the woodland area of the PEC was dominated by common buckthorn seedlings, wild black currant, white avens, reed canary grass, stinging nettle, clearweed, and fowl manna grass. A list of plant species observed in the PEC is included in Appendix G.



3.3 Other Considerations

This report is limited to the identification and delineation of wetlands and PEC within the Study Area. Other regulated environmental resources that result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable waterways, updated floodplain, 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, streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width for "less susceptible" wetlands 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 streams identified on recent mapping require a protective area width of 50 feet; while "highly susceptible wetlands" are associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 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 Blackstone Creek Golf Course site on July 31, August 1, and August 2, 2023, at the request of Blackstone Creek, LLC. A SEWRPC-designated PEC area was also refined, and field delineated on July 31, 2023. Wetland and PEC delineation fieldwork was completed by Matt Stangel, an assured delineator qualified via the WDNR Wetland Delineation Assurance Program and Keith Phelps, both of Heartland (Appendix E). The Study Area lies in Section 21 & 22, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A).

Sixteen (16) wetland areas and one PEC area were delineated and mapped within the 164.44-acre Study Area (Figure 6, Appendix A). The wetlands, which may be classified as wet meadow, shrub carr, and hardwood swamp total approximately 31.97 acres within the Study Area. The approximate OHWM of the Menomonee River, eleven (11) historically excavated ponds, and one (1) stormwater pond was also mapped within the Study Area. The Menomonee River was historically excavated / widened in its segment within the Study Area.

Wetlands, waterways, and water bodies 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 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



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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 not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.



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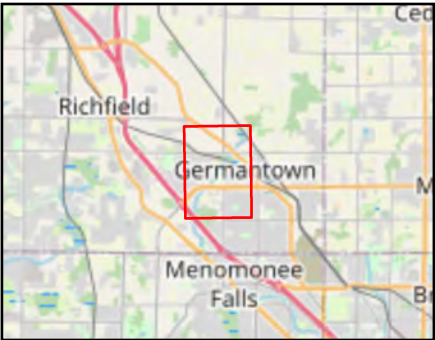
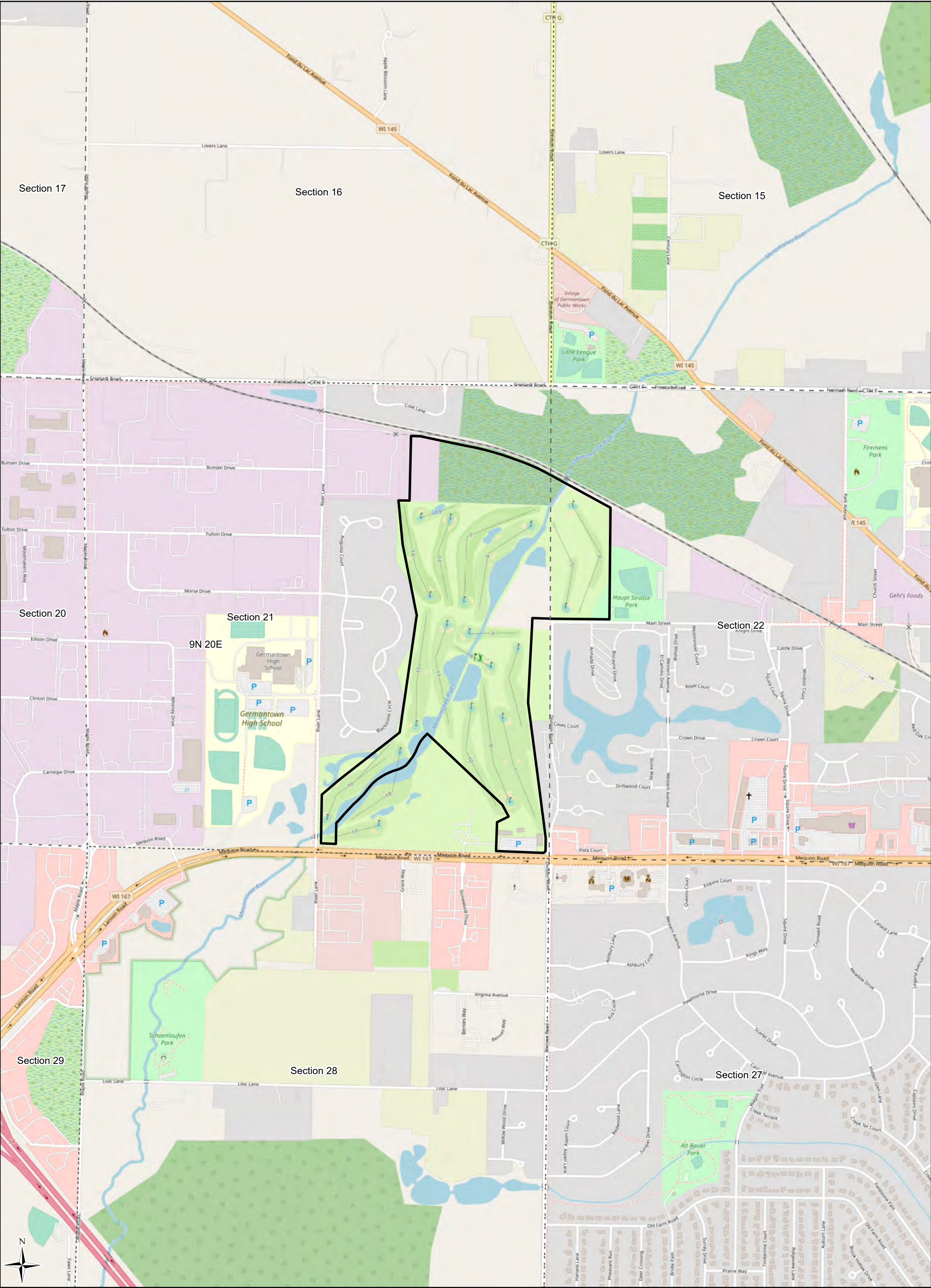
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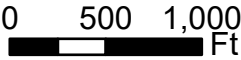


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Appendix A | Figures



- Study Area (164.44 ac)
- Township
- Section

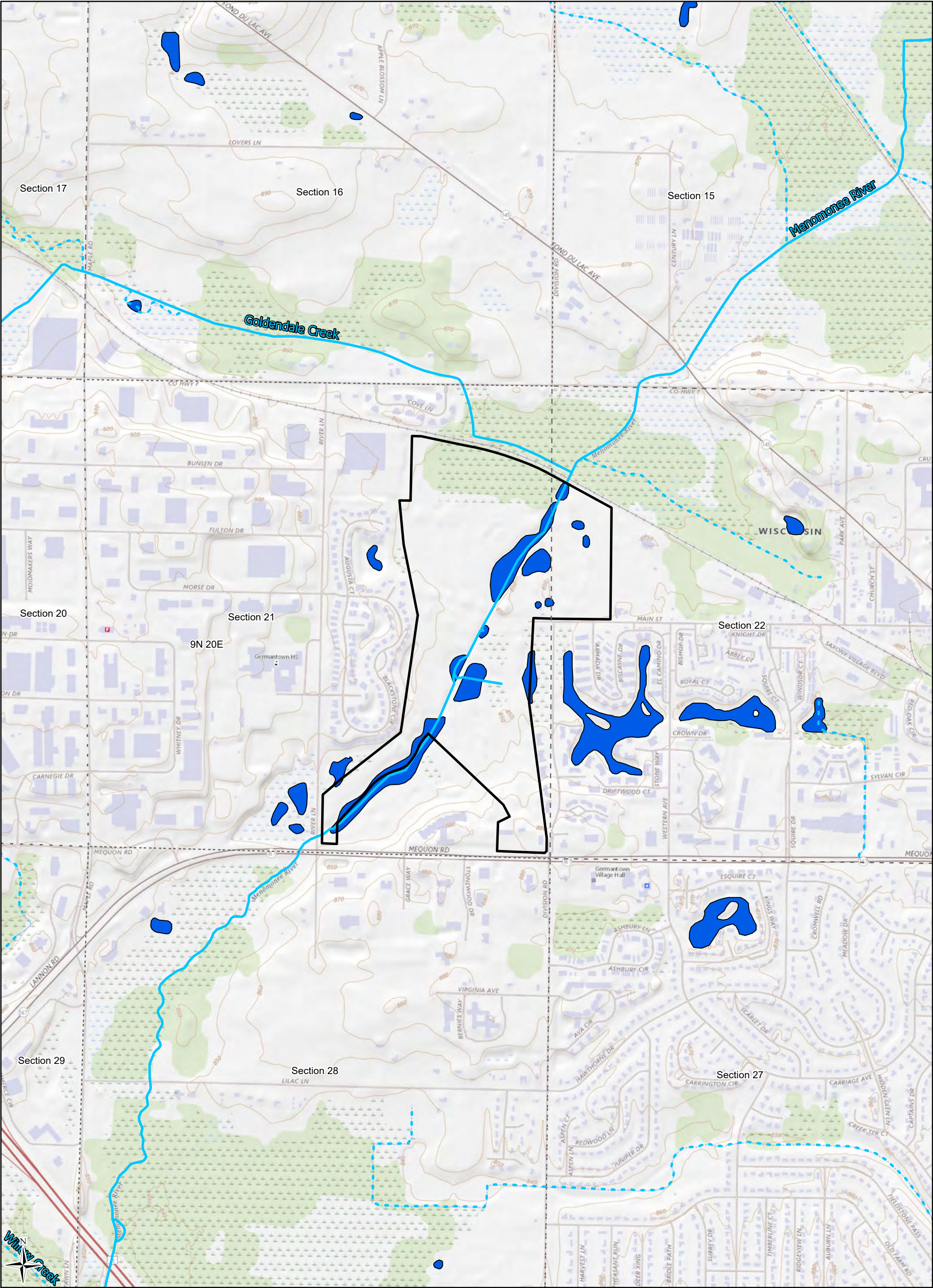


Heartland
ECOLOGICAL GROUP INC

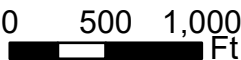
Figure 1. Project Location
Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

OpenStreetMap
ESRI

LRR: NCNE



- Study Area (164.44 ac)
- Township
- Section
- Perennial Streams
- Intermittent Streams
- Waterbodies

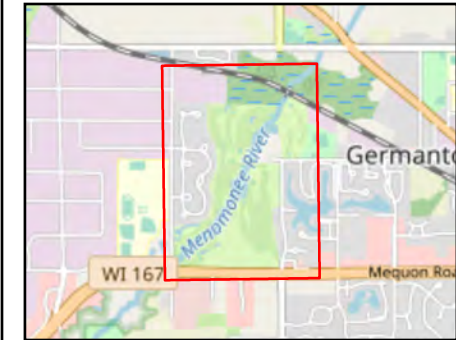
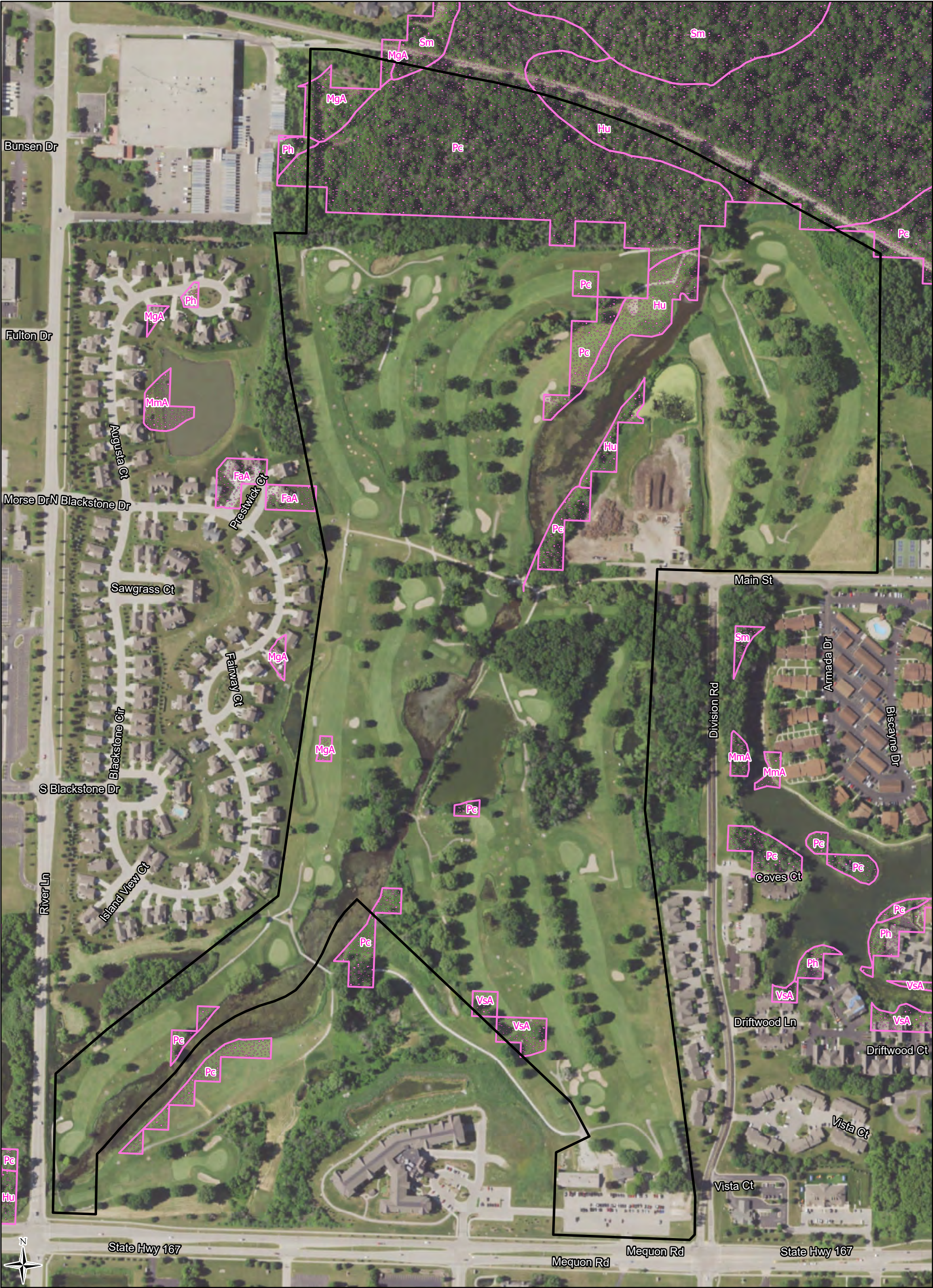


Heartland
ECOLOGICAL GROUP INC

Figure 2. USGS Topography
Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

USGSTopo
USGS

LRR: NCNE



- Study Area (164.44 ac)
- SWDV Wetland Indicators

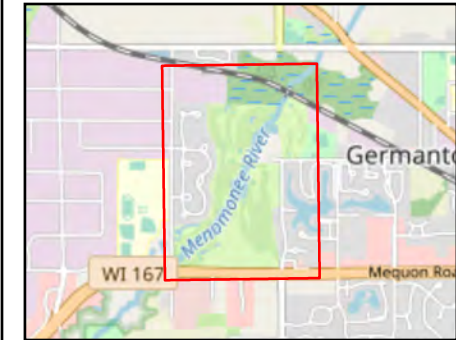
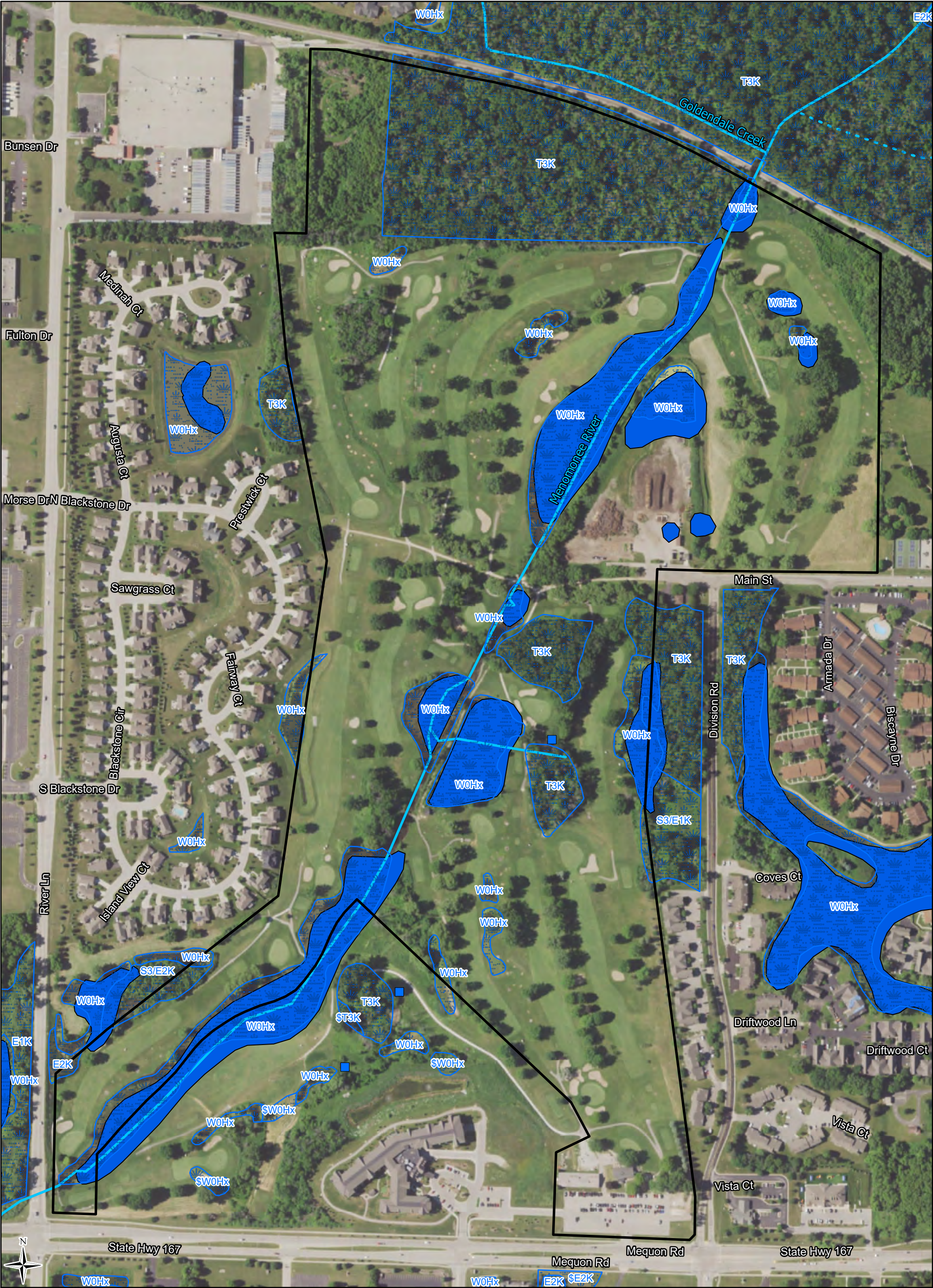


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Figure 4. SWDV
Wetland Indicators
Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

2022 NAIP
WDNR

LRR: NCNE



- Study Area (164.44 ac)
- WWI Wetland Polygons
- WWI Wetland Points
- Perennial Streams
- Intermittent Streams
- Waterbodies

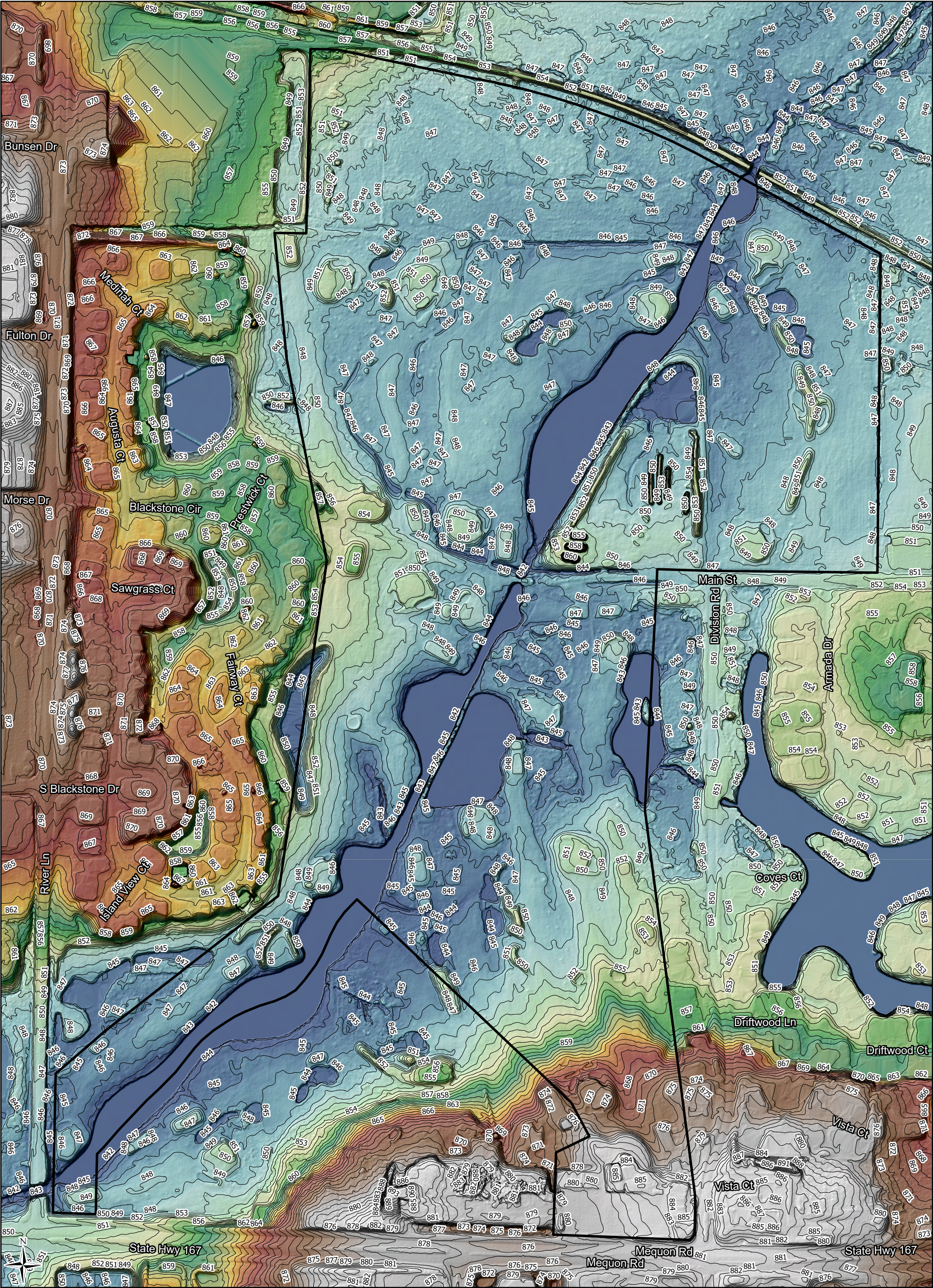


Heartland
ECOLOGICAL GROUP INC

Figure 5. Wisconsin Wetland Inventory
Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

2022 NAIP
WDNR, USGS

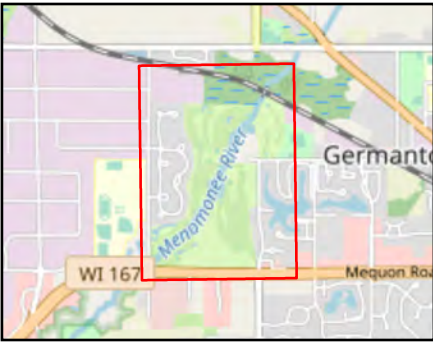
LRR: NCNE



Study Area (164.44 ac)

Washington Co 1' Contours

0 350
Ft



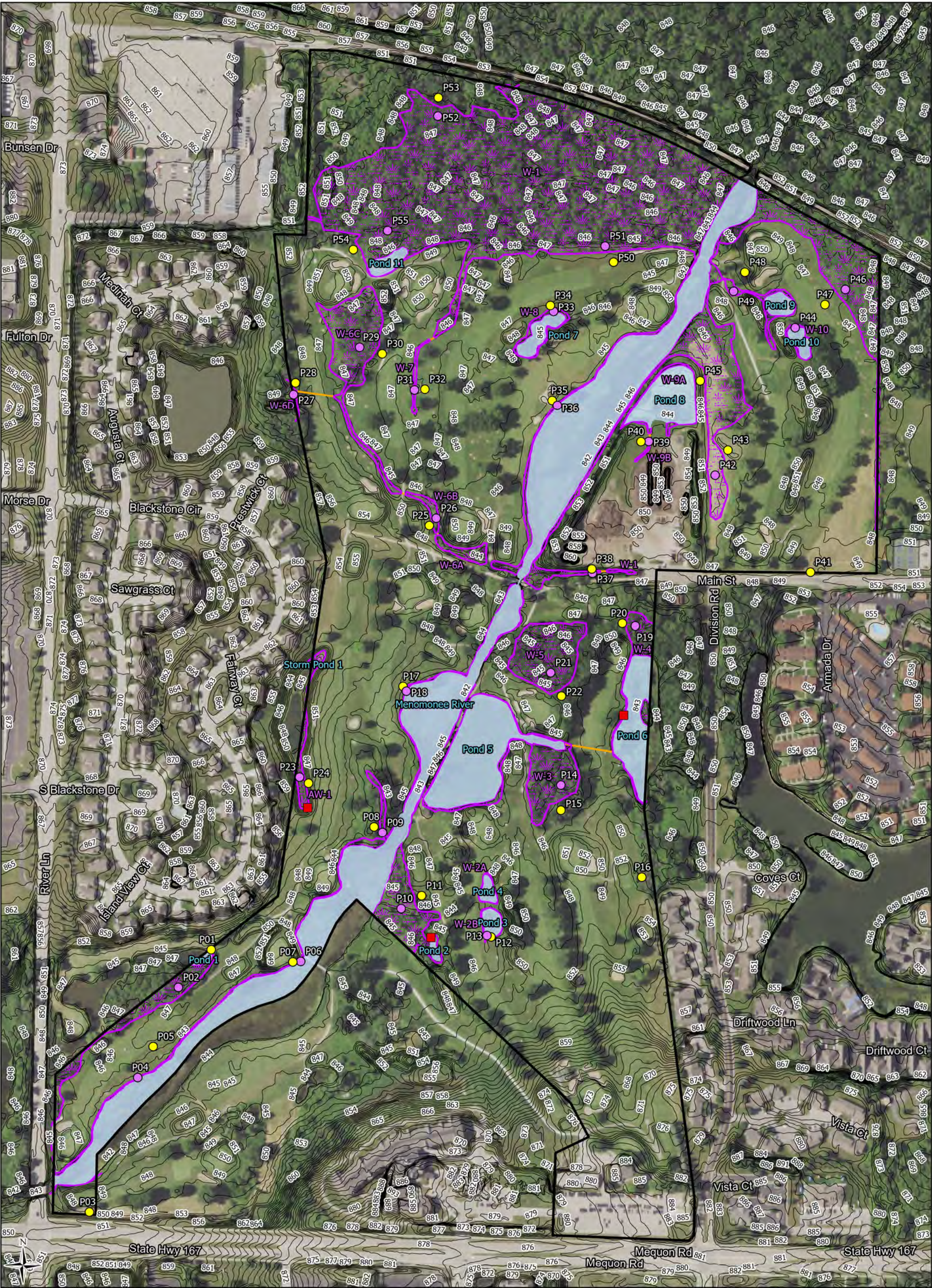
Heartland
ECOLOGICAL GROUP INC

Figure 6. Color-Stretch
Digital Elevation Model

Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

2022 NAIP
Washington Co, HEG LRR: NCNE

Figure Created: 8/7/2023



- Study Area (164.44 ac)
- Field Delineated Wetland (31.97 ac)
- Waterway/Waterbody (17.48 ac)
- Culvert
- Off-site Wetland Boundary
- Washington Co 1' Contours
- Tile Outlet
- Sample Points
 - Upland
 - Wetland

0 350 Ft

Heartland
ECOLOGICAL GROUP INC

Figure 7. Field Delineated Wetlands
Blackstone Creek Golf Course
Project #20231043
T9N, R20E, S21, 22
V Germantown, Washington Co

2022 NAIP
Washington Co, HEG LRR: NCNE

Figure Created: 3/26/2024

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Presentation

ITEM TITLE: 2026 Village of Germantown Budget and 2025 Tax Levy

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. 2026 Budget Notice for Public Hearing - FINAL
2. 2026 Public Hearing Presentation
3. Budget Cheat Sheet - Public Hearing
4. GF Water Sewer
5. Special Rev and Debt Service
6. Capital
7. Capital Reserve Fund
8. TIDs

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

VILLAGE OF GERMANTOWN
Public Hearing November 17, 2025
2026 PROPOSED BUDGET SUMMARY GENERAL FUND
(as Required by Section 65.90(3))

RESIDENTS AND TAXPAYERS OF THE VILLAGE OF GERMANTOWN PLEASE NOTE that a public hearing on the proposed 2026 budget will be held at 7:00 p.m. on November 17, 2025 at the Germantown Village Hall, N112 W17001, Mequon Rd, Germantown WI, 53022. This is a proposed budget, the final levy amount may increase or decrease depending on the majority vote of the board members at the meeting.

The Village of Germantown's detailed 2026 budget proposal is available for public inspection at the Germantown Village Clerk's Office, 8:00 a.m - 4:00 p.m. Monday - Friday, and online at the Village's website - www.germantownwi.gov

	2025 Budget	2025 Estimated Year End	2026 Proposed	Percent Change Increase (Decrease) over prior budget
Revenues:				
Taxes (other than property taxes)	1,318,283	1,318,283	1,328,591	0.78%
Intergovernmental revenues	4,015,091	4,015,091	4,427,395	10.27%
Licenses and permits	923,280	923,280	1,123,285	21.66%
Fines, forfeits and penalties	155,500	155,500	150,500	-3.22%
Public charges for services	2,431,788	2,431,788	2,415,988	-0.65%
Miscellaneous	396,593	396,593	298,621	-24.70%
Total Revenues	9,240,535	9,240,535	9,744,380	5.45%
Expenditures:				
General government	1,174,863	1,174,863	1,418,033	20.70%
Public safety	11,909,776	11,909,776	12,463,561	4.65%
Public works	6,101,871	6,101,871	5,977,745	-2.03%
Culture, recreation and education	2,486,956	2,486,956	2,588,339	4.08%
Conservation and development	393,624	393,624	397,745	1.05%
Transfers Out	0	0	0	0.00%
Total Expenditures	22,067,090	22,067,090	22,845,423	3.53%
Excess (deficiency) of revenues over expenditures	(12,826,555)	(12,826,555)	(13,101,043)	
Local property taxes	12,826,555	12,826,555	13,101,043	2.14%
Net increase (decrease) in fund balance	0	0	0	
Fund Balance - Beginning of Year	6,014,999	6,014,999	6,014,999	
FUND BALANCE - END OF YEAR	6,014,999	6,014,999	6,014,999	

Proposed Tax Levy	2025	2026	% Levy Change	\$ Amount
By Fund	Budget	Budget		Difference
GENERAL FUND	12,826,555	13,101,043	2.14%	274,488
DEBT SERVICE	4,823,265	4,908,320	1.76%	85,055
TOTAL LEVY	17,649,820	18,009,363	2.04%	359,543

VILLAGE OF GERMANTOWN
2026 PROPOSED BUDGET SUMMARY ALL FUNDS
(as Required by Section 65.90(3))

Following are the proposed budgets for all funds of the Village for Budget Year 2026

Fund	Total Revenue	Total Expenditure	Excess/Deficit	Projected Balance Jan 1	Projected Balance Dec 31	Property Tax Contribution
General Fund	22,845,423	22,845,423	0	6,014,999	6,014,999	13,101,043
Special Revenue *	208,000	26,500	181,500	132,582	314,082	
Impact Fees (All)	162,750	50,000	112,750	751,045	863,795	
Debt Service	5,337,927	5,410,817	(72,890)	441,650	368,760	4,908,320
Capital Projects	17,234,400	17,234,400	0	324,540	324,540	
T.I.F. District #6	896,019	517,443	378,576	128,390	506,966	
T.I.F. District #7	817,183	743,670	73,513	(596,349)	(522,836)	
T.I.F. District #8	3,491,491	3,595,450	(103,959)	172,453	68,494	
T.I.F. District #9	528,942	447,011	81,931	(418,123)	(336,192)	
Water Utility	3,506,245	4,056,549	(550,304)	2,153,654	1,603,350	
Sewer Utility	8,395,000	8,092,607	302,393	1,254,417	1,556,810	
Village Health Plan	2,911,348	2,606,971	304,377	1,221,565	1,525,942	
Village Dental Plan	124,250	122,000	2,250	81,452	83,702	
Library Capital	30,500	10,000	20,500	944,957	965,457	
Total	66,489,478	65,758,841	730,637	12,607,232	13,337,869	18,009,363

NOTE: * Special Revenue Funds: Senior Van Replacement, Canine Fund, Historic Preservation, Recreation Facility Fee Fund, Honor Guard, Police Asset Forfeiture, Property Maintenance Fund, Fire Department Explorer funds, Capital Reserve, and ARPA funds are shown as one total.

NOTE: Impact Fees:

The Village's outstanding debt on December 31, 2025 is projected to be:	General Obligation Notes & Bonds	\$92,360,000
	Utility Revenue Bonds	\$4,555,979
		\$96,915,979

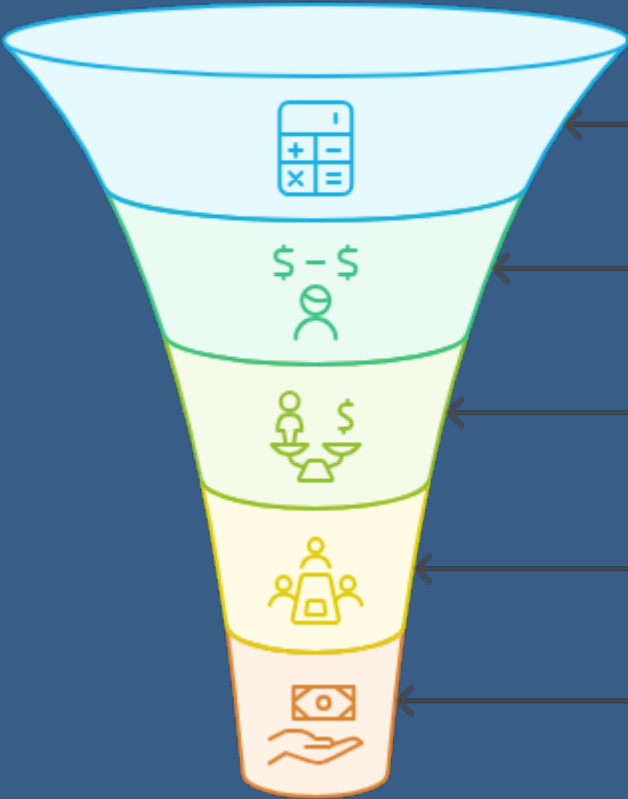
	Impact Fee Budgets					
	2025	2026	Percent	2025	2026	Percent
	Revenue		Change	Expenditure		Change
Police	13,500	19,500	44.44%	0	0	0.00%
Fire	18,800	36,600	94.68%	0	0	0.00%
Library	8,650	13,650	57.80%	0	0	0.00%
Recreation	30,000	33,000	10.00%	0	50,000	0.00%
Water	50,000	60,000	20.00%	0	0	0.00%
Total	120,950	162,750	34.56%	0	50,000	0.00%



2026 BUDGET - PUBLIC HEARING

Village Budget Development Process

Initial Budget Materials



Compile Materials

Department Drafting

Review and Balance

Presentation and Changes

Adoption

Adopted Budget and Levy

BUDGET TIMELINE

Budget Preview –
June 2025

Departmental
Budget
Development –
June – July 2025

Admin Budget
Review – August
2025

Recommended
Budget Presented –
September 2025

5 Committee
Meetings on
Recommended
Budget

2 Committee of the
Whole Meetings
scheduled for
October

Public Hearing and
Adoption on Nov
17th



COMMITTEE OF THE WHOLE PLAN

01

Review
recommended
changes made by
the Oversight
Committees

02

Review 2026
Capital Projects

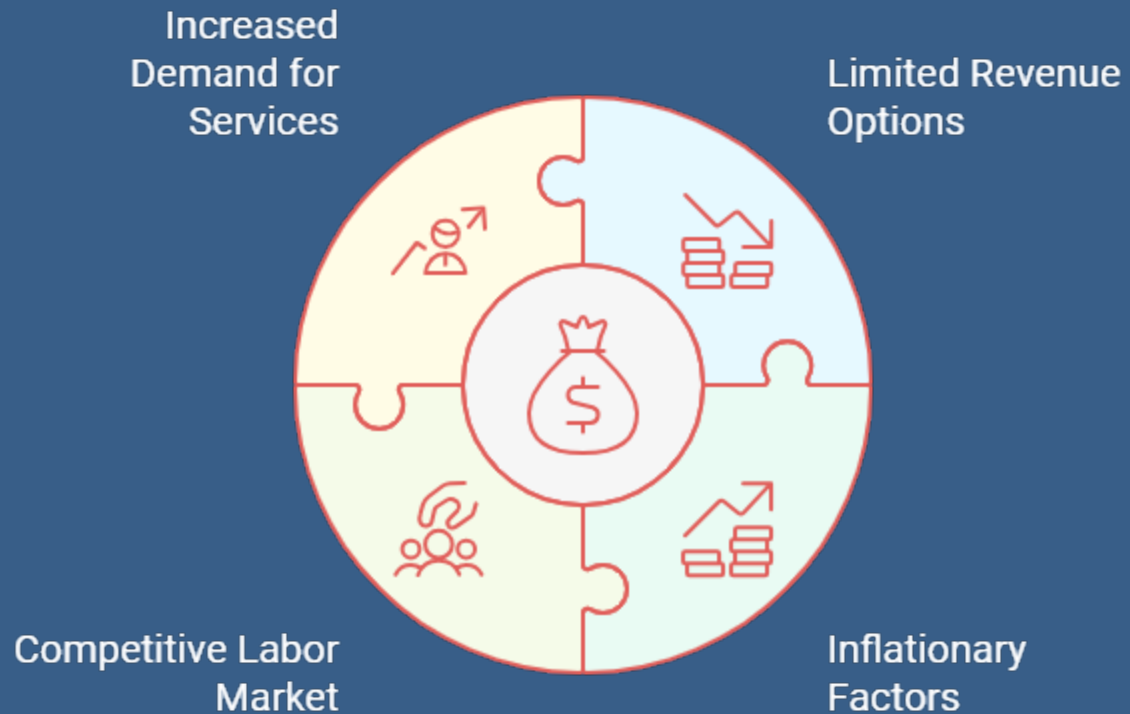
03

Allocate any
additional
projected revenue

04

Move to public the
Public Hearing
Notice.

BUDGET CHALLENGES



KEY CHANGES MADE TO BUDGET DURING COW MEETINGS



Allocated \$170,000 in Additional State Transportation Aid.



Reduced Capital Budget & Capital Borrowing by \$350,600



Reallocated \$29,000 of capital projects to the general fund, reducing 2026 borrowing.



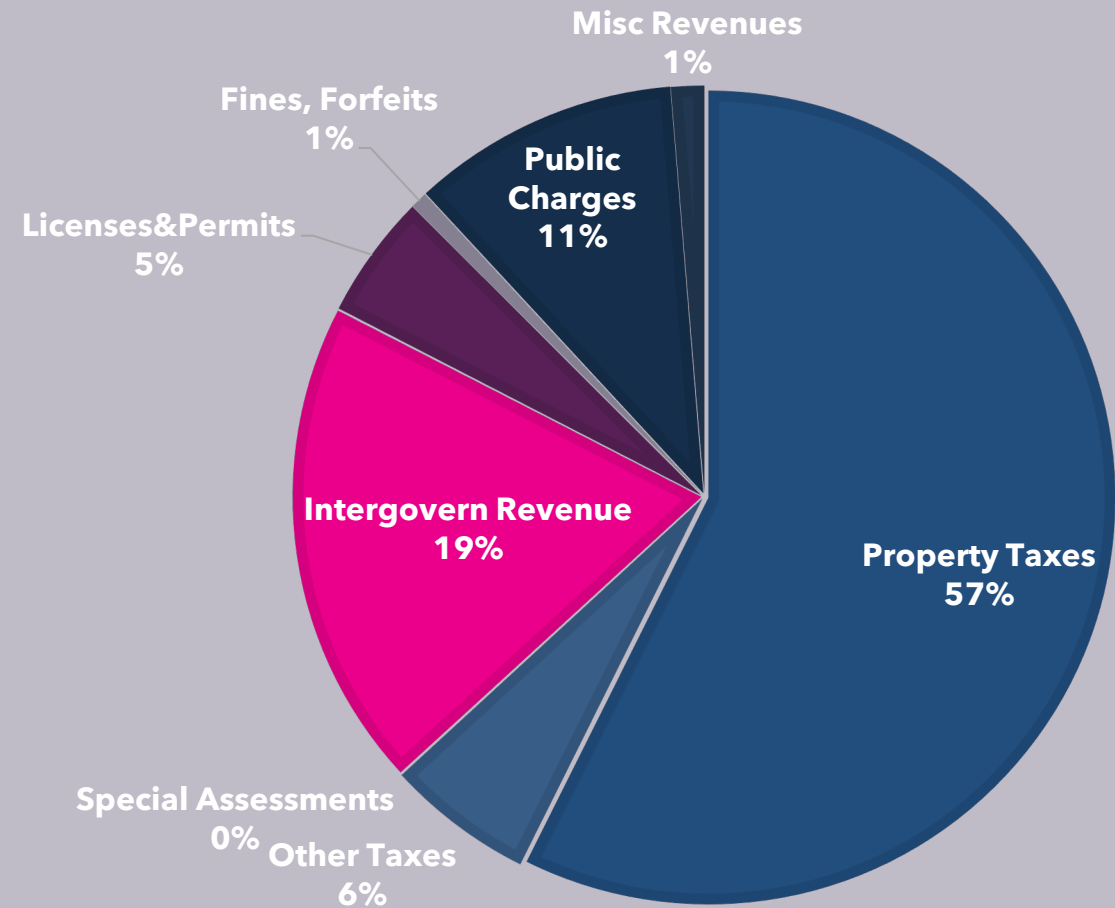
Reallocated Interest Earnings to fund a Capital Reserve Fund

GENERAL FUND REVENUES

Description	2025 Original Budget	2026 Recommended Budget	Change (\$)	Change (%)
<i>Taxes</i>	\$ 14,144,838	\$ 14,429,634	\$ 284,796	2.0%
<i>Special Assessments</i>	\$ -	\$ -	\$ -	0.0%
<i>Intergovern Revenue</i>	\$ 4,015,091	\$ 4,427,395	\$ 412,304	10.3%
<i>Licenses & Permits</i>	\$ 923,280	\$ 1,123,285	\$ 200,005	21.7%
<i>Fines, Forfeits</i>	\$ 155,500	\$ 150,500	\$ (5,000)	-3.2%
<i>PublicChargeforSrvcs</i>	\$ 2,431,788	\$ 2,415,988	\$ (15,800)	-0.6%
<i>Misc Revenues</i>	\$ 366,593	\$ 294,621	\$ (71,972)	-19.6%
<i>Other Financing Sources</i>	\$ 30,000	\$ -	\$ (30,000)	-100.0%
TOTAL	\$ 22,067,090	\$ 22,841,423	\$ 774,333	3.5%

GENERAL FUND REVENUES

■ Property Taxes ■ Other Taxes ■ Special Assessments ■ Intergovern Revenue
■ Licenses&Permits ■ Fines, Forfeits ■ Public Charges ■ Misc Revenues



REVENUE OVERVIEW

- Net New Construction (2.14%) - \$274,488
 - State caps the general property tax levy increase to net new construction

Category	New Construction Value	% of Total	Amount
<i>TID Parcels</i>	\$21,292,500	23.70%	\$64,998.86
<i>General Parcels</i>	\$68,625,100	76.30%	\$209,489.42

REVENUE OVERVIEW

- Increase in State Aid
 - Shared Revenue \$737,890; up 1.15% over 2025
 - Transportation Aid \$1,805,522; up 13.51% over 2025
- County EMS Grant \$177,000
 - County provides dollars to municipalities as part of their EMS grant program
 - Committed for FY26 & FY27

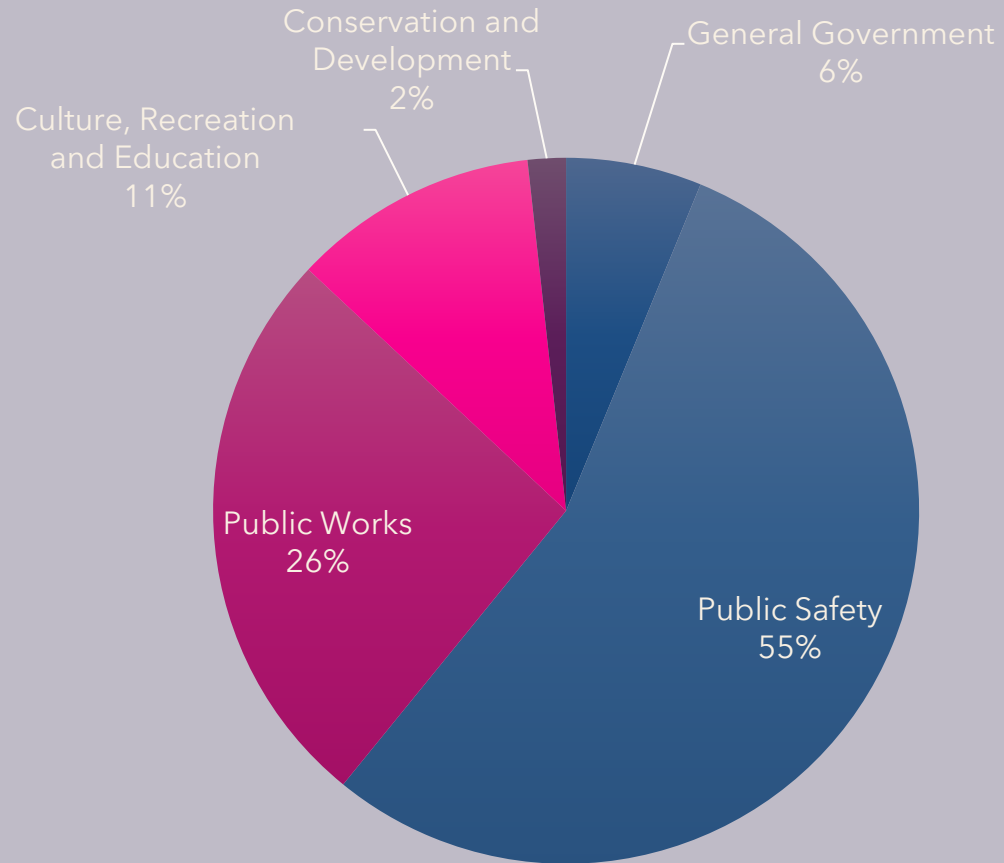
REVENUE OVERVIEW

- Increase in Permit Revenue \$197,000
 - Projected increase in development activity in 2026
 - Building Permits \$515,000
 - Electrical Permits \$79,000
 - Plan Review Fees \$59,000

GENERAL FUND EXPENDITURES

Description	2025 Budget		2026 Budget		Changes (\$)	Changes (%)
<i>Salaries & Wages</i>	\$	10,692,749	\$	11,498,153	\$ 805,404	7.53%
<i>Fringe Benefits</i>	\$	4,212,552	\$	4,252,485	\$ 39,933	0.95%
<i>Operating Expenses</i>	\$	6,923,789	\$	7,017,685	\$ 93,896	1.36%
<i>Capital Expenses</i>	\$	238,000	\$	73,100	\$(164,900)	-69.29%
Total Expenditures	\$	22,067,090	\$	22,841,423	\$ 774,333	3.51%

GENERAL FUND EXPENDITURES



GENERAL FUND EXPENDITURES

Description	2025 Original Budget	2026 Departmental Budget	Change (\$)	Change (%)
<i>Non-Departmental</i>	\$ (32,912)	\$ 91,969	\$ 124,881	-379.4%
<i>Village Board</i>	\$ 136,853	\$ 198,344	\$ 61,491	44.9%
<i>Administrator's Office</i>	\$ 177,343	\$ 185,030	\$ 7,687	4.3%
<i>Information Technology</i>	\$ 242,264	\$ 226,170	\$ (16,094)	-6.6%
<i>Clerk's Office</i>	\$ 295,315	\$ 345,931	\$ 50,616	17.1%
<i>Treasurer's Office</i>	\$ 250,704	\$ 261,759	\$ 11,055	4.4%
<i>Assessor</i>	\$ 105,296	\$ 108,830	\$ 3,534	3.4%
<i>Police Administration</i>	\$ 2,994,434	\$ 3,184,479	\$ 190,045	6.3%
<i>Patrol</i>	\$ 3,601,954	\$ 3,613,410	\$ 11,456	0.3%
<i>Detective</i>	\$ 386,686	\$ 418,454	\$ 31,768	8.2%
<i>Emergency Government</i>	\$ -	\$ -	\$ -	0.0%
<i>Fire Administration</i>	\$ 19,563	\$ 19,564	\$ 1	0.0%
<i>Fire Protection Services</i>	\$ 1,320,943	\$ 1,337,219	\$ 16,276	1.2%
<i>Engineering</i>	\$ 3,228,028	\$ 3,434,405	\$ 206,377	6.4%
<i>Highway</i>	\$ 239,685	\$ 227,031	\$ (12,654)	-5.3%
<i>Buildings & Grounds</i>	\$ 3,330,116	\$ 3,178,829	\$ (151,287)	-4.5%
<i>Parks</i>	\$ 1,059,466	\$ 1,110,907	\$ 51,441	4.9%
<i>Res Yard Waste</i>	\$ 1,013,288	\$ 987,061	\$ (26,227)	-2.6%
<i>Library</i>	\$ 459,316	\$ 474,917	\$ 15,601	3.4%
<i>Inspection and Permitting</i>	\$ 1,039,379	\$ 1,086,203	\$ 46,824	4.5%
<i>Planning and Zoning</i>	\$ 358,168	\$ 456,030	\$ 97,862	27.3%
<i>Municipal Development</i>	\$ 311,724	\$ 315,845	\$ 4,121	1.3%
<i>Recreation</i>	\$ 81,900	\$ 81,900	\$ -	0.0%
<i>Senior Center</i>	\$ 1,323,151	\$ 1,370,295	\$ 47,144	3.6%
TOTAL	\$ 124,426	\$ 126,841	\$ 2,415	1.9%

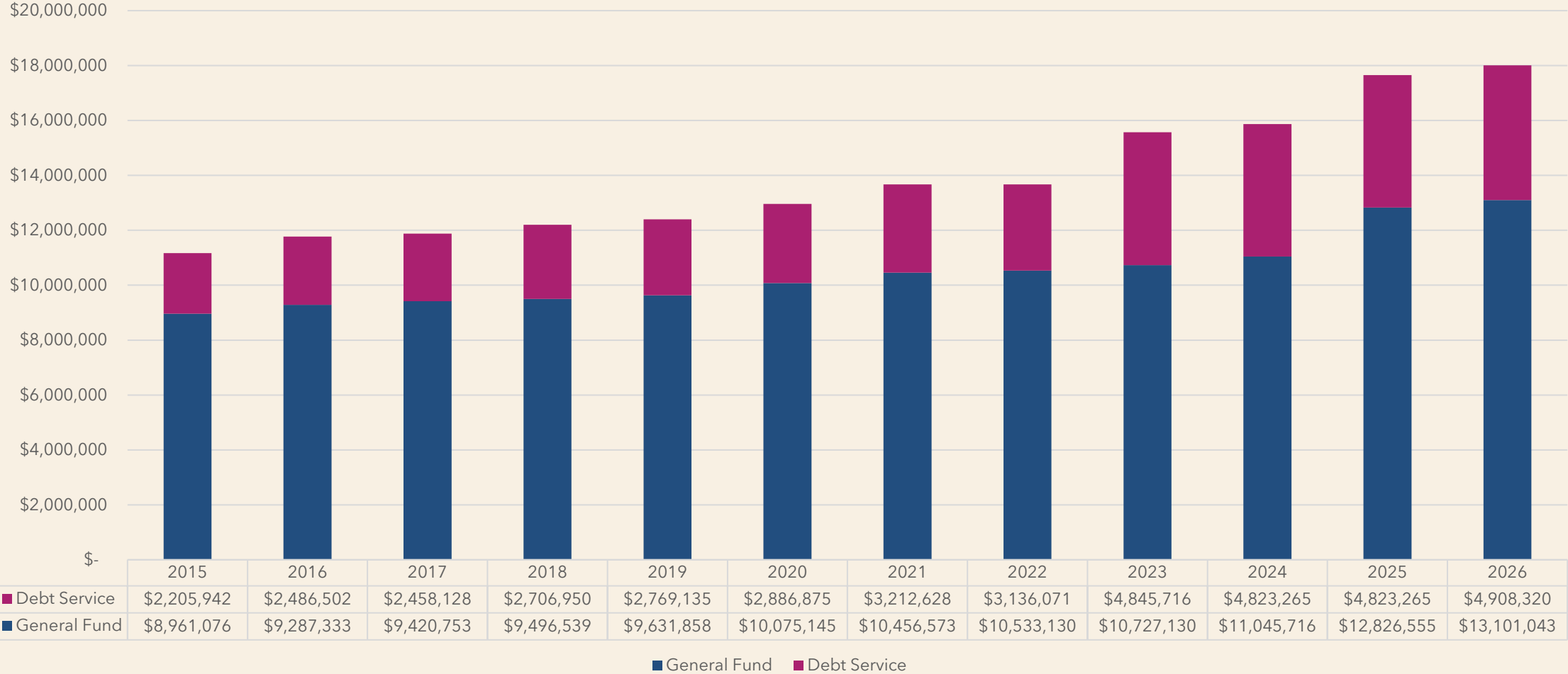
EXPENDITURE OVERVIEW

- Salaries & Wages
 - Salaries & Wages increased by \$805,404 (7.53%) from 2025 to 2026.
 - Union increases of 3.5% and 4% respectively + step increase
 - \$516,000 or 64% of increase if for public safety
 - Performance Adjustments of 3.5% for non-union staff
- Fringe Benefits
 - Health & Dental premiums held flat
 - WRS employee & employer contribution increased for Non-Public Safety Employees

EXPENDITURE OVERVIEW

- Operating Expenses
 - Modest increase in operating expenses
 - Largely driven by increases in WE Energies Cost
 - Projected increase in insurance premiums
- Capital Outlay
 - Portion of Non-Borrow Capital has been removed from the 2026 Recommended Budget
 - Included in 2026 Capital Budget
 - Analyzing different funding options and strategies

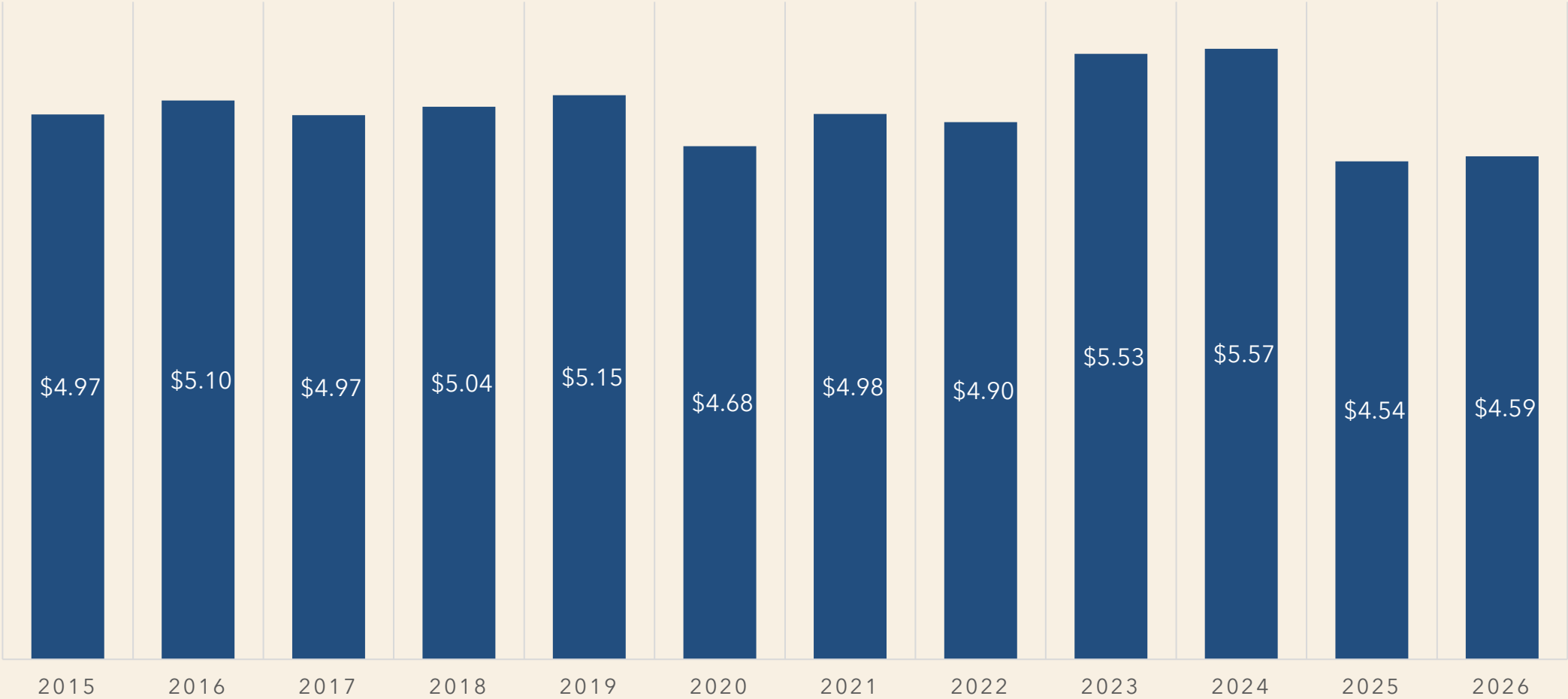
Village Property Tax Levy



*2023 increase for DPW Building Debt Service
*2025 increase for Public Safety Referendum

TAX RATE

■ Village of Germantown



2025 CAPITAL PROJECTS OVERVIEW

Public Safety – \$10,138,000

- **Fire Station #2 Renovation:** \$6,500,000
- **Police Department (PD) Design:** \$3,000,000
- **Vehicles:** \$613,000
 - 5 cars (includes K9 setup): \$338,000
 - New Battalion Chief & Inspection vehicles: \$275,000
- **Equipment:**
 - 25 Rifle Suppressors: \$25,000

Department of Public Works (DPW) – \$3,276,400

- **Annual Road Program:** \$1,622,400
- **Major Projects:**
 - Patrol Truck: \$341,000
 - Pick-up Truck & Sidewalk Tractor: \$222,000
 - Maple Rd Bridge Repair: \$275,000
 - Mequon Rd Resurface Engineering: \$275,000
- **Other Items:**
 - GIS Upgrade: \$40,000
 - Street lighting fixture replacement: \$114,000
 - Kinderberg south path & drainage: \$54,000
 - Equipment & facility repairs: approx. \$373,000

Recreation/Library/Clerk – \$135,000

- **Kinderberg Fence and Tennis:** \$55,500
- **Senior Center AV Upgrade:** \$22,500
- **Study Pods:** \$40,000 (\$10,000 Capital)
- **Election Trailer:** \$17,000

TAX BILL – VILLAGE’S PORTION

	2025 Adopted	2026 Recommended	Change (\$)	Change (%)
<i>Total General Fund Budget</i>	\$22,067,090	\$22,841,423	\$774,333	3.51%
<i>Tax Levy</i>	\$12,826,555	\$13,101,043	\$274,488	2.14%
<i>Other Revenues</i>	\$9,240,535	\$9,740,380	\$499,845	5.41%
<i>Assessed Value</i>	\$4,205,520,900	\$4,299,021,000	\$93,500,100	2.22%
<i>Local Tax Rate</i>	\$4.54388	\$4.59824	\$0.05436	1.10%
<i>Estimated Residential Tax Bill*</i>	\$2,053.83	\$2,078	\$24.57	1.20%

*Village portion on a \$452,000 Assessed Single Family Property

PROJECTED TOTAL TAX RATE

Taxing Jurisdiction	2025 Budget Rate	2026 Budget Rate	Change (\$)	Change (%)
Washington County	\$ 1.5088	\$ 1.4411	\$ (0.068)	-4.49%
Village of Germantown	\$ 4.5439	\$ 4.5982	\$ 0.054	1.20%
GTSD*	\$ 6.6218	\$ 6.8645	\$ 0.243	3.67%
MATC	\$ 0.7988	\$ 0.7853	\$ (0.013)	-1.68%
Total	\$ 13.4732	\$ 13.6892	\$ 0.2160	1.60%

*Estimated School Tax Levy Credit
Included in rate

IMPACT ON RESIDENTIAL PROPERTIES - ALL TAXING UNITS

Residential Assessed Value		2025 Taxes		2026 Taxes		Change (\$)
\$	250,000	\$	3,368.31	\$	3,422.31	\$ 54.00
\$	300,000	\$	4,041.97	\$	4,106.77	\$ 64.80
\$	350,000	\$	4,715.64	\$	4,791.23	\$ 75.60
\$	400,000	\$	5,389.30	\$	5,475.69	\$ 86.40
\$	450,000	\$	6,062.96	\$	6,160.16	\$ 97.20
\$	500,000	\$	6,736.62	\$	6,844.62	\$ 107.99
\$	550,000	\$	7,410.28	\$	7,529.08	\$ 118.79
\$	600,000	\$	8,083.95	\$	8,213.54	\$ 129.59
\$	650,000	\$	8,757.61	\$	8,898.00	\$ 140.39
\$	700,000	\$	9,431.27	\$	9,582.46	\$ 151.19

Median Assessed Value \$452,000



THANK YOU

Village of Germantown

2026 Recommended Budget Cheat Sheet

Budget Overview

- Total Recommended 2026 General Fund Budget: **\$22.84 million**
- Change from 2025: **+3.53%**

Primary Funding Sources

- Property Taxes – \$13.1 million (57%)
- State Aid – \$4.42 million (19%)
- Fees & Charges – \$2.56 million (11%)
- Other Revenues – 13%

Property Tax Impact

- 2025 Mill Rate: **\$4.54**
- 2026 Recommended Mill Rate: **\$4.59**
- Change: **+\$0.05 per \$1,000** of assessed value
- Impact on Average Home (\$452,000 value): **\$25 per year (\$2 per month)**

Major Investments in 2026

Public Safety – \$12.45 million (55%)

- 42 sworn Police Department personnel
- 27 sworn Fire Department personnel

Public Works – \$5.95 million (26%)

- Road maintenance and reconstruction
- Snow removal
- Tree, building, and park maintenance

Debt & Capital Planning

Borrowing planned for 2026 projects:

Department	Cost	Major Projects
Clerk	\$17,000	<i>Divisions Road - \$3.0 Million</i>
DPW	\$6,276,400	<i>Road Program - \$1.62 Million</i>
Library	\$10,000	<i>Fire Station Renovation – \$6.5 million</i>
Parks & Recreation	\$78,000	<i>PD Building Design – \$3.0 million</i>
Public Safety	\$10,638,000	
Total	\$17,019,400	

Projected 2027 Tax Impact from 2026 Borrowing

- 2026 Mill Rate: 4.5795
- 2027 Mill Rate: 5.0122
- Difference: 0.4327
- Impact on Average Home: **\$195.58 per year**

Debt service is spread over 5, 10, and 20 years to limit tax impact.

Taxing Impact - All Taxing Jurisdictions

Taxing Jurisdiction	2025 Budget Rate	2026 Budget Rate	Change (\$)	Change (%)
Washington County	\$1.5088	\$1.4411	\$(0.068)	-4.49%
Village of Germantown	\$4.5439	\$4.5982	\$0.054	1.20%
GTSD*	\$6.6218	\$6.8645	\$0.243	3.67%
MATC	\$0.7988	\$0.7853	\$(0.013)	-1.68%
Total	\$13.4732	\$13.6892	\$0.2160	1.60%

*Includes Projected School Tax Levy Credit

Residential Property Tax Impact (2025 vs. 2026)

Residential Assessed Value	2025 Taxes	2026 Taxes	Change (\$)
\$250,000	\$3,368.31	\$3,422.31	\$54.00
\$300,000	\$4,041.97	\$4,106.77	\$64.80
\$350,000	\$4,715.64	\$4,791.23	\$75.60
\$400,000	\$5,389.30	\$5,475.69	\$86.40
\$450,000	\$6,062.96	\$6,160.16	\$97.20
\$500,000	\$6,736.62	\$6,844.62	\$107.99
\$550,000	\$7,410.28	\$7,529.08	\$118.79
\$600,000	\$8,083.95	\$8,213.54	\$129.59
\$650,000	\$8,757.61	\$8,898.00	\$140.39
\$700,000	\$9,431.27	\$9,582.46	\$151.19

***Median Assessed Value is \$452,000**

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10500000	Non-Departmental								
10500000	500000	InFundExp	933,159.00	.00	.00	.00	.00	.00	.0%
10500000	532600	Judgements	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			933,159.00	.00	.00	.00	.00	.00	.0%
41	Taxes								
105000000	411000	Gen PropTX	11,045,716.07	12,826,555.00	12,826,555.00	12,826,555.00	.00	13,101,043.00	2.1%
105000000	411050	MFL TAXES	1,308.15	.00	.00	1,302.75	.00	1,308.00	.0%
105000000	411100	MobHome TX	63,953.56	105,000.00	105,000.00	65,803.05	.00	105,000.00	.0%
105000000	411200	H&M TX	353,715.31	312,849.00	312,849.00	238,699.88	.00	312,849.00	.0%
105000000	411300	wtr ILT	650,242.00	640,000.00	640,000.00	320,000.00	.00	660,000.00	3.1%
105000000	411400	PILOT	9,093.04	10,000.00	10,000.00	9,292.67	.00	10,000.00	.0%
105000000	411500	PILOT FK	192,313.12	226,434.00	226,434.00	158,126.92	.00	226,434.00	.0%
105000000	411600	Ag UVP	12,290.44	18,000.00	18,000.00	2,057.58	.00	10,000.00	-44.4%
105000000	411700	Int&Pen TX	2,776.39	6,000.00	6,000.00	48.96	.00	3,000.00	-50.0%
TOTAL Taxes			12,331,408.08	14,144,838.00	14,144,838.00	13,621,886.81	.00	14,429,634.00	2.0%
42	Special Assessments								
105000000	421000	Spec Asmnt	50.00	.00	.00	.00	.00	.00	.0%
TOTAL Special Assessments			50.00	.00	.00	.00	.00	.00	.0%
43	Intergovern Revenue								
105000000	431100	FA Misc	.00	.00	.00	.00	.00	.00	.0%
105000000	431300	ST ShrdRev	713,141.85	729,528.00	729,528.00	201,258.44	.00	737,890.00	1.1%
105000000	431400	Util Pymnt	615,369.49	612,195.00	612,195.00	.00	.00	612,195.00	.0%
105000000	431500	SA Comp Ex	198,191.22	198,191.00	198,191.00	198,191.22	.00	198,191.00	.0%
105000000	431600	PPE Aid	90,920.57	296,560.00	296,560.00	297,531.04	.00	296,560.00	.0%
105000000	431900	SA vidServ	52,360.30	53,000.00	53,000.00	52,360.30	.00	52,360.00	-1.2%
105000000	432500	SA Misc	56,455.54	500.00	500.00	.00	.00	.00	.0%
105000000	432700	Cnty Grant	.00	.00	.00	.00	.00	.00	.0%
TOTAL Intergovern Revenue			1,726,438.97	1,889,974.00	1,889,974.00	749,341.00	.00	1,897,196.00	.4%
44	Licenses&Permits								
105000000	443800	Franch Fee	189,509.75	215,000.00	215,000.00	91,593.20	.00	215,000.00	.0%
TOTAL Licenses&Permits			189,509.75	215,000.00	215,000.00	91,593.20	.00	215,000.00	.0%
46	PublicChargeforSrvcs								
105000000	461100	CTV Lease	15,552.46	21,000.00	21,000.00	19,074.66	.00	21,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
10500000 461200	USC Rental		27,194.73	31,500.00	31,500.00	32,097.85	.00	34,000.00
	TOTAL PublicChargeforSrvcs		42,747.19	52,500.00	52,500.00	51,172.51	.00	55,000.00
47	Misc Revenues							
10500000 471100	Int Invc		.00	.00	.00	7.30	.00	.00
10500000 471300	M&S Sales		1,112.97	1,800.00	1,800.00	1,114.38	.00	1,100.00
10500000 471700	Donations		.00	.00	.00	.00	.00	.00
10500000 472500	Ins Recov		17,743.08	15,000.00	15,000.00	32,744.80	.00	15,000.00
10500000 472600	Refund PYE		63,343.86	.00	.00	1,123.98	.00	.00
10500000 472700	Misc Revs		44,085.16	8,000.00	8,000.00	120,234.04	.00	8,000.00
	TOTAL Misc Revenues		126,285.07	24,800.00	24,800.00	155,224.50	.00	24,100.00
48	Other Fin Sources							
10500000 490000	InterFund		.00	30,000.00	30,000.00	.00	.00	.00
10500000 491000	FB Applied		.00	.00	.00	.00	.00	.00
	TOTAL Other Fin Sources		.00	30,000.00	30,000.00	.00	.00	.00
51	Salaries & wages							
10500000 511300	ND COLA		.00	306,854.00	-.93	.00	.00	234,920.00
10500000 511400	ND SWAG		.00	-274,532.08	-274,532.08	.00	.00	-125,000.00
	TOTAL Salaries & wages		.00	32,321.92	-274,533.01	.00	.00	109,920.00
52	Benefits							
10500000 521000	ND FICA		.28	23,474.00	.00	.00	.00	17,822.00
10500000 521100	ND WRS		.26	35,743.00	.00	.00	.00	20,235.00
10500000 521400	Life		.00	-194,174.92	-194,174.92	.00	.00	-163,723.00
	TOTAL Benefits		.54	-134,957.92	-194,174.92	.00	.00	-125,666.00
53	Operating Expenses							
10500000 531000	ND Gen S&E		5,865.31	600.00	600.00	382.00	.00	600.00
10500000 531010	ND Off Sup		1,175.22	500.00	500.00	3,258.16	.00	500.00
10500000 531020	ND Copy		.00	.00	.00	.00	.00	.00
10500000 531030	ND Postage		359.07	500.00	500.00	473.43	.00	500.00
10500000 531080	Prof Devl		.00	.00	.00	.00	.00	.00
10500000 531240	Travel		.00	.00	.00	.00	.00	.00
10500000 532040	ND Weed Ex		.00	1,750.00	1,750.00	1,075.50	.00	1,750.00
	TOTAL Operating Expenses		7,399.60	3,350.00	3,350.00	5,189.09	.00	3,350.00
55	Maintenance							
10500000 552200	ND M&R Eqp		924.19	400.00	400.00	.00	.00	400.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Maintenance	924.19	400.00	400.00	.00	.00	400.00	.0%
56 Utilities							
10500000 561000 ND Bld Utl	54,376.06	60,000.00	60,000.00	109,667.15	.00	100,000.00	66.7%
10500000 561400 ND Teleph	7,977.00	3,000.00	3,000.00	7,917.03	.00	600.00	-80.0%
TOTAL Utilities	62,353.06	63,000.00	63,000.00	117,584.18	.00	100,600.00	59.7%
57 Fixed Charges							
10500000 571000 ND Ins&Bnd	2,560.85	2,974.00	2,974.00	3,224.80	.00	3,365.00	13.1%
TOTAL Fixed Charges	2,560.85	2,974.00	2,974.00	3,224.80	.00	3,365.00	13.1%
58 Other Expenses							
10500000 582900 ND TX&Ref	53,858.48	.00	.00	122,351.59	.00	.00	.0%
10500000 583000 ND UNC Itm	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses	53,858.48	.00	.00	122,351.59	.00	.00	.0%
59 Capital Outlay							
10500000 591000 ND Msc Eqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Non-Departmental	15,476,694.78	16,324,200.00	15,958,128.07	14,917,567.68	.00	16,712,899.00	2.4%
10510000 Village Board							
47 Misc Revenues							
10510000 471100 Int Invc	.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues	.00	.00	.00	.00	.00	.00	.0%
51 Salaries & Wages							
10510000 511200 VB S&W	43,374.32	42,000.00	42,000.00	36,080.16	.00	42,000.00	.0%
10510000 511600 VB Comm OT	1,610.73	.00	.00	3,224.67	.00	.00	.0%
TOTAL Salaries & Wages	44,985.05	42,000.00	42,000.00	39,304.83	.00	42,000.00	.0%
52 Benefits							
10510000 521000 VB FICA	4,154.64	4,000.00	4,000.00	3,410.59	.00	4,000.00	.0%
10510000 521100 WRS	.00	.00	.00	144.21	.00	.00	.0%
10510000 521200 Health	.00	.00	.00	438.56	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
								PCT CHANGE
10510000	521300	Dental	.00	.00	.00	18.20	.00	.00
10510000	521400	Life	.00	.00	.00	.00	.00	.00
TOTAL Benefits			4,154.64	4,000.00	4,000.00	4,011.56	.00	4,000.00
53	Operating Expenses							
10510000	531000	VB Gen S&E	9,332.00	9,600.00	9,600.00	7,545.64	.00	9,600.00
10510000	531010	VB Off Sup	121.47	500.00	500.00	417.50	.00	500.00
10510000	531020	VB Copy	.00	.00	.00	.00	.00	.00
10510000	531030	VB Postage	244.40	1,000.00	1,000.00	545.74	.00	1,000.00
10510000	531050	VB Member	10,415.04	10,500.00	10,500.00	10,810.78	.00	11,000.00
10510000	531080	VB ProDevl	452.00	500.00	500.00	340.55	.00	500.00
10510000	531140	VB Notices	.00	1,000.00	1,000.00	41.00	.00	1,000.00
TOTAL Operating Expenses			20,564.91	23,100.00	23,100.00	19,701.21	.00	23,600.00
54	Services							
10510000	541100	VB Legal	104,201.07	60,000.00	60,000.00	125,937.55	.00	120,000.00
TOTAL Services			104,201.07	60,000.00	60,000.00	125,937.55	.00	120,000.00
55	Maintenance							
10510000	552200	VB M&R Eqp	.00	100.00	100.00	.00	.00	100.00
TOTAL Maintenance			.00	100.00	100.00	.00	.00	100.00
56	Utilities							
10510000	561400	VB Teleph	.00	.00	.00	.00	.00	.00
10510000	561500	VB Comms	4,630.83	3,700.00	3,700.00	4,868.75	.00	5,000.00
TOTAL Utilities			4,630.83	3,700.00	3,700.00	4,868.75	.00	5,000.00
57	Fixed Charges							
10510000	571000	VB Ins&Bnd	1,235.83	1,453.00	1,453.00	1,612.39	.00	1,644.00
TOTAL Fixed Charges			1,235.83	1,453.00	1,453.00	1,612.39	.00	1,644.00
58	Other Expenses							
10510000	582700	VB Empl Rc	1,839.55	2,500.00	2,500.00	257.76	.00	2,000.00
TOTAL Other Expenses			1,839.55	2,500.00	2,500.00	257.76	.00	2,000.00
59	Capital Outlay							
10510000	591000	VB Msc Eqp	.00	.00	.00	.00	.00	.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Village Board	181,611.88	136,853.00	136,853.00	195,694.05	.00	198,344.00	44.9%
10521000 Administrator's Office							
10521000 5PCARD UNALLOPCRD	3,363.55	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR	3,363.55	.00	.00	.00	.00	.00	.0%
51 Salaries & Wages							
10521000 511000 Adm Regs&w	121,309.63	119,077.00	122,649.34	99,256.58	.00	122,740.00	3.1%
TOTAL Salaries & Wages	121,309.63	119,077.00	122,649.34	99,256.58	.00	122,740.00	3.1%
52 Benefits							
10521000 521000 Adm FICA	8,841.30	9,110.00	9,383.28	7,059.58	.00	9,390.00	3.1%
10521000 521100 Adm WRS	8,384.23	8,275.00	8,523.28	6,668.62	.00	8,837.00	6.8%
10521000 521200 Adm Hlth	28,176.24	27,796.00	27,796.00	23,181.55	.00	25,101.00	-9.7%
10521000 521300 Adm Dental	1,246.80	1,280.00	1,280.00	1,070.57	.00	1,281.00	.1%
10521000 521400 Adm Life	485.22	400.00	400.00	371.78	.00	431.00	7.8%
TOTAL Benefits	47,133.79	46,861.00	47,382.56	38,352.10	.00	45,040.00	-3.9%
53 Operating Expenses							
10521000 531000 Adm GenSup	622.93	200.00	200.00	310.48	.00	200.00	.0%
10521000 531010 Adm OffSup	3,518.24	1,000.00	1,000.00	826.47	.00	1,000.00	.0%
10521000 531020 Adm Copy	.00	.00	.00	.00	.00	.00	.0%
10521000 531030 Adm Post	1,191.86	1,000.00	1,000.00	545.74	.00	1,000.00	.0%
10521000 531050 Adm Member	3,824.28	2,000.00	2,000.00	942.50	.00	2,000.00	.0%
10521000 531080 Adm ProDev	361.38	2,000.00	2,000.00	1,621.50	.00	1,800.00	-10.0%
10521000 531240 Adm Travel	430.74	500.00	500.00	.00	.00	450.00	-10.0%
10521000 531480 Adm Gas	.00	.00	.00	.00	.00	.00	.0%
10521000 532030 Adm wlness	11,336.80	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses	21,286.23	6,700.00	6,700.00	4,246.69	.00	6,450.00	-3.7%
55 Maintenance							
10521000 552200 Adm M&REqp	450.00	1,800.00	1,800.00	.00	.00	1,500.00	-16.7%
10521000 552700 Adm M&R VH	1,350.00	.00	.00	.00	.00	.00	.0%
TOTAL Maintenance	1,800.00	1,800.00	1,800.00	.00	.00	1,500.00	-16.7%
56 Utilities							
10521000 561400 Adm Teleph	8,590.18	1,200.00	1,200.00	4,927.57	.00	7,370.00	514.2%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Utilities	8,590.18	1,200.00	1,200.00	4,927.57	.00	7,370.00	514.2%
57 Fixed Charges							
10521000 571000 Adm Ins	1,707.23	1,705.00	1,705.00	2,149.86	.00	1,930.00	13.2%
TOTAL Fixed Charges	1,707.23	1,705.00	1,705.00	2,149.86	.00	1,930.00	13.2%
59 Capital Outlay							
10521000 591000 Adm MscEqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Administrator's Office	205,190.61	177,343.00	181,436.90	148,932.80	.00	185,030.00	4.3%
10522000 Information Technology							
43 Intergovern Revenue							
10522000 433200 Oth Grant	.00	.00	18,228.00	.00	.00	.00	.0%
TOTAL Intergovern Revenue	.00	.00	18,228.00	.00	.00	.00	.0%
51 Salaries & Wages							
10522000 511000 IT Reg S&W	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages	.00	.00	.00	.00	.00	.00	.0%
52 Benefits							
10522000 521000 IT FICA	.00	.00	.00	.00	.00	.00	.0%
10522000 521100 IT WRS	.00	.00	.00	.00	.00	.00	.0%
10522000 521200 IT Health	.00	.00	.00	.00	.00	.00	.0%
10522000 521300 IT Dental	.00	.00	.00	.00	.00	.00	.0%
10522000 521400 IT Life	.00	.00	.00	.00	.00	.00	.0%
TOTAL Benefits	.00	.00	.00	.00	.00	.00	.0%
53 Operating Expenses							
10522000 531000 IT Gen S&E	580.18	250.00	250.00	75.00	.00	250.00	.0%
10522000 531010 IT Off Sup	3,179.32	1,000.00	1,000.00	237.50	.00	1,000.00	.0%
10522000 531020 IT Copy	15,716.13	16,000.00	16,000.00	16,000.00	.00	16,000.00	.0%
10522000 531080 IT Pro Dev	.00	.00	.00	.00	.00	.00	.0%
10522000 531240 IT Travel	.00	.00	.00	.00	.00	.00	.0%
10522000 531290 IT Website	12,429.27	20,000.00	20,000.00	15,550.00	.00	18,000.00	-10.0%
10522000 531300 IT Maint	185,300.70	188,000.00	206,228.00	201,498.93	.00	170,000.00	-9.6%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
TOTAL Operating Expenses			217,205.60	225,250.00	243,478.00	233,361.43	.00	205,250.00	-8.9%
55	Maintenance								
10522000	552200	IT M&R Eqp	399.20	500.00	500.00	345.32	.00	500.00	.0%
TOTAL Maintenance			399.20	500.00	500.00	345.32	.00	500.00	.0%
56	Utilities								
10522000	561400	IT Phone	17,788.37	16,000.00	16,000.00	19,076.82	.00	19,838.00	24.0%
TOTAL Utilities			17,788.37	16,000.00	16,000.00	19,076.82	.00	19,838.00	24.0%
57	Fixed Charges								
10522000	571000	IT Ins&Bnd	426.80	514.00	514.00	537.47	.00	582.00	13.2%
TOTAL Fixed Charges			426.80	514.00	514.00	537.47	.00	582.00	13.2%
59	Capital Outlay								
10522000	591000	IT Msc Eqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay			.00	.00	.00	.00	.00	.00	.0%
TOTAL Information Technology			235,819.97	242,264.00	278,720.00	253,321.04	.00	226,170.00	-6.6%
10531000 Clerk's Office									
10531000	5PCARD	UNALLOPCRD	3,290.73	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			3,290.73	.00	.00	.00	.00	.00	.0%
44	Licenses&Permits								
10531000	441000	Liq&Malt	26,360.00	22,000.00	22,000.00	25,689.38	.00	24,000.00	9.1%
10531000	441100	Operators	11,153.00	8,700.00	8,700.00	13,074.00	.00	9,000.00	3.4%
10531000	441300	Cigarette	1,600.00	1,700.00	1,700.00	2,100.00	.00	1,700.00	.0%
10531000	441400	Vend Mach	1,290.00	2,000.00	2,000.00	2,070.00	.00	2,000.00	.0%
10531000	441500	MobHme Prk	5,135.87	700.00	700.00	700.00	.00	700.00	.0%
10531000	441700	Pet Lics	5,506.00	6,000.00	6,000.00	3,482.39	.00	6,000.00	.0%
10531000	441900	Oth Lics	4,652.00	3,000.00	3,000.00	4,940.73	.00	6,200.00	106.7%
TOTAL Licenses&Permits			55,696.87	44,100.00	44,100.00	52,056.50	.00	49,600.00	12.5%
46 PublicChargeforSrvcs									
10531000	461000	AsseLetter	20,550.00	18,000.00	18,000.00	18,079.73	.00	18,000.00	.0%
10531000	461300	Elctn Rev	5,199.56	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12			
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
TOTAL PublicChargeforSrvcs			25,749.56	18,000.00	18,000.00	18,079.73	.00	18,000.00	.0%
47	Misc Revenues								
10531000	471100	Int Invc	.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			.00	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages								
10531000	511000	CK Reg S&W	166,593.67	168,502.00	173,557.09	147,891.00	.00	182,173.00	8.1%
10531000	511100	PT S&W	527.60	.00	.00	694.80	.00	.00	.0%
10531000	511500	CK Elc wrk	53,893.94	35,000.00	36,050.00	16,374.32	.00	55,000.00	57.1%
10531000	511600	Clerk OT	7,899.55	.00	.00	483.41	.00	.00	.0%
TOTAL Salaries & Wages			228,914.76	203,502.00	209,607.09	165,443.53	.00	237,173.00	16.5%
52	Benefits								
10531000	521000	CK FICA	13,443.44	12,890.00	13,357.04	11,136.41	.00	18,144.00	40.8%
10531000	521100	CK WRS	11,999.62	11,710.00	12,061.33	10,303.99	.00	13,117.00	12.0%
10531000	521200	CK Health	29,155.19	29,785.00	29,785.00	31,618.45	.00	29,785.00	.0%
10531000	521300	CK Dental	2,188.66	2,373.00	2,373.00	2,076.27	.00	2,373.00	.0%
10531000	521400	CK Life	366.85	600.00	600.00	272.88	.00	323.00	-46.2%
TOTAL Benefits			57,153.76	57,358.00	58,176.37	55,408.00	.00	63,742.00	11.1%
53	Operating Expenses								
10531000	531000	CK Gen S&E	2,939.52	.00	.00	729.02	.00	.00	.0%
10531000	531010	CK Off Sup	141.56	6,000.00	6,000.00	747.54	.00	4,500.00	-25.0%
10531000	531020	CK Copy	.00	.00	.00	.00	.00	.00	.0%
10531000	531030	CK Postage	13,753.38	8,000.00	8,000.00	4,406.11	.00	3,000.00	-62.5%
10531000	531080	CK Pro Dev	1,534.00	2,000.00	2,000.00	575.00	.00	2,000.00	.0%
10531000	531240	CK Travel	577.01	2,500.00	2,500.00	145.60	.00	2,500.00	.0%
10531000	531300	CK IT Mnt	.00	.00	.00	.00	.00	.00	.0%
10531000	531650	CK Elc S&E	29,984.36	10,000.00	10,000.00	3,823.39	.00	26,000.00	160.0%
TOTAL Operating Expenses			48,929.83	28,500.00	28,500.00	10,426.66	.00	38,000.00	33.3%
55	Maintenance								
10531000	552200	CK M&R Eqp	.00	2,000.00	2,000.00	.00	.00	2,000.00	.0%
TOTAL Maintenance			.00	2,000.00	2,000.00	.00	.00	2,000.00	.0%
56	Utilities								
10531000	561400	CK Teleph	615.40	.00	.00	240.34	.00	540.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Utilities	615.40	.00	.00	240.34	.00	540.00	.0%
57 Fixed Charges							
10531000 571000 CK Ins&Bnd	1,707.23	3,955.00	3,955.00	2,149.86	.00	4,476.00	13.2%
TOTAL Fixed Charges	1,707.23	3,955.00	3,955.00	2,149.86	.00	4,476.00	13.2%
59 Capital Outlay							
10531000 591000 CK Msc Eqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Clerk's Office	422,058.14	357,415.00	364,338.46	303,804.62	.00	413,531.00	15.7%
10532000 Treasurer's Office							
10532000 5PCARD UNALLOPCRD	154.99	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR	154.99	.00	.00	.00	.00	.00	.0%
47 Misc Revenues							
10532000 471000 Int Invest	706,522.51	109,077.00	109,077.00	109,079.28	.00	.00	-100.0%
10532000 471100 Int Invc	-8.77	750.00	750.00	.00	.00	750.00	.0%
10532000 471200 Int Assess	871.35	500.00	500.00	.00	.00	500.00	.0%
10532000 472000 LEASEINT	40,916.00	.00	.00	.00	.00	.00	.0%
10532000 473000 UnrealGain	175,037.73	.00	.00	102,361.98	.00	.00	.0%
TOTAL Misc Revenues	923,338.82	110,327.00	110,327.00	211,441.26	.00	1,250.00	-98.9%
51 Salaries & Wages							
10532000 511000 TR Reg S&W	156,302.72	155,003.00	159,653.10	139,119.49	.00	170,811.00	10.2%
10532000 511600 Treas OT	7,023.85	.00	.00	3,036.31	.00	.00	.0%
TOTAL Salaries & Wages	163,326.57	155,003.00	159,653.10	142,155.80	.00	170,811.00	10.2%
52 Benefits							
10532000 521000 TR FICA	12,102.46	11,857.00	12,212.33	10,510.73	.00	13,067.00	10.2%
10532000 521100 TR WRS	11,226.29	10,772.00	11,095.18	9,873.83	.00	12,298.00	14.2%
10532000 521200 TR Health	29,019.84	29,903.00	29,903.00	22,576.12	.00	26,435.00	-11.6%
10532000 521300 TR Dental	1,509.08	2,069.00	2,069.00	1,073.63	.00	1,255.00	-39.3%
10532000 521400 TR Life	526.45	600.00	600.00	518.70	.00	662.00	10.3%
TOTAL Benefits	54,384.12	55,201.00	55,879.51	44,553.01	.00	53,717.00	-2.7%
53 Operating Expenses							
10532000 531000 TR Gen S&E	2,837.93	2,000.00	2,000.00	556.01	.00	2,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
								PCT CHANGE
10532000 531010	TR Off Sup		3,844.63	1,150.00	1,150.00	325.63	.00	1,150.00 .0%
10532000 531020	TR Copy		.00	.00	.00	.00	.00	.00 .0%
10532000 531030	TR Postage		1,795.33	2,500.00	2,500.00	1,372.97	.00	2,200.00 -12.0%
10532000 531080	TR Pro Dev		869.00	2,500.00	2,500.00	1,229.65	.00	2,500.00 .0%
10532000 531240	TR Travel		423.25	1,375.00	1,375.00	275.90	.00	1,250.00 -9.1%
TOTAL Operating Expenses			9,770.14	9,525.00	9,525.00	3,760.16	.00	9,100.00 -4.5%
54	Services							
10532000 541600	TR Audit		43,717.17	25,000.00	25,000.00	22,362.37	.00	24,000.00 -4.0%
TOTAL Services			43,717.17	25,000.00	25,000.00	22,362.37	.00	24,000.00 -4.0%
55	Maintenance							
10532000 552200	TR M&R Eqp		1,996.00	2,750.00	2,750.00	.00	.00	1,500.00 -45.5%
TOTAL Maintenance			1,996.00	2,750.00	2,750.00	.00	.00	1,500.00 -45.5%
56	Utilities							
10532000 561400	TR Teleph		7,390.58	.00	.00	127.96	.00	.00 .0%
TOTAL Utilities			7,390.58	.00	.00	127.96	.00	.00 .0%
57	Fixed Charges							
10532000 571000	TR Ins&Bnd		2,134.04	2,325.00	2,325.00	2,687.35	.00	2,631.00 13.2%
TOTAL Fixed Charges			2,134.04	2,325.00	2,325.00	2,687.35	.00	2,631.00 13.2%
58	Other Expenses							
10532000 581400	TR Collect		25.48	900.00	900.00	.00	.00	.00 .0%
TOTAL Other Expenses			25.48	900.00	900.00	.00	.00	.00 -100.0%
59	Capital Outlay							
10532000 591000	TR Msc Eqp		.00	.00	.00	.00	.00	.00 .0%
TOTAL Capital Outlay			.00	.00	.00	.00	.00	.00 .0%
TOTAL Treasurer's Office			1,206,237.91	361,031.00	366,359.61	427,087.91	.00	263,009.00 -27.2%
10533000	Assessor							
44	Licenses&Permits							
10533000 442800	ApInsp Fee		11,965.00	15,000.00	15,000.00	12,688.78	.00	12,000.00 -20.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
TOTAL Licenses&Permits			11,965.00	15,000.00	15,000.00	12,688.78	.00	12,000.00	-20.0%
47	Misc Revenues								
10533000	471100	Int Invc	.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			.00	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages								
10533000	511200	AS Review	40.00	500.00	500.00	.00	.00	500.00	.0%
TOTAL Salaries & Wages			40.00	500.00	500.00	.00	.00	500.00	.0%
52	Benefits								
10533000	521000	AS FICA	3.06	38.00	38.00	.00	.00	38.00	.0%
TOTAL Benefits			3.06	38.00	38.00	.00	.00	38.00	.0%
53	Operating Expenses								
10533000	531000	AS Gen S&E	.00	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses			.00	.00	.00	.00	.00	.00	.0%
54	Services								
10533000	541000	AS Contrct	85,000.00	87,000.00	87,000.00	85,230.87	.00	90,000.00	3.4%
10533000	542000	AS Mun Fee	18,750.47	17,500.00	17,500.00	23,527.66	.00	18,000.00	2.9%
TOTAL Services			103,750.47	104,500.00	104,500.00	108,758.53	.00	108,000.00	3.3%
57	Fixed Charges								
10533000	571000	AS Ins&Bnd	426.80	258.00	258.00	537.47	.00	292.00	13.2%
TOTAL Fixed Charges			426.80	258.00	258.00	537.47	.00	292.00	13.2%
TOTAL Assessor			116,185.33	120,296.00	120,296.00	121,984.78	.00	120,830.00	.4%
10541000	Police Administration								
10541000	5PCARD	UNALLOPCRD	2,998.05	.00	.00	14.79	.00	.00	.0%
TOTAL UNDEFINED CHAR			2,998.05	.00	.00	14.79	.00	.00	.0%
43	Intergovern Revenue								
10541000	431200	FA Law Enf	9,705.00	5,000.00	5,000.00	11,378.00	.00	5,000.00	.0%
10541000	432100	SA LawEnf	70,210.79	5,000.00	12,920.00	8,137.24	.00	5,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
								PCT CHANGE
10541000	432400	SA DNR	.00	.00	.00	.00	.00	.00
10541000	432700	Cnty Grant	225,682.65	.00	.00	.00	.00	.00
TOTAL Intergovern Revenue			305,598.44	10,000.00	17,920.00	19,515.24	.00	10,000.00
44 Licenses&Permits								
10541000	441600	Bicycle	13.25	50.00	50.00	555.00	.00	50.00
10541000	443900	H&CC Perm	.00	.00	.00	.00	.00	.00
10541000	444100	Park Perm	2,133.50	2,500.00	2,500.00	3,737.36	.00	2,500.00
TOTAL Licenses&Permits			2,146.75	2,550.00	2,550.00	4,292.36	.00	2,550.00
45 Fines, Forfeits								
10541000	451000	Court Pen	143,536.23	136,000.00	136,000.00	78,561.18	.00	136,000.00
10541000	451100	Park Viol	5,657.50	7,500.00	7,500.00	2,560.00	.00	7,500.00
10541000	451200	Oth L&O	7,671.45	12,000.00	12,000.00	3,718.43	.00	7,000.00
TOTAL Fines, Forfeits			156,865.18	155,500.00	155,500.00	84,839.61	.00	150,500.00
46 PublicChargeforSrvcs								
10541000	461500	PD Invest	2,734.43	1,800.00	1,800.00	4,070.86	.00	4,000.00
10541000	461600	Twr Rental	69,911.88	67,500.00	67,500.00	33,694.90	.00	72,000.00
TOTAL PublicChargeforSrvcs			72,646.31	69,300.00	69,300.00	37,765.76	.00	76,000.00
47 Misc Revenues								
10541000	471100	Int Invc	5.68	.00	.00	13.64	.00	.00
10541000	471700	PD Donate	9,600.00	.00	7,600.00	10,110.00	.00	.00
10541000	472500	Ins Recov	27,188.40	.00	77,798.18	116,516.33	.00	.00
10541000	475100	SRO	119,147.20	139,961.00	139,961.00	125,718.25	.00	148,766.00
TOTAL Misc Revenues			155,941.28	139,961.00	225,359.18	252,358.22	.00	148,766.00
51 Salaries & wages								
10541000	511000	PD Reg S&W	1,273,840.74	1,600,041.00	1,648,042.23	1,336,817.02	.00	1,815,174.00
10541000	511200	PD P&F Com	.00	3,000.00	3,000.00	.00	.00	3,000.00
10541000	511600	PD OT	62,813.65	.00	.00	63,418.52	.00	.00
TOTAL Salaries & wages			1,336,654.39	1,603,041.00	1,651,042.23	1,400,235.54	.00	1,818,174.00
52 Benefits								
10541000	521000	PD FICA	161,440.78	122,632.00	126,304.09	99,684.98	.00	138,861.00
10541000	521100	PD WRS	273,883.75	206,055.00	212,236.68	180,636.13	.00	234,820.00
10541000	521200	PD Health	406,637.20	302,235.00	302,235.00	249,683.52	.00	312,023.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10541000	521300	PD Dental	19,089.34	15,882.00	15,882.00	12,501.30	.00	15,900.00	.1%
10541000	521400	PD Life	6,086.50	6,000.00	6,000.00	3,069.06	.00	5,880.00	-2.0%
TOTAL Benefits			867,137.57	652,804.00	662,657.77	545,574.99	.00	707,484.00	8.4%
53	Operating Expenses								
10541000	531000	PD Gen S&E	25,483.97	7,500.00	15,100.00	12,595.99	.00	7,000.00	-6.7%
10541000	531010	PD Off Sup	7,490.95	8,000.00	8,000.00	4,993.67	.00	7,600.00	-5.0%
10541000	531020	PD Copy	6,655.31	6,000.00	6,000.00	5,085.91	.00	7,000.00	16.7%
10541000	531030	PD Postage	1,820.34	2,500.00	2,500.00	1,309.93	.00	2,000.00	-20.0%
10541000	531040	PD Custod	.00	.00	.00	.00	.00	.00	.0%
10541000	531070	PD Med S&E	8,430.02	4,000.00	4,000.00	1,203.44	.00	3,000.00	-25.0%
10541000	531080	PD Train	37,541.50	35,000.00	42,920.00	39,793.50	.00	35,000.00	.0%
10541000	531240	PD Travel	15,533.47	8,000.00	8,000.00	13,233.24	.00	8,000.00	.0%
10541000	531300	PD IT Mnt	79,931.44	74,000.00	74,000.00	74,089.65	.00	74,000.00	.0%
10541000	531450	PD Uniform	41,814.12	42,000.00	42,000.00	33,486.08	.00	45,000.00	7.1%
10541000	531480	PD Gas&Oil	127,764.59	135,000.00	135,000.00	79,531.63	.00	115,000.00	-14.8%
10541000	531620	PD Jail	.00	.00	.00	.00	.00	.00	.0%
10541000	531630	PD Animal	2,093.80	3,000.00	3,000.00	1,994.10	.00	3,000.00	.0%
10541000	532070	PD Recruit	4,960.59	3,500.00	3,500.00	7,446.87	.00	3,500.00	.0%
TOTAL Operating Expenses			359,520.10	328,500.00	344,020.00	274,764.01	.00	310,100.00	-5.6%
54	Services								
10541000	541300	PD Counsel	.00	2,000.00	2,000.00	9,721.20	.00	2,000.00	.0%
10541000	541400	PD Court	24,972.00	20,000.00	20,000.00	24,318.46	.00	20,000.00	.0%
10541000	541500	PD Oth Crt	1,815.00	2,000.00	2,000.00	766.40	.00	2,000.00	.0%
10541000	541900	PD Conslt	.00	.00	.00	9,033.50	.00	.00	.0%
10541000	543200	Chaplain	12,405.00	.00	.00	4,920.00	.00	.00	.0%
TOTAL Services			39,192.00	24,000.00	24,000.00	48,759.56	.00	24,000.00	.0%
55	Maintenance								
10541000	551000	PD B&G Mnt	2,176.68	1,500.00	1,500.00	422.59	.00	1,500.00	.0%
10541000	552400	PD M&R Off	536.79	2,000.00	2,000.00	293.00	.00	2,000.00	.0%
10541000	552600	PD Radar	1,437.00	1,200.00	1,200.00	963.00	.00	1,200.00	.0%
10541000	552700	PD M&R Vhl	95,568.37	42,000.00	119,798.18	188,860.33	.00	45,000.00	7.1%
TOTAL Maintenance			99,718.84	46,700.00	124,498.18	190,538.92	.00	49,700.00	6.4%
56	Utilities								
10541000	561000	PD Bld Utl	54,889.78	38,000.00	38,000.00	41,870.14	.00	43,000.00	13.2%
10541000	561200	PD Wtr&Swr	.00	1,500.00	1,500.00	.00	.00	1,500.00	.0%
10541000	561400	PD Teleph	5,071.96	6,681.00	6,681.00	6,524.69	.00	6,681.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
10541000 561500	PD Comms		195,033.47	98,000.00	98,000.00	81,813.69	.00	65,000.00
	TOTAL Utilities		254,995.21	144,181.00	144,181.00	130,208.52	.00	116,181.00
57	Fixed Charges							
10541000 571000	PD Ins&Bnd		136,161.28	133,208.00	133,208.00	191,412.57	.00	150,740.00
	TOTAL Fixed Charges		136,161.28	133,208.00	133,208.00	191,412.57	.00	150,740.00
59	Capital Outlay							
10541000 591000	PD Msc Eqp		.00	62,000.00	62,000.00	58,171.64	.00	8,100.00
	TOTAL Capital Outlay		.00	62,000.00	62,000.00	58,171.64	.00	8,100.00
	TOTAL Police Administration		3,789,575.40	3,371,745.00	3,616,236.36	3,238,451.73	.00	3,572,295.00
10542000	Patrol							
51	Salaries & wages							
10542000 511000	PT Reg S&W		1,963,811.94	2,315,872.00	2,385,348.16	1,615,618.06	.00	2,342,373.00
10542000 511600	PT OT		91,058.85	190,000.00	190,000.00	141,564.17	.00	190,000.00
	TOTAL Salaries & Wages		2,054,870.79	2,505,872.00	2,575,348.16	1,757,182.23	.00	2,532,373.00
52	Benefits							
10542000 521000	PT FICA		113,462.02	193,993.00	199,307.93	127,493.70	.00	195,753.00
10542000 521100	PT WRS		220,357.75	379,112.00	389,507.05	254,655.22	.00	372,260.00
10542000 521200	PT Health		270,989.87	494,238.00	494,238.00	295,967.64	.00	480,167.00
10542000 521300	PT Dental		12,211.25	21,009.00	21,009.00	13,498.89	.00	23,337.00
10542000 521400	PT Life		381.26	730.00	730.00	1,053.59	.00	2,520.00
	TOTAL Benefits		617,402.15	1,089,082.00	1,104,791.98	692,669.04	.00	1,074,037.00
53	Operating Expenses							
10542000 531080	PT Train		.00	.00	.00	.00	.00	.00
10542000 531240	PT Travel		.00	.00	.00	.00	.00	.00
10542000 531560	PT Prt S&E		2,388.03	7,000.00	7,000.00	4,191.50	.00	7,000.00
	TOTAL Operating Expenses		2,388.03	7,000.00	7,000.00	4,191.50	.00	7,000.00
	TOTAL Patrol		2,674,660.97	3,601,954.00	3,687,140.14	2,454,042.77	.00	3,613,410.00
10543000	Detective							
51	Salaries & Wages							
10543000 511000	DT Reg S&W		312,739.11	298,521.00	307,476.65	255,190.40	.00	322,856.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10543000	511600	DT OT	19,821.48	.00	.00	25,302.66	.00	.00	.0%
TOTAL Salaries & Wages			332,560.59	298,521.00	307,476.65	280,493.06	.00	322,856.00	8.2%
52	Benefits								
10543000	521000	DT FICA	18,581.33	22,836.00	23,521.11	20,721.83	.00	24,700.00	8.2%
10543000	521100	DT WRS	34,932.86	44,628.00	45,966.87	42,102.01	.00	47,460.00	6.3%
10543000	521200	DT Health	40,583.54	3,492.00	3,492.00	70,008.75	.00	8,010.00	129.4%
10543000	521300	DT Dental	2,160.43	5,339.00	5,339.00	3,056.13	.00	3,492.00	-34.6%
10543000	521400	DT Life	83.10	170.00	170.00	369.46	.00	636.00	274.1%
TOTAL Benefits			96,341.26	76,465.00	78,488.98	136,258.18	.00	84,298.00	10.2%
53	Operating Expenses								
10543000	531080	DT Train	.00	.00	.00	.00	.00	.00	.0%
10543000	531240	DT Travel	.00	.00	.00	.00	.00	.00	.0%
10543000	531580	DT Jvi Sup	1,326.20	1,700.00	1,700.00	971.52	.00	1,500.00	-11.8%
10543000	531590	DT DARE	.00	.00	.00	.00	.00	.00	.0%
10543000	531600	DT Crm Prv	2,801.69	3,000.00	3,000.00	455.90	.00	2,800.00	-6.7%
10543000	531610	DT Invtgt	14,083.28	7,000.00	7,000.00	4,823.79	.00	7,000.00	.0%
TOTAL Operating Expenses			18,211.17	11,700.00	11,700.00	6,251.21	.00	11,300.00	-3.4%
TOTAL Detective			447,113.02	386,686.00	397,665.63	423,002.45	.00	418,454.00	8.2%
10544000	Dispatch								
51	Salaries & Wages								
10544000	511000	DP Reg S&W	398,937.73	.00	.00	130,399.85	.00	.00	.0%
10544000	511600	DP OT	56,984.13	.00	.00	33,658.33	.00	.00	.0%
TOTAL Salaries & Wages			455,921.86	.00	.00	164,058.18	.00	.00	.0%
52	Benefits								
10544000	521000	DP FICA	9,566.93	.00	.00	12,331.08	.00	.00	.0%
10544000	521100	DP WRS	8,748.73	.00	.00	11,402.04	.00	.00	.0%
10544000	521200	DP Health	8,337.06	.00	.00	12,968.76	.00	.00	.0%
10544000	521300	DP Dental	685.38	.00	.00	1,155.61	.00	.00	.0%
10544000	521400	DP Life	95.80	.00	.00	285.36	.00	.00	.0%
TOTAL Benefits			27,433.90	.00	.00	38,142.85	.00	.00	.0%
53	Operating Expenses								
10544000	531000	PD Gen S&E	.00	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10544000	531010	PD Off Sup	.00	.00	.00	.00	.00	.00	.0%
10544000	531080	DT Train	.00	.00	.00	.00	.00	.00	.0%
10544000	531240	DT Travel	.00	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses			.00	.00	.00	.00	.00	.00	.0%
TOTAL Dispatch			483,355.76	.00	.00	202,201.03	.00	.00	.0%
10545000 Emergency Government									
51 Salaries & Wages									
10545000	511000	EM Reg S&W	6,486.52	6,405.00	6,597.16	5,833.11	.00	6,795.00	6.1%
10545000	511600	EM OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages			6,486.52	6,405.00	6,597.16	5,833.11	.00	6,795.00	6.1%
52 Benefits									
10545000	521000	EM FICA	483.37	490.00	504.70	425.90	.00	520.00	6.1%
10545000	521100	EM WRS	929.79	657.00	685.73	761.28	.00	999.00	52.1%
10545000	521200	EM Health	1,333.44	1,333.00	1,333.00	966.86	.00	1,140.00	-14.5%
10545000	521300	EM Dental	55.92	58.00	58.00	48.60	.00	58.00	.0%
10545000	521400	EM Life	39.52	40.00	40.00	13.08	.00	21.00	-47.5%
TOTAL Benefits			2,842.04	2,578.00	2,621.43	2,215.72	.00	2,738.00	6.2%
53 Operating Expenses									
10545000	531010	EM Off Sup	.00	100.00	100.00	66,303.08	.00	100.00	.0%
10545000	531080	EM Pro Dev	.00	.00	.00	.00	.00	.00	.0%
10545000	531240	EM Travel	.00	.00	.00	.00	.00	.00	.0%
10545000	531300	EM IT Mnt	.00	657.00	657.00	.00	.00	.00	.0%
TOTAL Operating Expenses			.00	757.00	757.00	66,303.08	.00	100.00	-86.8%
54 Services									
10545000	541000	EM Contr	4,020.50	9,000.00	9,000.00	7,153.50	.00	9,000.00	.0%
TOTAL Services			4,020.50	9,000.00	9,000.00	7,153.50	.00	9,000.00	.0%
56 Utilities									
10545000	561400	EM Teleph	.00	.00	.00	.00	.00	.00	.0%
TOTAL Utilities			.00	.00	.00	.00	.00	.00	.0%
57 Fixed Charges									
10545000	571000	EM Ins&Bnd	853.61	823.00	823.00	1,074.94	.00	931.00	13.1%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Fixed Charges	853.61	823.00	823.00	1,074.94	.00	931.00	13.1%
59 Capital Outlay							
10545000 591000 EM Msc Eqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Emergency Government	14,202.67	19,563.00	19,798.59	82,580.35	.00	19,564.00	.0%
10551000 Fire Administration							
10551000 5PCARD UNALLOPCRD	477.51	.00	.00	644.99	.00	.00	.0%
TOTAL UNDEFINED CHAR	477.51	.00	.00	644.99	.00	.00	.0%
43 Intergovern Revenue							
10551000 431800 SA Fire In	148,700.31	148,000.00	148,000.00	165,735.91	.00	165,735.00	12.0%
10551000 432000 SA Act102	.00	7,476.00	7,476.00	74,848.52	.00	.00	.0%
10551000 432700 Cnty Grant	177,000.00	.00	.00	.00	.00	177,000.00	.0%
TOTAL Intergovern Revenue	325,700.31	155,476.00	155,476.00	240,584.43	.00	342,735.00	120.4%
44 Licenses&Permits							
10551000 442300 Sprnk Insp	4,733.00	5,000.00	5,000.00	250.00	.00	5,000.00	.0%
TOTAL Licenses&Permits	4,733.00	5,000.00	5,000.00	250.00	.00	5,000.00	.0%
46 PublicChargeforSrvcs							
10551000 461700 Amb Fees	767,783.32	871,838.00	871,838.00	500,015.69	.00	871,838.00	.0%
10551000 461800 Tank Insp	.00	.00	.00	.00	.00	.00	.0%
10551000 461900 SVA Edu	.00	10,000.00	10,000.00	.00	.00	.00	.0%
10551000 462000 SVA Rental	.00	.00	.00	.00	.00	.00	.0%
10551000 466400 HwyRep Fee	.00	25,000.00	25,000.00	.00	.00	25,000.00	.0%
TOTAL PublicChargeforSrvcs	767,783.32	906,838.00	906,838.00	500,015.69	.00	896,838.00	-1.1%
47 Misc Revenues							
10551000 471100 Int Invc	.00	.00	.00	.00	.00	.00	.0%
10551000 471700 FireDonate	7,341.00	.00	.00	1,500.00	.00	.00	.0%
10551000 472700 Misc Revs	6,566.81	10,000.00	10,000.00	22,831.21	.00	6,000.00	-40.0%
TOTAL Misc Revenues	13,907.81	10,000.00	10,000.00	24,331.21	.00	6,000.00	-40.0%
51 Salaries & Wages							
10551000 511000 FA Reg S&W	462,748.88	447,836.00	461,271.09	382,800.36	.00	465,876.00	4.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
10551000 511600	FA OT		143,414.42	.00	.00	68,458.94	.00	.00
TOTAL Salaries & Wages			606,163.30	447,836.00	461,271.09	451,259.30	.00	465,876.00
52	Benefits							PCT
10551000 521000	FA FICA		61,447.16	34,260.00	35,287.78	33,226.36	.00	35,640.00
10551000 521100	FA WRS		113,970.08	62,928.00	64,817.49	63,794.94	.00	64,306.00
10551000 521200	FA Health		167,220.49	127,219.00	127,219.00	103,071.57	.00	117,795.00
10551000 521300	FA Dntl		7,252.21	5,050.00	5,050.00	4,419.87	.00	5,050.00
10551000 521400	FA Life		2,898.71	2,100.00	2,100.00	1,403.27	.00	1,102.00
TOTAL Benefits			352,788.65	231,557.00	234,474.27	205,916.01	.00	223,893.00
53	Operating Expenses							CHANGE
10551000 531000	FA Gen S&E		15,753.15	15,000.00	15,000.00	19,076.65	.00	15,000.00
10551000 531010	FA Off Sup		6,272.62	3,000.00	3,000.00	3,957.40	.00	3,000.00
10551000 531020	FA Copy		4,355.80	6,000.00	6,000.00	5,873.23	.00	4,500.00
10551000 531030	FA Postage		188.73	200.00	200.00	352.21	.00	100.00
10551000 531260	FA Insp Ed		2,765.42	4,000.00	4,000.00	2,704.55	.00	3,000.00
10551000 531270	FA Meals		1,536.99	1,000.00	1,000.00	926.91	.00	1,000.00
10551000 532400	FA SVA		3,110.10	3,450.00	3,450.00	3,350.36	.00	3,450.00
TOTAL Operating Expenses			33,982.81	32,650.00	32,650.00	36,241.31	.00	30,050.00
54	Services							
10551000 541000	FA Contrct		29,645.75	20,000.00	20,000.00	21,509.88	.00	20,000.00
TOTAL Services			29,645.75	20,000.00	20,000.00	21,509.88	.00	20,000.00
56	Utilities							
10551000 561000	FA Bld Utl		29,130.08	30,000.00	30,000.00	24,915.12	.00	30,000.00
10551000 561100	FA Hyd PFP		537,400.00	537,400.00	537,400.00	268,700.00	.00	537,400.00
10551000 561200	FA Wtr&Swr		.00	3,500.00	3,500.00	.00	.00	3,500.00
10551000 561400	FA Teleph		27,607.19	18,000.00	18,000.00	24,286.44	.00	26,500.00
TOTAL Utilities			594,137.27	588,900.00	588,900.00	317,901.56	.00	597,400.00
58	Other Expenses							
10551000 581300	FA LOS Awd		552.32	.00	.00	.00	.00	.00
TOTAL Other Expenses			552.32	.00	.00	.00	.00	.00
59	Capital Outlay							
10551000 591000	FA Msc Eqp		.00	.00	.00	.00	.00	.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Fire Administration	2,729,872.05	2,398,257.00	2,414,609.36	1,798,654.38	.00	2,587,792.00	7.9%
10552000 Fire Protection Services							
51 Salaries & Wages							
10552000 511000 FP Reg S&W	1,040,301.61	1,685,128.00	1,735,681.86	1,177,439.38	.00	1,911,990.00	13.5%
10552000 511100 FP PT S&W	173,040.53	171,200.00	176,000.00	115,749.15	.00	176,000.00	2.8%
10552000 511600 FP OT	165,148.90	100,000.00	100,000.00	207,556.88	.00	100,000.00	.0%
TOTAL Salaries & Wages	1,378,491.04	1,956,328.00	2,011,681.86	1,500,745.41	.00	2,187,990.00	11.8%
52 Benefits							
10552000 521000 FP FICA	85,530.52	154,922.00	159,156.57	111,079.41	.00	167,381.00	8.0%
10552000 521100 FP WRS	163,811.32	302,755.00	311,030.40	218,772.77	.00	295,762.00	-2.3%
10552000 521200 FP Health	174,192.32	468,615.00	468,615.00	275,275.84	.00	431,265.00	-8.0%
10552000 521300 FP Dental	8,343.62	22,549.00	22,549.00	12,480.28	.00	20,600.00	-8.6%
10552000 521400 FP Life	400.48	1,000.00	1,000.00	1,534.94	.00	2,813.00	181.3%
TOTAL Benefits	432,278.26	949,841.00	962,350.97	619,143.24	.00	917,821.00	-3.4%
53 Operating Expenses							
10552000 531040 FP Custod	2,049.58	150.00	1,500.00	1,942.13	.00	1,500.00	900.0%
10552000 531070 FP Med Exp	58,165.76	52,000.00	52,000.00	47,096.26	.00	52,000.00	.0%
10552000 531080 FP Train	16,406.87	15,000.00	15,000.00	20,642.69	.00	15,000.00	.0%
10552000 531450 FP Uniform	12,686.86	20,000.00	20,000.00	17,049.82	.00	20,000.00	.0%
10552000 531480 FP Gas	7,102.33	19,000.00	19,000.00	24,286.83	.00	23,000.00	21.1%
10552000 531560 FP Protect	20,316.79	35,000.00	35,000.00	52,592.55	.00	35,000.00	.0%
10552000 532200 FP Act 102	11,773.80	.00	.00	4,766.26	.00	.00	.0%
10552000 532210 EMS Grant	31,058.26	.00	.00	5,138.05	.00	.00	.0%
10552000 532300 FP Narcan	.00	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses	159,560.25	141,150.00	142,500.00	173,514.59	.00	146,500.00	3.8%
55 Maintenance							
10552000 552200 FP M&R Eqp	39,445.77	30,000.00	30,000.00	31,560.95	.00	30,000.00	.0%
10552000 552700 FP M&R Vhl	65,280.07	70,000.00	70,000.00	46,377.55	.00	70,000.00	.0%
TOTAL Maintenance	104,725.84	100,000.00	100,000.00	77,938.50	.00	100,000.00	.0%
56 Utilities							
10552000 561500 FP Comms	9,434.11	17,000.00	17,000.00	9,458.47	.00	10,000.00	-41.2%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Utilities	9,434.11	17,000.00	17,000.00	9,458.47	.00	10,000.00	-41.2%
57 Fixed Charges							
10552000 571000 FP Ins&Bnd	40,546.59	63,709.00	63,709.00	52,909.31	.00	72,094.00	13.2%
TOTAL Fixed Charges	40,546.59	63,709.00	63,709.00	52,909.31	.00	72,094.00	13.2%
TOTAL Fire Protection Servic	2,125,036.09	3,228,028.00	3,297,241.83	2,433,709.52	.00	3,434,405.00	6.4%
10561000 Engineering							
10561000 5PCARD UNALLOPCRD	1,334.78	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR	1,334.78	.00	.00	.00	.00	.00	.0%
44 Licenses&Permits							
10561000 443500 SW Permit	.00	280.00	280.00	1,750.00	.00	500.00	78.6%
TOTAL Licenses&Permits	.00	280.00	280.00	1,750.00	.00	500.00	78.6%
46 PublicChargeforSrvcs							
10561000 462100 EnginFee	51,720.27	50,000.00	50,000.00	49,853.08	.00	50,000.00	.0%
10561000 462600 YG Adj Fee	1,000.00	400.00	400.00	200.00	.00	400.00	.0%
10561000 462700 Prop Rev	.00	1,750.00	1,750.00	.00	.00	1,750.00	.0%
TOTAL PublicChargeforSrvcs	52,720.27	52,150.00	52,150.00	50,053.08	.00	52,150.00	.0%
47 Misc Revenues							
10561000 471100 Int Invc	.00	.00	.00	.37	.00	.00	.0%
TOTAL Misc Revenues	.00	.00	.00	.37	.00	.00	.0%
51 Salaries & Wages							
10561000 511000 ENG Rg S&W	53,325.65	80,762.00	82,484.74	49,701.01	.00	85,533.00	5.9%
10561000 511100 ENG PT S&W	.00	.00	.00	.00	.00	.00	.0%
10561000 511600 ENG OT	413.07	2,860.00	2,860.00	93.38	.00	2,860.00	.0%
TOTAL Salaries & Wages	53,738.72	83,622.00	85,344.74	49,794.39	.00	88,393.00	5.7%
52 Benefits							
10561000 521000 ENG FICA	3,977.28	6,397.00	6,528.79	3,554.12	.00	6,721.00	5.1%
10561000 521100 ENG WRS	3,619.78	5,587.00	5,699.74	3,240.48	.00	6,158.00	10.2%
10561000 521200 ENG Hlth	8,423.91	15,608.00	15,608.00	10,958.74	.00	12,524.00	-19.8%
10561000 521300 ENG Dental	419.43	915.00	915.00	384.09	.00	915.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10561000	521400	ENG Life	102.99	200.00	200.00	39.78	.00	200.00	.0%
TOTAL Benefits			16,543.39	28,707.00	28,951.53	18,177.21	.00	26,518.00	-7.6%
53	Operating Expenses								
10561000	531000	ENG Gen	4,880.00	4,000.00	4,000.00	3,356.35	.00	2,500.00	-37.5%
10561000	531010	ENG Of Sup	1,275.65	1,500.00	1,500.00	124.31	.00	1,250.00	-16.7%
10561000	531020	ENG Copy	2,097.95	3,000.00	3,000.00	2,166.11	.00	2,500.00	-16.7%
10561000	531030	ENG Post	2,082.59	2,900.00	2,900.00	1,620.24	.00	2,500.00	-13.8%
10561000	531080	ENG ProDev	4,444.27	5,000.00	5,000.00	1,316.09	.00	4,500.00	-10.0%
10561000	531240	ENG Travel	.00	1,500.00	1,500.00	300.00	.00	1,000.00	-33.3%
10561000	531300	ENG IT Mnt	6,829.64	6,000.00	6,000.00	4,503.49	.00	6,000.00	.0%
10561000	531340	Asphalt Pv	.00	.00	.00	.00	.00	.00	.0%
10561000	531480	ENG Gas	.00	2,000.00	2,000.00	301.39	.00	2,000.00	.0%
TOTAL Operating Expenses			21,610.10	25,900.00	25,900.00	13,687.98	.00	22,250.00	-14.1%
54	Services								
10561000	541000	ENG Contr	74,189.60	47,000.00	47,000.00	28,313.12	.00	38,000.00	-19.1%
10561000	541800	ENG DNR	50,899.28	20,000.00	20,000.00	23,250.00	.00	24,000.00	20.0%
TOTAL Services			125,088.88	67,000.00	67,000.00	51,563.12	.00	62,000.00	-7.5%
55	Maintenance								
10561000	552200	ENG M&R Eq	2,269.19	2,000.00	2,000.00	3,100.00	.00	1,500.00	-25.0%
10561000	552700	ENG M&R Vh	161.39	4,000.00	4,000.00	.00	.00	3,000.00	-25.0%
TOTAL Maintenance			2,430.58	6,000.00	6,000.00	3,100.00	.00	4,500.00	-25.0%
56	Utilities								
10561000	561400	ENG Teleph	1,025.55	2,500.00	2,500.00	594.59	.00	972.00	-61.1%
TOTAL Utilities			1,025.55	2,500.00	2,500.00	594.59	.00	972.00	-61.1%
57	Fixed Charges								
10561000	571000	ENG In&Bnd	10,276.73	10,956.00	10,956.00	13,352.26	.00	12,398.00	13.2%
TOTAL Fixed Charges			10,276.73	10,956.00	10,956.00	13,352.26	.00	12,398.00	13.2%
59	Capital Outlay								
10561000	591000	ENG Msc Eq	.00	15,000.00	15,000.00	6,665.01	.00	10,000.00	-33.3%
TOTAL Capital outlay			.00	15,000.00	15,000.00	6,665.01	.00	10,000.00	-33.3%
TOTAL Engineering			284,769.00	292,115.00	294,082.27	208,738.01	.00	279,681.00	-4.3%
10562000	Highway								
10562000	5PCARD	UNALLOPCRD	863.32	.00	.00	-42.19	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:								
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE	
TOTAL UNDEFINED CHAR	863.32	.00	.00	-42.19	.00	.00	.0%	
43 Intergovern Revenue								
10562000 431100 FA Misc	.00	.00	.00	.00	.00	.00	.0%	
10562000 432200 SA Transp.	1,403,816.73	1,590,641.00	1,590,641.00	1,590,641.06	.00	1,805,522.00	13.5%	
10562000 432900 LRIP	63,256.83	.00	.00	.00	.00	.00	.0%	
10562000 433300 SA Oth PW	.00	.00	.00	.00	.00	.00	.0%	
TOTAL Intergovern Revenue	1,467,073.56	1,590,641.00	1,590,641.00	1,590,641.06	.00	1,805,522.00	13.5%	
46 PublicChargeforSrvcs								
10562000 462200 Hwy Fees	52,346.58	30,000.00	30,000.00	39,085.56	.00	30,000.00	.0%	
10562000 462300 Snow & Ice	2,824.61	4,000.00	4,000.00	1,495.26	.00	4,000.00	.0%	
10562000 462400 Road Cuts	200.00	.00	.00	.00	.00	.00	.0%	
10562000 462500 DrWay Fee	1,300.00	2,000.00	2,000.00	1,250.00	.00	2,000.00	.0%	
TOTAL PublicChargeforSrvcs	56,671.19	36,000.00	36,000.00	41,830.82	.00	36,000.00	.0%	
47 Misc Revenues								
10562000 471100 Int Invc	27.58	.00	.00	11.06	.00	.00	.0%	
TOTAL Misc Revenues	27.58	.00	.00	11.06	.00	.00	.0%	
51 Salaries & wages								
10562000 511000 HWY Rg S&W	738,325.18	650,400.00	669,911.98	591,499.15	.00	683,982.00	5.2%	
10562000 511100 HWY PT S&W	14,045.18	41,200.00	42,400.00	62,056.24	.00	61,000.00	48.1%	
10562000 511600 HWY OT	7,154.93	25,000.00	25,000.00	11,362.47	.00	10,000.00	-60.0%	
TOTAL Salaries & wages	759,525.29	716,600.00	737,311.98	664,917.86	.00	754,982.00	5.4%	
52 Benefits								
10562000 521000 HWY FICA	55,264.97	54,819.00	56,403.47	47,898.44	.00	57,659.00	5.2%	
10562000 521100 HWY WRS	47,413.42	46,707.00	48,139.49	42,306.95	.00	51,047.00	9.3%	
10562000 521200 HWY Hlth	177,407.02	208,445.00	208,445.00	159,118.09	.00	184,333.00	-11.6%	
10562000 521300 HWY Dental	7,365.68	7,657.00	7,657.00	7,006.57	.00	8,554.00	11.7%	
10562000 521400 HWY Life	1,679.37	2,000.00	2,000.00	1,519.09	.00	1,938.00	-3.1%	
TOTAL Benefits	289,130.46	319,628.00	322,644.96	257,849.14	.00	303,531.00	-5.0%	
53 Operating Expenses								
10562000 531000 HWY Gen	8,688.79	8,000.00	8,000.00	2,859.30	.00	8,000.00	.0%	
10562000 531080 HWY ProDev	105.00	20,000.00	20,000.00	5,746.85	.00	6,000.00	-70.0%	
10562000 531240 HWY Travel	.00	.00	.00	.00	.00	.00	.0%	

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10562000	531280	HWY Beauty	5,776.87	14,000.00	14,000.00	13,163.68	.00	14,000.00	.0%
10562000	531330	HWY Roads	45,091.73	72,000.00	72,000.00	54,295.50	.00	67,000.00	-6.9%
10562000	531340	HWY Asphlt	249,898.85	250,000.00	250,000.00	274,716.00	.00	250,000.00	.0%
10562000	531350	HWY St Sup	68,287.76	73,000.00	73,000.00	38,678.81	.00	72,000.00	-1.4%
10562000	531360	HWY Snow	293,852.34	260,000.00	260,000.00	244,702.83	.00	190,000.00	-26.9%
10562000	531370	HWY Signs	81,818.16	90,000.00	90,000.00	93,417.37	.00	85,000.00	-5.6%
10562000	531380	HWY Bridge	2,075.43	8,000.00	8,000.00	89.78	.00	6,000.00	-25.0%
10562000	531390	HWY Sdwlk	4,350.00	5,000.00	5,000.00	.00	.00	5,000.00	.0%
10562000	531400	HWY Smwtr	10,200.80	17,000.00	17,000.00	20,364.76	.00	17,000.00	.0%
10562000	531410	HWY Forest	.00	.00	.00	.00	.00	.00	.0%
10562000	531420	HWY Shed	6,673.87	6,500.00	6,500.00	4,267.31	.00	6,500.00	.0%
10562000	531450	HWY Unifor	7,422.44	8,000.00	8,000.00	5,172.00	.00	8,000.00	.0%
10562000	531480	HWY Gas	119,829.06	125,000.00	125,000.00	69,037.12	.00	114,000.00	-8.8%
TOTAL Operating Expenses			904,071.10	956,500.00	956,500.00	826,511.31	.00	848,500.00	-11.3%
54	Services								
10562000	541200	Hwy Privte	2,885.68	10,000.00	10,000.00	475.00	.00	6,500.00	-35.0%
10562000	541700	HWY GIS	11,459.75	25,000.00	25,000.00	10,925.00	.00	19,000.00	-24.0%
10562000	542100	HWY Curb	7,164.80	13,000.00	13,000.00	2,519.94	.00	13,000.00	.0%
10562000	542300	Sldwst Con	719,499.70	751,000.00	751,000.00	685,837.47	.00	778,000.00	3.6%
TOTAL Services			741,009.93	799,000.00	799,000.00	699,757.41	.00	816,500.00	2.2%
55	Maintenance								
10562000	551000	HWY BldMnt	15.70	.00	.00	224.81	.00	.00	.0%
10562000	552200	HWY M&R Eq	148,455.25	145,000.00	137,221.26	136,088.00	.00	145,000.00	.0%
10562000	552500	HWY Rental	1,700.00	10,000.00	10,000.00	.00	.00	10,000.00	.0%
10562000	552800	HWY Signal	9,299.61	25,000.00	23,181.00	10,460.89	.00	20,000.00	-20.0%
TOTAL Maintenance			159,470.56	180,000.00	170,402.26	146,773.70	.00	175,000.00	-2.8%
56	Utilities								
10562000	561300	HWY St lgh	168,132.54	185,000.00	185,000.00	122,415.17	.00	180,000.00	-2.7%
10562000	561400	HWY Teleph	3,949.45	2,500.00	2,500.00	1,163.48	.00	1,992.00	-20.3%
TOTAL Utilities			172,081.99	187,500.00	187,500.00	123,578.65	.00	181,992.00	-2.9%
57	Fixed Charges								
10562000	571000	HWY In&Bnd	78,292.83	86,888.00	86,888.00	95,131.51	.00	98,324.00	13.2%
TOTAL Fixed Charges			78,292.83	86,888.00	86,888.00	95,131.51	.00	98,324.00	13.2%
59	Capital Outlay								
10562000	591000	HWY Msc Eq	.00	84,000.00	84,000.00	60,560.42	.00	.00	-100.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:		2024	2025	2025	2025	2025	2026	PCT
General Fund		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
TOTAL Capital Outlay		.00	84,000.00	84,000.00	60,560.42	.00	.00	-100.0%
TOTAL Highway		4,628,217.81	4,956,757.00	4,970,888.20	4,507,520.75	.00	5,020,351.00	1.3%
10563000 Buildings & Grounds								
51 Salaries & wages								
10563000	511000 Reg S&W	303,499.18	394,917.00	406,764.52	379,911.08	.00	420,370.00	6.4%
10563000	511100 BG Reg S&W	84,506.00	.00	.00	-9,806.09	.00	.00	.0%
10563000	511200 BG PT S&W	.00	.00	.00	.00	.00	.00	.0%
10563000	511600 BG OT	4,778.48	2,600.00	2,600.00	6,893.64	.00	2,600.00	.0%
TOTAL Salaries & wages		392,783.66	397,517.00	409,364.52	376,998.63	.00	422,970.00	6.4%
52 Benefits								
10563000	521000 BG FICA	28,569.65	30,410.00	31,316.34	26,979.94	.00	32,159.00	5.8%
10563000	521100 BG WRS	26,803.15	27,627.00	28,450.40	25,708.35	.00	30,267.00	9.6%
10563000	521200 BG Health	116,610.14	117,552.00	117,552.00	101,344.80	.00	116,672.00	-.7%
10563000	521300 BG Dental	5,157.70	5,430.00	5,430.00	4,927.29	.00	5,300.00	-2.4%
10563000	521400 BG Life	1,080.24	2,000.00	2,000.00	1,017.65	.00	1,339.00	-33.1%
TOTAL Benefits		178,220.88	183,019.00	184,748.74	159,978.03	.00	185,737.00	1.5%
53 Operating Expenses								
10563000	531000 BG Gen S&E	14,975.07	17,000.00	17,000.00	10,460.14	.00	16,000.00	-5.9%
10563000	531010 BG Off Sup	40.99	.00	.00	.00	.00	.00	.0%
10563000	531040 BG Custo	32,778.32	33,000.00	33,000.00	31,197.54	.00	33,000.00	.0%
TOTAL Operating Expenses		47,794.38	50,000.00	50,000.00	41,657.68	.00	49,000.00	-2.0%
54 Services								
10563000	541000 BG Contrct	159,602.27	197,000.00	197,000.00	169,982.00	.00	203,000.00	3.0%
TOTAL Services		159,602.27	197,000.00	197,000.00	169,982.00	.00	203,000.00	3.0%
55 Maintenance								
10563000	551100 BG M&R Vlg	25,466.85	19,000.00	16,905.00	15,896.25	.00	19,000.00	.0%
10563000	551200 BG M&R Wlf	4,378.37	7,000.00	7,000.00	1,239.48	.00	7,000.00	.0%
10563000	551300 BG M&R PD	15,428.70	20,000.00	20,000.00	11,895.45	.00	18,000.00	-10.0%
10563000	551400 BG M&R FD	12,231.95	16,000.00	16,000.00	10,010.01	.00	15,000.00	-6.3%
10563000	551500 BG M&R FrC	887.93	2,000.00	2,000.00	368.10	.00	2,000.00	.0%
10563000	551600 BG M&R SVA	5,220.53	5,000.00	5,000.00	1,978.76	.00	5,000.00	.0%
10563000	551700 BG M&R Rec	9,366.24	7,000.00	7,000.00	9,842.94	.00	8,000.00	14.3%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10563000	551800	BG M&R DPW	14,743.24	45,000.00	40,000.00	25,938.06	.00	40,000.00	-11.1%
10563000	551810	M&R DPW	.00	.00	5,000.00	1,931.49	.00	4,000.00	.0%
10563000	551820	M&R Add	.00	.00	.00	1,303.06	.00	3,000.00	.0%
10563000	551900	BG M&R Lib	30,586.37	40,000.00	40,000.00	23,398.84	.00	38,000.00	-5.0%
10563000	552000	BG M&R Snr	11,725.20	14,000.00	14,000.00	6,592.54	.00	13,000.00	-7.1%
10563000	552200	BG M&R Eqp	.00	.00	.00	257.31	.00	.00	.0%
10563000	552700	BG M&R Vhl	.00	.00	.00	.00	.00	.00	.0%
TOTAL Maintenance			130,035.38	175,000.00	172,905.00	110,652.29	.00	172,000.00	-1.7%
56	Utilities								
10563000	561000	BG Utility	4,988.63	3,000.00	3,000.00	6,939.07	.00	8,500.00	183.3%
10563000	561400	BG Teleph	1,000.00	.00	.00	800.00	.00	1,200.00	.0%
TOTAL Utilities			5,988.63	3,000.00	3,000.00	7,739.07	.00	9,700.00	223.3%
57	Fixed Charges								
10563000	571000	BG Ins&Bnd	9,679.64	11,930.00	11,930.00	12,361.72	.00	13,500.00	13.2%
TOTAL Fixed Charges			9,679.64	11,930.00	11,930.00	12,361.72	.00	13,500.00	13.2%
58	Other Expenses								
10563000	581200	BG Vh Milg	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses			.00	.00	.00	.00	.00	.00	.0%
59	Capital Outlay								
10563000	591000	BG Msc Eqp	25,000.00	.00	.00	.00	.00	25,000.00	.0%
10563000	591200	BG MR Vlg	.00	.00	.00	.00	.00	10,000.00	.0%
10563000	591300	BG MR PD	.00	.00	.00	.00	.00	.00	.0%
10563000	591400	BG MR Fire	36,000.00	5,000.00	5,000.00	.00	.00	.00	-100.0%
10563000	591500	BGMRSurva1	35.00	.00	.00	.00	.00	.00	.0%
10563000	591600	BGMRSurva1	.00	.00	.00	.00	.00	.00	.0%
10563000	591700	BG MR DPW	.00	.00	.00	.00	.00	.00	.0%
10563000	591800	BG MR Lib	10,880.00	27,000.00	27,000.00	4,820.00	.00	20,000.00	-25.9%
10563000	591900	BG MR Snr	22,998.00	10,000.00	10,000.00	65.89	.00	.00	.0%
10563000	592000	BG MR Bell	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay			94,913.00	42,000.00	42,000.00	4,885.89	.00	55,000.00	31.0%
TOTAL Buildings & Grounds			1,019,017.84	1,059,466.00	1,070,948.26	884,255.31	.00	1,110,907.00	4.9%
10564000	Parks								
10564000	5PCARD	UNALLOPCRD	.00	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:								
General Fund		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL UNDEFINED CHAR		.00	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages							
10564000	511000	PK Reg S&W	382,709.04	394,917.00	406,764.52	370,104.99	.00	420,370.00 6.4%
10564000	511100	PK PT S&W	23,028.41	85,000.00	87,550.00	15,215.51	.00	75,000.00 -11.8%
10564000	511600	PK OT	4,778.48	7,700.00	7,700.00	6,893.64	.00	7,700.00 .0%
TOTAL Salaries & Wages		410,515.93	487,617.00	502,014.52	392,214.14	.00	503,070.00	3.2%
52	Benefits							
10564000	521000	PK FICA	29,948.69	37,302.00	38,403.41	28,144.09	.00	38,856.00 4.2%
10564000	521100	PK WRS	26,437.69	33,889.00	34,889.63	25,708.35	.00	36,570.00 7.9%
10564000	521200	PKHealth	116,610.14	117,552.00	117,552.00	101,344.80	.00	116,672.00 -.7%
10564000	521300	PK Dental	5,157.70	5,430.00	5,430.00	4,927.29	.00	5,300.00 -2.4%
10564000	521400	PK Life	1,080.42	1,100.00	1,100.00	1,017.65	.00	1,339.00 21.7%
TOTAL Benefits		179,234.64	195,273.00	197,375.04	161,142.18	.00	198,737.00	1.8%
53	Operating Expenses							
10564000	531000	PK Gen S&E	2,130.66	16,000.00	16,000.00	7,073.00	.00	14,000.00 -12.5%
10564000	531080	PK Pro Dev	325.00	1,500.00	1,500.00	.00	.00	4,000.00 166.7%
10564000	531480	PK Gas&Oil	79.62	27,000.00	27,000.00	4,248.00	.00	23,000.00 -14.8%
TOTAL Operating Expenses		2,535.28	44,500.00	44,500.00	11,321.00	.00	41,000.00	-7.9%
54	Services							
10564000	541000	PKContrSer	9,680.05	13,000.00	13,000.00	9,351.88	.00	12,000.00 -7.7%
TOTAL Services		9,680.05	13,000.00	13,000.00	9,351.88	.00	12,000.00	-7.7%
55	Maintenance							
10564000	551000	PK B&G Mnt	14,493.96	37,000.00	23,000.00	15,468.89	.00	20,000.00 -45.9%
10564000	551700	M&R FirPrk	.00	.00	5,000.00	5,476.29	.00	5,000.00 .0%
10564000	551710	M&R Kinder	.00	.00	5,000.00	365.53	.00	5,000.00 .0%
10564000	551720	M&R Spass	.00	.00	4,000.00	56.00	.00	4,000.00 .0%
10564000	552100	PK St Tree	41,385.40	125,000.00	125,000.00	62,911.49	.00	116,000.00 -7.2%
10564000	552200	PK M&R Eqp	24,091.33	28,000.00	28,000.00	26,747.04	.00	28,000.00 .0%
TOTAL Maintenance		79,970.69	190,000.00	190,000.00	111,025.24	.00	178,000.00	-6.3%
56	Utilities							
10564000	561000	PK Utility	39,624.13	30,000.00	30,000.00	30,162.97	.00	34,000.00 13.3%
10564000	561400	PK Teleph	.00	.00	.00	.00	.00	.00 .0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Utilities	39,624.13	30,000.00	30,000.00	30,162.97	.00	34,000.00	13.3%
57 Fixed Charges							
10564000 571000 PK Ins&Bnd	15,804.20	17,898.00	17,898.00	18,811.33	.00	20,254.00	13.2%
TOTAL Fixed Charges	15,804.20	17,898.00	17,898.00	18,811.33	.00	20,254.00	13.2%
59 Capital Outlay							
10564000 591000 PK Msc Eqp	10,643.50	4,000.00	4,000.00	2,473.98	.00	.00	-100.0%
10564000 592100 PK Lnd Imp	43,315.00	31,000.00	31,000.00	31,000.00	.00	.00	.0%
TOTAL Capital Outlay	53,958.50	35,000.00	35,000.00	33,473.98	.00	.00	-100.0%
TOTAL Parks	791,323.42	1,013,288.00	1,029,787.56	767,502.72	.00	987,061.00	-2.6%
10565000 Recycling							
10565000 532500 Chipping	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR	.00	.00	.00	.00	.00	.00	.0%
43 Intergovern Revenue							
10565000 432300 SA Recycle	23,958.28	24,000.00	24,000.00	23,941.88	.00	23,942.00	-.2%
TOTAL Intergovern Revenue	23,958.28	24,000.00	24,000.00	23,941.88	.00	23,942.00	-.2%
46 PublicChargeforSrvcs							
10565000 462800 RecCen Fee	.00	.00	.00	.00	.00	.00	.0%
TOTAL PublicChargeforSrvcs	.00	.00	.00	.00	.00	.00	.0%
47 Misc Revenues							
10565000 471100 Int Invc	1.13	.00	.00	2.49	.00	.00	.0%
10565000 471500 Rycle Sale	2,461.81	1,745.00	1,745.00	2,304.00	.00	1,745.00	.0%
10565000 471600 W&M sales	25.00	.00	.00	745.00	.00	.00	.0%
TOTAL Misc Revenues	2,487.94	1,745.00	1,745.00	3,051.49	.00	1,745.00	.0%
51 Salaries & Wages							
10565000 511000 RE Reg S&W	46,317.35	46,658.00	48,057.74	41,138.73	.00	48,414.00	3.8%
10565000 511100 RE PT S&W	578.38	10,200.00	10,506.00	7,612.00	.00	10,506.00	3.0%
10565000 511600 RE OT	216.62	.00	.00	291.01	.00	.00	.0%
TOTAL Salaries & Wages	47,112.35	56,858.00	58,563.74	49,041.74	.00	58,920.00	3.6%
52 Benefits							
10565000 521000 RE FICA	3,426.71	4,350.00	4,480.49	3,038.47	.00	4,507.00	3.6%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10565000	521100	RE WRS	3,201.06	3,951.00	4,069.55	2,872.22	.00	3,485.00	-11.8%
10565000	521200	RE Health	10,101.21	11,655.00	11,655.00	10,430.28	.00	11,920.00	2.3%
10565000	521300	RE Dental	476.67	621.00	621.00	476.49	.00	545.00	-12.2%
10565000	521400	RE Life	1,727.00	105.00	105.00	54.12	.00	46.00	-56.2%
TOTAL Benefits			18,932.65	20,682.00	20,931.04	16,871.58	.00	20,503.00	-.9%
53	Operating Expenses								
10565000	531000	RE Gen S&E	4,570.58	2,000.00	2,000.00	2,699.91	.00	1,800.00	-10.0%
10565000	531080	RE Pro Dev	.00	.00	.00	.00	.00	.00	.0%
10565000	531240	RE Travel	.00	.00	.00	.00	.00	.00	.0%
10565000	531480	RE Gas	4,730.62	5,000.00	5,000.00	3,279.03	.00	5,000.00	.0%
10565000	532700	RecMatExp	29,763.18	33,800.00	33,800.00	18,403.07	.00	33,800.00	.0%
TOTAL Operating Expenses			39,064.38	40,800.00	40,800.00	24,382.01	.00	40,600.00	-.5%
54	Services								
10565000	542200	RE Crb PkU	335,986.96	338,100.00	338,100.00	321,767.50	.00	351,705.00	4.0%
10565000	542300	RE Sldwst	.00	.00	.00	.00	.00	.00	.0%
TOTAL Services			335,986.96	338,100.00	338,100.00	321,767.50	.00	351,705.00	4.0%
55	Maintenance								
10565000	552200	RE M&R Eqp	236.44	500.00	500.00	2,154.13	.00	500.00	.0%
TOTAL Maintenance			236.44	500.00	500.00	2,154.13	.00	500.00	.0%
56	Utilities								
10565000	561400	RE Teleph	.00	.00	.00	.00	.00	.00	.0%
TOTAL Utilities			.00	.00	.00	.00	.00	.00	.0%
57	Fixed Charges								
10565000	571000	RE Ins&Bnd	1,707.23	2,376.00	2,376.00	2,149.86	.00	2,689.00	13.2%
TOTAL Fixed Charges			1,707.23	2,376.00	2,376.00	2,149.86	.00	2,689.00	13.2%
59	Capital Outlay								
10565000	591000	RE Msc Eqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay			.00	.00	.00	.00	.00	.00	.0%
TOTAL Recycling			469,486.23	485,061.00	487,015.78	443,360.19	.00	500,604.00	3.2%
10570000	Library								
10570000	5PCARD	UNALLOPCRD	128.49	.00	.00	117.51	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
TOTAL UNDEFINED CHAR			128.49	.00	.00	117.51	.00	.00	.0%
43	Intergovern Revenue								
10570000	432600	Cnty Lib	351,211.42	339,000.00	339,000.00	328,143.27	.00	342,000.00	.9%
TOTAL Intergovern Revenue			351,211.42	339,000.00	339,000.00	328,143.27	.00	342,000.00	.9%
46	PublicChargeforSrvcs								
10570000	462900	Lib F&F	12,279.80	10,000.00	10,000.00	10,909.37	.00	12,000.00	20.0%
10570000	463000	Lib Sys	57,831.95	.00	.00	.00	.00	.00	.0%
TOTAL PublicChargeforSrvcs			70,111.75	10,000.00	10,000.00	10,909.37	.00	12,000.00	20.0%
47	Misc Revenues								
10570000	471100	Int Invc	.00	.00	.00	.00	.00	.00	.0%
10570000	471700	Lib Donate	.00	.00	93,207.42	94,938.42	.00	.00	.0%
TOTAL Misc Revenues			.00	.00	93,207.42	94,938.42	.00	.00	.0%
51	Salaries & Wages								
10570000	511000	LB Reg S&W	276,113.26	286,998.00	295,916.00	258,182.49	.00	306,124.00	6.7%
10570000	511100	LB PT S&W	293,905.60	306,460.00	315,502.00	259,789.56	.00	320,807.00	4.7%
10570000	511200	LB B&C	1,122.00	1,200.00	1,200.00	808.00	.00	1,200.00	.0%
10570000	511600	LB OT	.00	.00	.00	54.94	.00	.00	.0%
TOTAL Salaries & Wages			571,140.86	594,658.00	612,618.00	518,834.99	.00	628,131.00	5.6%
52	Benefits								
10570000	521000	LB FICA	42,230.25	45,500.00	46,874.00	38,080.60	.00	47,960.00	5.4%
10570000	521100	LB WRS	34,942.02	39,984.00	40,603.00	32,004.20	.00	40,336.00	.9%
10570000	521200	LB Health	95,111.08	95,128.00	95,128.00	86,606.94	.00	98,978.00	4.0%
10570000	521300	LB Dental	5,984.47	5,050.00	5,050.00	5,832.90	.00	5,050.00	.0%
10570000	521400	LB Life	1,719.12	1,600.00	1,600.00	1,228.88	.00	1,557.00	-2.7%
TOTAL Benefits			179,986.94	187,262.00	189,255.00	163,753.52	.00	193,881.00	3.5%
53	Operating Expenses								
10570000	531000	LB Gen S&E	12,437.10	10,000.00	49,000.00	48,389.96	.00	4,000.00	-60.0%
10570000	531010	LB Off Sup	5,755.68	6,000.00	6,000.00	4,425.50	.00	6,000.00	.0%
10570000	531030	LB Postage	.00	.00	.00	.00	.00	.00	.0%
10570000	531080	LB Pro Dev	2,865.43	2,000.00	4,000.00	2,516.32	.00	5,000.00	150.0%
10570000	531100	LB Books	65,634.61	56,000.00	73,000.00	46,539.96	.00	76,000.00	35.7%
10570000	531190	Marketing	8,108.63	5,000.00	5,000.00	4,808.71	.00	6,000.00	20.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental CHANGE
10570000	531240	LB Travel	1,039.64	1,000.00	1,000.00	658.70	.00	1,500.00 50.0%
10570000	531430	LB Process	9,674.47	10,000.00	10,000.00	8,841.59	.00	8,000.00 -20.0%
10570000	531440	LB Period	4,906.68	5,000.00	5,000.00	3,441.13	.00	6,000.00 20.0%
10570000	531460	LB AV	27,413.59	20,000.00	25,000.00	25,000.00	.00	.00 .0%
10570000	531470	LB Cmp Srv	22,201.27	22,139.00	22,139.00	19,818.12	.00	24,000.00 8.4%
10570000	531490	LB Prg S&E	57,165.47	20,000.00	51,000.00	47,617.28	.00	20,000.00 .0%
10570000	531510	LB Donate	.00	.00	.00	.00	.00	.00 .0%
10570000	532050	LB Oth Sup	.00	.00	.00	.00	.00	.00 .0%
10570000	532060	LB Oth Exp	.00	.00	.00	.00	.00	.00 .0%
10570000	532080	LB Outrch	135.00	.00	.00	.00	.00	.00 .0%
TOTAL Operating Expenses			217,337.57	157,139.00	251,139.00	212,057.27	.00	156,500.00 -.4%
55	Maintenance							
10570000	552300	LB Sys AtM	24,124.14	24,000.00	24,000.00	23,330.48	.00	26,000.00 8.3%
TOTAL Maintenance			24,124.14	24,000.00	24,000.00	23,330.48	.00	26,000.00 8.3%
56	Utilities							
10570000	561000	LB Utility	70,953.43	65,000.00	65,000.00	60,866.19	.00	70,000.00 7.7%
10570000	561400	LB Teleph	2,254.92	4,000.00	4,000.00	1,777.58	.00	3,408.00 -14.8%
TOTAL Utilities			73,208.35	69,000.00	69,000.00	62,643.77	.00	73,408.00 6.4%
57	Fixed Charges							
10570000	571000	LB Ins&Bnd	6,513.08	7,320.00	7,320.00	8,173.00	.00	8,283.00 13.2%
TOTAL Fixed Charges			6,513.08	7,320.00	7,320.00	8,173.00	.00	8,283.00 13.2%
59	Capital Outlay							
10570000	591000	LB Msc Eqp	.00	.00	.00	.00	.00	.00 .0%
TOTAL Capital Outlay			.00	.00	.00	.00	.00	.00 .0%
TOTAL Library			1,493,762.60	1,388,379.00	1,595,539.42	1,422,901.60	.00	1,440,203.00 3.7%
10581000	Inspection and Permitting							
44	Licenses&Permits							
10581000	442000	Bldg Perms	497,645.90	400,000.00	400,000.00	458,438.67	.00	515,000.00 28.8%
10581000	442100	Elec Perms	67,514.00	45,000.00	45,000.00	78,462.30	.00	76,000.00 68.9%
10581000	442200	Plmb Perms	48,184.70	40,000.00	40,000.00	51,631.94	.00	52,700.00 31.8%
10581000	442400	EroCon Fee	27,196.44	24,000.00	24,000.00	15,924.77	.00	18,900.00 -21.3%
10581000	442500	CPR Fee	35,015.00	30,000.00	30,000.00	61,754.00	.00	59,000.00 96.7%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
10581000 442600	Sealer W&M		1,158.00	5,940.00	5,940.00	8,023.00	.00	8,025.00
10581000 442700	TchMnt Fee		7,056.00	7,600.00	7,600.00	5,547.12	.00	7,600.00
TOTAL Licenses&Permits			683,770.04	552,540.00	552,540.00	679,781.80	.00	737,225.00
47	Misc Revenues							
10581000 471100	Int Invc		.00	.00	.00	.00	.00	.00
10581000 471400	PS Numbers		834.20	2,760.00	2,760.00	961.65	.00	2,760.00
TOTAL Misc Revenues			834.20	2,760.00	2,760.00	961.65	.00	2,760.00
51	Salaries & wages							
10581000 511000	IN Reg S&W		29,478.91	31,485.00	32,429.55	26,599.98	.00	32,430.00
10581000 511100	IN PT S&W		.00	.00	.00	.00	.00	.00
10581000 511600	IN OT		53.86	.00	.00	32.41	.00	.00
TOTAL Salaries & wages			29,532.77	31,485.00	32,429.55	26,632.39	.00	32,430.00
52	Benefits							
10581000 521000	IN FICA		2,166.29	2,408.00	2,480.26	1,948.03	.00	2,480.00
10581000 521100	IN WRS		1,979.97	2,188.00	2,253.65	1,850.95	.00	2,334.00
10581000 521200	IN Health		5,667.49	6,000.00	6,000.00	5,082.00	.00	5,808.00
10581000 521300	IN Dental		256.18	261.00	261.00	229.29	.00	262.00
10581000 521400	IN Life		207.31	180.00	180.00	185.90	.00	218.00
TOTAL Benefits			10,277.24	11,037.00	11,174.91	9,296.17	.00	11,102.00
53	Operating Expenses							
10581000 531000	IN Gen S&E		.00	750.00	750.00	.00	.00	700.00
10581000 531010	IN Off Sup		1,292.51	250.00	250.00	1,160.77	.00	200.00
10581000 531020	IN Copy		.00	.00	.00	.00	.00	.00
10581000 531030	IN Postage		179.81	250.00	250.00	132.14	.00	250.00
10581000 531080	IN Pro Dev		.00	.00	.00	.00	.00	.00
10581000 531210	IN Weights		2,450.00	5,250.00	5,250.00	5,250.00	.00	5,250.00
10581000 531240	IN Travel		.00	.00	.00	.00	.00	.00
10581000 531320	IN Bldg Sp		1,657.60	3,000.00	3,000.00	.00	.00	2,500.00
10581000 531480	IN Gas		.00	1,200.00	1,200.00	.00	.00	1,100.00
TOTAL Operating Expenses			5,579.92	10,700.00	10,700.00	6,542.91	.00	10,000.00
54	Services							
10581000 541000	IN Contrct		359,723.90	294,606.00	294,606.00	365,324.26	.00	390,800.00
TOTAL Services			359,723.90	294,606.00	294,606.00	365,324.26	.00	390,800.00
55	Maintenance							
10581000 552200	IN M&R Eqp		.00	150.00	150.00	.00	.00	200.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
10581000 552700	IN M&R vhl		.00	250.00	250.00	.00	.00	250.00
	TOTAL Maintenance		.00	400.00	400.00	.00	.00	450.00
56	Utilities							12.5%
10581000 561400	IN Teleph		.00	.00	.00	.00	.00	.00
	TOTAL Utilities		.00	.00	.00	.00	.00	.00
57	Fixed Charges							
10581000 571000	IN Ins&Bnd		9,816.53	9,940.00	9,940.00	12,361.72	.00	11,248.00
	TOTAL Fixed Charges		9,816.53	9,940.00	9,940.00	12,361.72	.00	11,248.00
59	Capital Outlay							
10581000 591000	IN Msc Eqp		.00	.00	.00	.00	.00	.00
	TOTAL Capital Outlay		.00	.00	.00	.00	.00	.00
	TOTAL Inspection and Permitt		1,099,534.60	913,468.00	914,550.46	1,100,900.90	.00	1,196,015.00
								30.9%
10582000	Planning and Zonning							
10582000 5PCARD	UNALLOPCRD		912.91	.00	.00	.00	.00	.00
	TOTAL UNDEFINED CHAR		912.91	.00	.00	.00	.00	.00
44	Licenses&Permits							
10582000 442900	Lic PubFee		.00	.00	.00	.00	.00	.00
10582000 443000	Zone Fees		46,990.92	42,500.00	42,500.00	48,037.55	.00	48,325.00
10582000 443100	Appeal Fee		2,280.00	1,710.00	1,710.00	570.00	.00	1,710.00
10582000 443200	PCR Fees		20,780.00	25,000.00	25,000.00	22,510.96	.00	18,000.00
10582000 443300	CUP		8,760.00	7,300.00	7,300.00	4,380.00	.00	7,300.00
10582000 443600	PlatRv Fee		18,065.00	10,000.00	10,000.00	24,300.00	.00	23,500.00
10582000 444200	LicPubFee		652.00	800.00	800.00	420.00	.00	800.00
	TOTAL Licenses&Permits		97,527.92	87,310.00	87,310.00	100,218.51	.00	99,635.00
								14.1%
47	Misc Revenues							
10582000 471100	Int Invc		.00	.00	.00	.00	.00	.00
	TOTAL Misc Revenues		.00	.00	.00	.00	.00	.00
51	Salaries & wages							
10582000 511000	PL Reg S&W		170,236.45	169,788.00	174,881.66	143,439.80	.00	174,882.00
								3.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General	Fund		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10582000	511100	PL PT S&W	.00	.00	.00	.00	.00	.00	.0%
10582000	511200	PL B&C	3,077.80	1,800.00	1,800.00	1,017.20	.00	1,800.00	.0%
10582000	511600	PL Oth Exp	305.18	.00	.00	183.68	.00	.00	.0%
TOTAL Salaries & Wages			173,619.43	171,588.00	176,681.66	144,640.68	.00	176,682.00	3.0%
52	Benefits								
10582000	521000	PL FICA	11,719.61	12,989.00	13,378.67	10,643.05	.00	13,379.00	3.0%
10582000	521100	PL WRS	10,418.76	11,800.00	12,154.01	9,982.19	.00	12,591.00	6.7%
10582000	521200	PL Health	30,523.92	35,377.00	35,377.00	28,393.95	.00	32,450.00	-8.3%
10582000	521300	PL Dental	1,523.21	1,542.00	1,542.00	1,348.86	.00	1,542.00	.0%
10582000	521400	PL Life	842.70	800.00	800.00	732.75	.00	915.00	14.4%
TOTAL Benefits			55,028.20	62,508.00	63,251.68	51,100.80	.00	60,877.00	-2.6%
53	Operating Expenses								
10582000	531000	PL Gen S&E	2,183.17	3,000.00	3,000.00	1,864.23	.00	2,850.00	-5.0%
10582000	531010	PL Off Sup	402.06	750.00	750.00	543.46	.00	700.00	-6.7%
10582000	531020	PL Copy	.00	1,200.00	1,200.00	.00	.00	1,100.00	-8.3%
10582000	531030	PL Postage	466.79	650.00	650.00	352.74	.00	600.00	-7.7%
10582000	531080	PL Pro Dev	.00	900.00	900.00	912.00	.00	1,200.00	33.3%
10582000	531090	PL Print	3,612.67	2,300.00	2,300.00	4,437.53	.00	2,300.00	.0%
10582000	531240	PL Travel	.00	100.00	100.00	172.20	.00	100.00	.0%
10582000	532060	PL Oth Exp	.00	250.00	250.00	.00	.00	.00	-100.0%
TOTAL Operating Expenses			6,664.69	9,150.00	9,150.00	8,282.16	.00	8,850.00	-3.3%
54	Services								
10582000	541000	PL Contrct	109,284.38	65,000.00	65,000.00	12,863.47	.00	65,000.00	.0%
10582000	541100	PL Legal	.00	.00	.00	.00	.00	.00	.0%
TOTAL Services			109,284.38	65,000.00	65,000.00	12,863.47	.00	65,000.00	.0%
55	Maintenance								
10582000	552200	PL M&R Eqp	.00	.00	.00	494.08	.00	500.00	.0%
TOTAL Maintenance			.00	.00	.00	494.08	.00	500.00	.0%
56	Utilities								
10582000	561400	PL Teleph	.00	.00	.00	.00	.00	.00	.0%
TOTAL Utilities			.00	.00	.00	.00	.00	.00	.0%
57	Fixed Charges								
10582000	571000	PL Ins&Bnd	2,560.85	3,478.00	3,478.00	3,224.80	.00	3,936.00	13.2%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12	
ACCOUNTS FOR:							
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Fixed Charges	2,560.85	3,478.00	3,478.00	3,224.80	.00	3,936.00	13.2%
59 Capital Outlay							
10582000 591000 PL Msc Eqp	.00	.00	.00	.00	.00	.00	.0%
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%
TOTAL Planning and Zonning	445,598.38	399,034.00	404,871.34	320,824.50	.00	415,480.00	4.1%
10583000 Municipal Development							
53 Operating Expenses							
10583000 531000 Gen S&E	.00	.00	.00	.00	.00	.00	.0%
10583000 532090 EDC	10,566.56	10,000.00	10,000.00	2,227.06	.00	10,000.00	.0%
10583000 532100 Hist. Soc	9,783.40	13,900.00	13,900.00	7,232.69	.00	13,900.00	.0%
TOTAL operating Expenses	20,349.96	23,900.00	23,900.00	9,459.75	.00	23,900.00	.0%
58 Other Expenses							
10583000 581000 July 4th	2,625.40	8,000.00	8,000.00	25,653.40	.00	8,000.00	.0%
10583000 581100 HotelMotel	73,637.31	50,000.00	50,000.00	113,970.05	.00	50,000.00	.0%
TOTAL Other Expenses	76,262.71	58,000.00	58,000.00	139,623.45	.00	58,000.00	.0%
TOTAL Municipal Development	96,612.67	81,900.00	81,900.00	149,083.20	.00	81,900.00	.0%
10591000 Recreation							
10591000 5PCARD UNALLOPCRD	3,740.98	.00	.00	-193.47	.00	.00	.0%
TOTAL UNDEFINED CHAR	3,740.98	.00	.00	-193.47	.00	.00	.0%
44 Licenses&Permits							
10591000 441800 FrmMrktPer	1,800.00	1,500.00	1,500.00	2,625.00	.00	1,775.00	18.3%
TOTAL Licenses&Permits	1,800.00	1,500.00	1,500.00	2,625.00	.00	1,775.00	18.3%
46 PublicChargeforSrvcs							
10591000 463100 Fac Rental	46,026.00	40,000.00	40,000.00	39,376.96	.00	40,000.00	.0%
10591000 463200 PrkLnd Fee	.00	.00	.00	.00	.00	.00	.0%
10591000 463300 Rec Fees	1,063,019.47	1,115,000.00	1,115,000.00	1,065,852.83	.00	1,115,000.00	.0%
10591000 463400 Advertise	750.00	1,000.00	1,000.00	.00	.00	1,000.00	.0%
10591000 463500 RecFac Fee	87,656.38	78,000.00	78,000.00	78,849.73	.00	78,000.00	.0%
10591000 463800 Credit Crd	1,080.00	20,000.00	20,000.00	705.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General	Fund		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
	TOTAL	PublicChargeforSrvcs	1,198,531.85	1,254,000.00	1,254,000.00	1,184,784.52	.00	1,234,000.00	-1.6%
47	Misc Revenues								
10591000	471100	Int Invc	10.91	.00	.00	.15	.00	.00	.0%
10591000	471700	Rec Donate	50,970.81	35,000.00	50,000.00	53,071.00	.00	50,000.00	42.9%
10591000	471800	MAP Donate	62,819.41	42,000.00	82,000.00	84,359.81	.00	60,000.00	42.9%
	TOTAL	Misc Revenues	113,801.13	77,000.00	132,000.00	137,430.96	.00	110,000.00	42.9%
51	Salaries & Wages								
10591000	511000	RC Reg S&W	287,241.41	285,854.00	294,429.63	246,730.43	.00	304,812.00	6.6%
10591000	511100	RC PT S&W	465,748.00	430,000.00	442,285.00	373,726.19	.00	442,285.00	2.9%
10591000	511200	RC B&C	268.20	1,000.00	1,000.00	380.80	.00	1,000.00	.0%
10591000	511600	RC OT	928.27	.00	.00	-231.12	.00	.00	.0%
	TOTAL	Salaries & Wages	754,185.88	716,854.00	737,714.63	620,606.30	.00	748,097.00	4.4%
52	Benefits								
10591000	521000	RC FICA	57,351.80	55,602.00	57,197.84	48,385.51	.00	57,153.00	2.8%
10591000	521100	RC WRS	31,929.95	34,138.00	35,587.81	26,921.03	.00	36,732.00	7.6%
10591000	521200	RC Health	70,112.07	70,111.00	70,111.00	77,578.33	.00	96,781.00	38.0%
10591000	521300	RC Dental	3,992.13	3,886.00	3,886.00	3,614.40	.00	.00	.0%
10591000	521400	RC Life	1,362.85	1,500.00	1,500.00	676.85	.00	850.00	-43.3%
	TOTAL	Benefits	164,748.80	165,237.00	168,282.65	157,176.12	.00	191,516.00	15.9%
53	Operating Expenses								
10591000	531000	RC Gen S&E	1,515.82	2,200.00	2,200.00	2,150.28	.00	2,000.00	-9.1%
10591000	531010	RC Off Sup	2,591.58	3,600.00	3,600.00	814.95	.00	3,000.00	-16.7%
10591000	531020	RC Copy	.00	5,000.00	5,000.00	.00	.00	.00	-100.0%
10591000	531030	RC Postage	1,256.73	1,750.00	1,750.00	958.73	.00	1,300.00	-25.7%
10591000	531080	RC Pro Dev	1,918.95	2,300.00	2,300.00	1,930.00	.00	2,300.00	.0%
10591000	531090	RC Print	10,438.89	10,000.00	10,000.00	6,765.00	.00	10,000.00	.0%
10591000	531240	RC Travel	2,329.54	2,000.00	2,000.00	1,588.09	.00	2,000.00	.0%
10591000	531480	RC Gas	.00	700.00	700.00	.00	.00	700.00	.0%
10591000	531490	RC Prg S&E	201,027.45	182,000.00	182,000.00	170,636.82	.00	182,000.00	.0%
10591000	531530	RC M&E Spr	2,837.73	6,000.00	6,000.00	3,088.99	.00	6,000.00	.0%
10591000	531550	RC Celeb	45,171.47	42,000.00	57,000.00	52,244.97	.00	42,000.00	.0%
10591000	531570	RC ChargeC	43,082.68	21,000.00	46,000.00	36,071.53	.00	21,000.00	.0%
10591000	531640	RC Rental	76,384.00	78,000.00	78,000.00	52,593.75	.00	74,000.00	-5.1%
10591000	532060	RC Oth Exp	48,861.25	30,000.00	30,000.00	40,279.00	.00	14,700.00	-51.0%
	TOTAL	Operating Expenses	437,416.09	386,550.00	426,550.00	369,122.11	.00	361,000.00	-6.6%
55	Maintenance								
10591000	552200	RC M&R Eqp	11,557.23	8,000.00	23,000.00	18,878.12	.00	19,000.00	137.5%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
10591000 552700	RC M&R Vhl		641.04	650.00	650.00	.00	.00	1,500.00
TOTAL Maintenance			12,198.27	8,650.00	23,650.00	18,878.12	.00	20,500.00
56	Utilities							
10591000 561400	RC Teleph		2,494.96	4,000.00	4,000.00	1,248.05	.00	1,812.00
TOTAL Utilities			2,494.96	4,000.00	4,000.00	1,248.05	.00	1,812.00
57	Fixed Charges							
10591000 571000	RC Ins&Bnd		41,213.89	41,860.00	41,860.00	50,053.14	.00	47,370.00
TOTAL Fixed Charges			41,213.89	41,860.00	41,860.00	50,053.14	.00	47,370.00
59	Capital Outlay							
10591000 591000	RC Msc Eqp		.00	.00	.00	.00	.00	.00
10591000 592100	RC Land		.00	.00	.00	.00	.00	.00
TOTAL Capital Outlay			.00	.00	.00	.00	.00	.00
TOTAL Recreation			2,730,131.85	2,655,651.00	2,789,557.28	2,541,730.85	.00	2,716,070.00
10592000	Senior Center							
10592000 5PCARD	UNALLOPCRD		1,479.15	.00	.00	.00	.00	.00
TOTAL UNDEFINED CHAR			1,479.15	.00	.00	.00	.00	.00
43	Intergovern Revenue							
10592000 431000	FA Nutri		.00	.00	.00	600.00	.00	.00
10592000 432700	Cnty Grant		6,055.83	6,000.00	6,000.00	.00	.00	6,000.00
TOTAL Intergovern Revenue			6,055.83	6,000.00	6,000.00	600.00	.00	6,000.00
46	PublicChargeforSrvcs							
10592000 463600	Snrcn Fee		11,210.80	9,000.00	9,000.00	11,933.58	.00	12,000.00
10592000 463700	Snrcn Rent		11,560.00	9,000.00	9,000.00	6,912.33	.00	9,000.00
10592000 463900	Snrcn Trip		13,119.00	15,000.00	15,000.00	11,012.05	.00	15,000.00
TOTAL PublicChargeforSrvcs			35,889.80	33,000.00	33,000.00	29,857.96	.00	36,000.00
47	Misc Revenues							
10592000 471100	Int Invc		.00	.00	.00	.00	.00	.00
TOTAL Misc Revenues			.00	.00	.00	.00	.00	.00
51	Salaries & wages							
10592000 511000	SR Reg S&W		17,152.41	45,843.00	47,218.31	37,126.27	.00	47,219.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
General Fund			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
10592000	511100	SR PT S&W	22,404.01	19,700.00	20,051.00	22,409.98	.00	20,051.00	1.8%
10592000	511600	SR OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages			39,556.42	65,543.00	67,269.31	59,536.25	.00	67,270.00	2.6%
52	Benefits								
10592000	521000	SR FICA	3,026.18	4,402.00	4,534.05	2,764.71	.00	5,146.00	16.9%
10592000	521100	SR WRS	1,852.75	3,186.00	3,281.58	1,397.24	.00	3,400.00	6.7%
10592000	521200	SR Health	.00	.00	.00	.00	.00	.00	.0%
10592000	521300	SR Dental	241.39	394.00	394.00	167.56	.00	395.00	.3%
10592000	521400	SR Life	61.56	390.00	390.00	.00	.00	.00	.0%
TOTAL Benefits			5,181.88	8,372.00	8,599.63	4,329.51	.00	8,941.00	6.8%
53	Operating Expenses								
10592000	531000	SR Gen S&E	800.00	1,000.00	1,000.00	1,231.45	.00	1,000.00	.0%
10592000	531010	SR Off Sup	.00	350.00	350.00	.00	.00	350.00	.0%
10592000	531030	SR Postage	.00	.00	.00	.00	.00	.00	.0%
10592000	531040	SR Custo	.00	.00	.00	.00	.00	.00	.0%
10592000	531080	SR Pro Dev	.00	425.00	425.00	.00	.00	425.00	.0%
10592000	531240	SR Travel	.00	300.00	300.00	.00	.00	300.00	.0%
10592000	531480	SR Gas	.00	1,750.00	1,750.00	32.46	.00	750.00	-57.1%
10592000	531500	SR Sr Prog	11,861.08	8,000.00	8,000.00	8,853.02	.00	8,000.00	.0%
10592000	531520	SR Sr Trip	6,000.75	15,000.00	15,000.00	8,779.94	.00	15,000.00	.0%
TOTAL Operating Expenses			18,661.83	26,825.00	26,825.00	18,896.87	.00	25,825.00	-3.7%
55	Maintenance								
10592000	551000	SR B&G Mnt	.00	.00	.00	.00	.00	.00	.0%
10592000	552200	SR M&R Eqp	1,066.53	4,300.00	4,300.00	.00	.00	3,300.00	-23.3%
10592000	552700	SR M&R Vhl	652.93	1,000.00	1,000.00	717.75	.00	1,000.00	.0%
TOTAL Maintenance			1,719.46	5,300.00	5,300.00	717.75	.00	4,300.00	-18.9%
56	Utilities								
10592000	561000	SR Utility	14,888.60	15,145.00	15,145.00	11,754.83	.00	15,038.00	-.7%
10592000	561400	SR Teleph	3,888.22	1,000.00	1,000.00	3,702.33	.00	2,931.00	193.1%
TOTAL Utilities			18,776.82	16,145.00	16,145.00	15,457.16	.00	17,969.00	11.3%
57	Fixed Charges								
10592000	571000	SR Ins&Bnd	841.26	2,241.00	2,241.00	2,149.86	.00	2,536.00	13.2%
TOTAL Fixed Charges			841.26	2,241.00	2,241.00	2,149.86	.00	2,536.00	13.2%
59	Capital Outlay								
10592000	591000	SR Msc Eqp	.00	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:								
General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE	
TOTAL Capital Outlay	.00	.00	.00	.00	.00	.00	.0%	
TOTAL Senior Center	128,162.45	163,426.00	165,379.94	131,545.36	.00	168,841.00	3.3%	
TOTAL General Fund	43,294,231.43	44,134,180.00	44,643,344.46	39,479,398.50	.00	45,682,846.00	3.5%	

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
500000000 Water Utility									
500000000	439000	LEASEINT	839.00	.00	.00	.00	.00	.00	.0%
500000000	5PCARD	UNALLOPCR	29.80	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			868.80	.00	.00	.00	.00	.00	.0%
47 Misc Revenues									
500000000	471100	Int Invc	.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			.00	.00	.00	.00	.00	.00	.0%
TOTAL Water Utility			868.80	.00	.00	.00	.00	.00	.0%
50611000 Source of Supply Operation									
50611000	511601	SW Labor	.00	.00	.00	.00	.00	.00	.0%
50611000	511603	SW Misc	.00	.00	.00	.00	.00	.00	.0%
50611000	531601	GE Lab&Exp	.00	.00	.00	.00	.00	.00	.0%
50611000	531603	GE Misc	.00	.00	.00	38,704.87	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	38,704.87	.00	.00	.0%
51 Salaries & Wages									
50611000	511000	SoSO RgS&W	24,266.27	.00	.00	47,329.84	.00	65,710.00	.0%
50611000	511100	SoSO PTS&W	.00	.00	.00	.00	.00	.00	.0%
50611000	511600	SoSO OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages			24,266.27	.00	.00	47,329.84	.00	65,710.00	.0%
52 Benefits									
50611000	521000	SoSO FICA	56.47	.00	.00	129.20	.00	5,026.00	.0%
50611000	521100	SoSO WRS	54.29	.00	.00	125.58	.00	4,731.00	.0%
50611000	521200	SoSO Hlth	.00	.00	.00	611.35	.00	.00	.0%
50611000	521300	SoSO Dntl	.00	.00	.00	28.49	.00	.00	.0%
50611000	521400	SoSO Life	.00	.00	.00	.00	.00	.00	.0%
TOTAL Benefits			110.76	.00	.00	894.62	.00	9,757.00	.0%
53 Operating Expenses									
50611000	531000	SoSO Gns&E	3,026.00	.00	.00	2,504.00	.00	.00	.0%
TOTAL Operating Expenses			3,026.00	.00	.00	2,504.00	.00	.00	.0%
54 Services									
50611000	541600	CS SprvEng	.00	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:								
Water		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Services		.00	.00	.00	.00	.00	.00	.0%
58	Other Expenses							
50611000	582800	SoSO Misc	48,089.15	15,000.00	15,000.00	33,600.05	.00	15,000.00 .0%
TOTAL Other Expenses		48,089.15	15,000.00	15,000.00	33,600.05	.00	15,000.00	.0%
TOTAL Source of Supply Opera		75,492.18	15,000.00	15,000.00	123,033.38	.00	90,467.00	503.1%
50612000 Source of Supply Maint								
50612000	511610	SW SupvEng	.00	.00	.00	.00	.00	.0%
50612000	511611	SW StrImp	.00	.00	.00	.00	.00	.0%
50612000	511614	SW wells	.00	.00	.00	.00	.00	.0%
50612000	541610	CS Sup&Eng	.00	.00	.00	.00	.00	.0%
50612000	551611	MT StrcImp	.00	.00	.00	.00	.00	.0%
50612000	551614	MT wells	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR		.00	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages							
50612000	511000	SoSM RgS&W	2,020.37	79,292.00	79,292.00	47,329.59	.00	65,710.00 -17.1%
50612000	511100	SoSM PTS&W	959.28	.00	.00	.00	.00	.0%
50612000	511600	SoSM OT	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages		2,979.65	79,292.00	79,292.00	47,329.59	.00	65,710.00	-17.1%
52	Benefits							
50612000	521000	SoSM FICA	.00	.00	.00	129.18	.00	5,026.00 .0%
50612000	521100	SoSM WRS	.00	.00	.00	125.57	.00	4,731.00 .0%
TOTAL Benefits		.00	.00	.00	254.75	.00	9,757.00	.0%
53	Operating Expenses							
50612000	531680	SoSM DigHL	9,066.11	9,200.00	9,200.00	5,641.54	.00	9,200.00 .0%
50612000	531780	SoSM Impro	198,742.13	55,000.00	55,000.00	32,346.34	.00	55,000.00 .0%
50612000	531880	SoSM WtrSr	24,690.30	24,000.00	24,000.00	850.80	.00	24,000.00 .0%
TOTAL Operating Expenses		232,498.54	88,200.00	88,200.00	38,838.68	.00	88,200.00	.0%
54	Services							
50612000	541100	SoSM Legal	.00	2,500.00	2,500.00	.00	.00	.0%
50612000	542400	SoSM WtrSt	43,066.00	.00	.00	.00	.00	.0%
TOTAL Services		43,066.00	2,500.00	2,500.00	.00	.00	.00	-100.0%
TOTAL Source of Supply Maint		278,544.19	169,992.00	169,992.00	86,423.02	.00	163,667.00	-3.7%
50621000 Pumping Operation								
50621000	511620	SW SupvEng	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
50621000	511622	SW PwrProd	.00	.00	.00	.00	.00	.00	.0%
50621000	511624	SW Pumping	.00	.00	.00	.00	.00	.00	.0%
50621000	511626	SW Misc	.00	.00	.00	.00	.00	.00	.0%
50621000	531622	GE PwrPrd	.00	.00	.00	.00	.00	.00	.0%
50621000	531624	GE Pumping	.00	.00	.00	.00	.00	.00	.0%
50621000	531626	GE Misc	.00	.00	.00	.00	.00	.00	.0%
50621000	541620	CS Sup&Eng	.00	.00	.00	.00	.00	.00	.0%
50621000	561621	UT FuelPwr	.00	.00	.00	.00	.00	.00	.0%
50621000	561623	UT FuelPur	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
51	Salaries & wages								
50621000	511000	PmpO RgS&W	117,841.64	93,493.00	93,493.00	51,200.51	.00	65,710.00	-29.7%
50621000	511100	PmpO PTS&W	881.75	29,886.00	29,886.00	.00	.00	.00	.0%
50621000	511600	PmpO OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & wages			118,723.39	123,379.00	123,379.00	51,200.51	.00	65,710.00	-46.7%
52	Benefits								
50621000	521000	PmpO FICA	754.68	.00	.00	1,478.17	.00	5,026.00	.0%
50621000	521100	PmpO WRS	724.05	.00	.00	1,397.64	.00	4,731.00	.0%
50621000	521200	Health	.00	.00	.00	7,032.54	.00	.00	.0%
50621000	521300	Dental	.00	.00	.00	308.79	.00	.00	.0%
50621000	521400	Life	.00	.00	.00	.00	.00	.00	.0%
TOTAL Benefits			1,478.73	.00	.00	10,217.14	.00	9,757.00	.0%
53	Operating Expenses								
50621000	531220	Elec Sup	276,092.37	230,000.00	230,000.00	189,250.00	.00	240,000.00	4.3%
50621000	531790	PmpO MS&Eng	8,019.86	25,000.00	25,000.00	9,232.33	.00	25,000.00	.0%
50621000	531810	PmpO Pump	.00	.00	.00	826.00	.00	.00	.0%
TOTAL Operating Expenses			284,112.23	255,000.00	255,000.00	199,308.33	.00	265,000.00	3.9%
56	Utilities								
50621000	561600	PmpO Fuel	3,624.25	5,000.00	5,000.00	15,961.50	.00	15,000.00	200.0%
TOTAL Utilities			3,624.25	5,000.00	5,000.00	15,961.50	.00	15,000.00	200.0%
58	Other Expenses								
50621000	582000	PmpO MscPm	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses			.00	.00	.00	.00	.00	.00	.0%
TOTAL Pumping Operation			407,938.60	383,379.00	383,379.00	276,687.48	.00	355,467.00	-7.3%
50622000 Pumping Maintenance									
50622000	511630	SW SupvEng	.00	.00	.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
50622000	511631	SW StrImp	.00	.00	.00	.00	.00	.00	.0%
50622000	511632	SW PwrProd	.00	.00	.00	.00	.00	.00	.0%
50622000	511633	SW Pumping	.00	.00	.00	.00	.00	.00	.0%
50622000	541630	CS Sup&Eng	.00	.00	.00	.00	.00	.00	.0%
50622000	551631	MT StrcImp	.00	.00	.00	.00	.00	.00	.0%
50622000	551632	MT PwrPrd	.00	.00	.00	.00	.00	.00	.0%
50622000	551633	MT PumpEq	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages								
50622000	511000	PmpM RgS&W	2,820.96	26,077.00	26,077.00	15,776.49	.00	35,045.00	34.4%
TOTAL Salaries & Wages			2,820.96	26,077.00	26,077.00	15,776.49	.00	35,045.00	34.4%
52	Benefits								
50622000	521000	FICA	.00	.00	.00	43.06	.00	2,681.00	.0%
50622000	521100	WRS	.00	.00	.00	41.86	.00	2,796.00	.0%
TOTAL Benefits			.00	.00	.00	84.92	.00	5,477.00	.0%
53	Operating Expenses								
50622000	531690	PmpM PmpEq	4,000.00	.00	.00	459.20	.00	.00	.0%
50622000	531760	PmpM PwrPd	11,442.00	20,000.00	20,000.00	11,604.88	.00	15,000.00	-25.0%
50622000	531780	PmpM Strct	15,263.40	53,000.00	53,000.00	44,165.39	.00	75,500.00	42.5%
50622000	531790	PmpM MEng	163.18	10,000.00	10,000.00	2,295.36	.00	.00	.0%
TOTAL Operating Expenses			30,868.58	83,000.00	83,000.00	58,524.83	.00	90,500.00	9.0%
TOTAL Pumping Maintenance			33,689.54	109,077.00	109,077.00	74,386.24	.00	131,022.00	20.1%
50631000	Water Treatment Operation								
50631000	511640	SW SupvEng	.00	.00	.00	.00	.00	.00	.0%
50631000	511642	SW Labor	.00	.00	.00	.00	.00	.00	.0%
50631000	511643	SW Misc	.00	.00	.00	.00	.00	.00	.0%
50631000	531641	GE Chemica	.00	.00	.00	.00	.00	.00	.0%
50631000	531642	GE Lab&Exp	.00	.00	.00	.00	.00	.00	.0%
50631000	531643	GE Misc	.00	.00	.00	.00	.00	.00	.0%
50631000	541640	CS Sup&Eng	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
53	Operating Expenses								
50631000	531000	WTOP Gns&E	42,611.98	28,000.00	28,000.00	38,864.55	.00	28,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
								PCT CHANGE
50631000	531660	WTOP Chem	47,146.85	58,000.00	58,000.00	58,185.34	.00	58,000.00
50631000	531790	WTOP MSEng	25,311.21	25,000.00	25,000.00	22,619.09	.00	25,000.00
TOTAL Operating Expenses			115,070.04	111,000.00	111,000.00	119,668.98	.00	111,000.00
58	Other Expenses							
50631000	582800	WTOP MScEx	12,741.25	15,000.00	15,000.00	6,594.50	.00	30,000.00
TOTAL Other Expenses			12,741.25	15,000.00	15,000.00	6,594.50	.00	30,000.00
TOTAL Water Treatment Operat			127,811.29	126,000.00	126,000.00	126,263.48	.00	141,000.00
50632000	Water Treatment Maintenance							
50632000	511650	SW SupvEng	.00	.00	.00	.00	.00	.00
50632000	511651	SW StrImp	.00	.00	.00	.00	.00	.00
50632000	511652	SW WtTrEq	.00	.00	.00	.00	.00	.00
50632000	541650	CS Sup&Eng	.00	.00	.00	.00	.00	.00
50632000	551651	MT StrcImp	.00	.00	.00	.00	.00	.00
50632000	551652	MT WtrTrtE	.00	.00	.00	.00	.00	.00
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00
51	Salaries & Wages							
50632000	511000	WTMT RgS&W	4,924.66	33,279.00	33,279.00	15,776.49	.00	21,903.00
50632000	511100	WTMT PTS&W	.00	.00	.00	.00	.00	.00
50632000	511600	WTMT OT	.00	.00	.00	.00	.00	.00
TOTAL Salaries & Wages			4,924.66	33,279.00	33,279.00	15,776.49	.00	21,903.00
52	Benefits							
50632000	521000	WTMT FICA	.00	.00	.00	43.06	.00	1,675.00
50632000	521100	WTMT WRS	.00	.00	.00	41.86	.00	1,577.00
TOTAL Benefits			.00	.00	.00	84.92	.00	3,252.00
53	Operating Expenses							
50632000	531780	WTMT Strct	2,498.56	20,000.00	20,000.00	1,758.59	.00	10,000.00
50632000	531790	WTMT MSEng	530.52	10,000.00	10,000.00	699.13	.00	10,000.00
TOTAL Operating Expenses			3,029.08	30,000.00	30,000.00	2,457.72	.00	20,000.00
55	Maintenance							
50632000	553100	WTMT WtrEq	.00	10,000.00	10,000.00	.00	.00	10,000.00
TOTAL Maintenance			.00	10,000.00	10,000.00	.00	.00	10,000.00
TOTAL Water Treatment Mainte			7,953.74	73,279.00	73,279.00	18,319.13	.00	55,155.00
50640000	Customer Accounts Expense							
50640000	511901	SW Supv	.00	.00	.00	.00	.00	.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
Water									
50640000	511902	SW MtrRdng	.00	.00	.00	.00	.00	.00	.0%
50640000	511903	SW CustRec	.00	.00	.00	.00	.00	.00	.0%
50640000	511905	SW Misc	.00	.00	.00	.00	.00	.00	.0%
50640000	511906	SW CustSer	.00	.00	.00	.00	.00	.00	.0%
50640000	531902	GE MtrRead	.00	.00	.00	.00	.00	.00	.0%
50640000	531903	GE CstRec	.00	.00	.00	.00	.00	.00	.0%
50640000	531905	GE Misc	.00	.00	.00	.00	.00	.00	.0%
50640000	531906	GE CustSrv	.00	.00	.00	.00	.00	.00	.0%
50640000	581904	OE Uncolle	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
51	Salaries & wages								
50640000	511000	CT Reg S&W	7,351.83	33,826.00	33,826.00	15,895.34	.00	21,903.00	-35.2%
50640000	511100	CT PT S&W	.00	.00	.00	.00	.00	.00	.0%
50640000	511600	CT OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & wages			7,351.83	33,826.00	33,826.00	15,895.34	.00	21,903.00	-35.2%
52	Benefits								
50640000	521000	CT FICA	.00	.00	.00	43.06	.00	1,675.00	.0%
50640000	521100	CT WRS	.00	.00	.00	41.86	.00	1,577.00	.0%
50640000	521200	CT Health	50,743.72	190,498.00	190,498.00	203.74	.00	.00	.0%
50640000	521300	CT Dental	1,797.81	8,458.00	8,458.00	9.50	.00	.00	.0%
50640000	521400	CT Life	.00	.00	.00	.00	.00	.00	.0%
TOTAL Benefits			52,541.53	198,956.00	198,956.00	298.16	.00	3,252.00	-98.4%
53	Operating Expenses								
50640000	531890	CT MtrRdng	.00	.00	.00	.00	.00	.00	.0%
50640000	531900	CT Records	18,653.71	24,000.00	24,000.00	12,111.63	.00	24,000.00	.0%
TOTAL Operating Expenses			18,653.71	24,000.00	24,000.00	12,111.63	.00	24,000.00	.0%
54	Services								
50640000	541600	CT Audit	28,554.06	15,000.00	15,000.00	20,974.59	.00	15,000.00	.0%
TOTAL Services			28,554.06	15,000.00	15,000.00	20,974.59	.00	15,000.00	.0%
55	Maintenance								
50640000	552700	CT M&R Vhl	25,548.49	32,000.00	32,000.00	3,167.51	.00	22,000.00	-31.3%
TOTAL Maintenance			25,548.49	32,000.00	32,000.00	3,167.51	.00	22,000.00	-31.3%
57	Fixed Charges								
50640000	571000	Ins&Bonds	37,985.73	.00	.00	47,834.49	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET						FOR PERIOD 12			
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
TOTAL Fixed Charges			37,985.73	.00	.00	47,834.49	.00	.00	.0%
58	Other Expenses								
50640000	581700	CT Transp	.00	3,000.00	3,000.00	.00	.00	.00	.0%
50640000	581800	CT MscCtAc	62,291.56	85,000.00	85,000.00	85,365.63	.00	80,000.00	-5.9%
50640000	582600	CT UnclAct	.00	500.00	500.00	.00	.00	.00	.0%
TOTAL Other Expenses			62,291.56	88,500.00	88,500.00	85,365.63	.00	80,000.00	-9.6%
TOTAL Customer Accounts Expe			232,926.91	392,282.00	392,282.00	185,647.35	.00	166,155.00	-57.6%
50641000 Trans & Distribution Operation									
50641000	511660	SW SupvEng	.00	.00	.00	.00	.00	.00	.0%
50641000	511661	SW StorFac	.00	.00	.00	.00	.00	.00	.0%
50641000	511662	SW TrsDist	.00	.00	.00	.00	.00	.00	.0%
50641000	511663	SW Meter	.00	.00	.00	.00	.00	.00	.0%
50641000	511664	SW CustIns	.00	.00	.00	.00	.00	.00	.0%
50641000	511665	SW Misc	.00	.00	.00	.00	.00	.00	.0%
50641000	531661	GE StrgFac	.00	.00	.00	.00	.00	.00	.0%
50641000	531662	GE TrnsDst	.00	.00	.00	.00	.00	.00	.0%
50641000	531663	GE Meter	.00	.00	.00	.00	.00	.00	.0%
50641000	531664	GE CustIns	.00	.00	.00	.00	.00	.00	.0%
50641000	531665	GE Misc	.00	.00	.00	.00	.00	.00	.0%
50641000	541660	CS Sup&Eng	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
51 Salaries & Wages									
50641000	511000	TDO Rg S&W	243.96	61,371.00	61,371.00	63,106.26	.00	87,614.00	42.8%
50641000	511100	TDO PT S&W	.00	.00	.00	.00	.00	.00	.0%
50641000	511600	TDO OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages			243.96	61,371.00	61,371.00	63,106.26	.00	87,614.00	42.8%
52 Benefits									
50641000	521000	TDO FICA	.00	.00	.00	172.24	.00	6,702.00	.0%
50641000	521100	TDO WRS	.00	.00	.00	167.42	.00	6,308.00	.0%
TOTAL Benefits			.00	.00	.00	339.66	.00	13,010.00	.0%
53 Operating Expenses									
50641000	531670	TDO Instll	7,554.00	18,000.00	18,000.00	37,796.00	.00	18,000.00	.0%
50641000	531790	TDO MS Eng	9,908.50	20,000.00	20,000.00	.00	.00	.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
								PCT CHANGE
50641000	531800	TDO Meter	1,208.00	5,000.00	5,000.00	.00	.00	5,000.00
50641000	531920	TDO Lines	3,523.65	.00	.00	1,634.43	.00	.00
TOTAL Operating Expenses			22,194.15	43,000.00	43,000.00	39,430.43	.00	23,000.00
58	Other Expenses							
50641000	581900	TDO Storge	17,129.65	25,000.00	25,000.00	31,258.71	.00	15,000.00
50641000	582800	TDO MscExp	15,143.30	40,000.00	40,000.00	13,652.00	.00	20,000.00
TOTAL Other Expenses			32,272.95	65,000.00	65,000.00	44,910.71	.00	35,000.00
TOTAL Trans & Distribution O			54,711.06	169,371.00	169,371.00	147,787.06	.00	158,624.00
50642000	Trans & Distribution Maint							
50642000	511670	SW SupvEng	.00	.00	.00	.00	.00	.00
50642000	511671	SW StrImp	.00	.00	.00	.00	.00	.00
50642000	511672	SW RsvStd	.00	.00	.00	.00	.00	.00
50642000	511673	SW TrsDist	.00	.00	.00	.00	.00	.00
50642000	511675	SW Service	.00	.00	.00	.00	.00	.00
50642000	511676	SW Meters	.00	.00	.00	.00	.00	.00
50642000	511677	SW Hydrant	.00	.00	.00	.00	.00	.00
50642000	511678	SW MiscPla	.00	.00	.00	.00	.00	.00
50642000	541670	CS Sup&Eng	.00	.00	.00	.00	.00	.00
50642000	551671	MT StrcImp	.00	.00	.00	.00	.00	.00
50642000	551672	MT Resvrs	.00	.00	.00	.00	.00	.00
50642000	551673	MT Mains	.00	.00	.00	.00	.00	.00
50642000	551675	MT Service	.00	.00	.00	.00	.00	.00
50642000	551676	MT Meters	.00	.00	.00	.00	.00	.00
50642000	551677	MT Hydrant	.00	.00	.00	.00	.00	.00
50642000	551678	MT MiscPlt	.00	.00	.00	.00	.00	.00
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00
51	Salaries & wages							
50642000	511000	TDM Rg S&W	560,391.07	47,243.00	47,243.00	63,106.26	.00	87,614.00
50642000	511100	TDM PT S&W	.00	.00	.00	.00	.00	.00
50642000	511600	TDM OT	.00	.00	.00	.00	.00	.00
TOTAL Salaries & wages			560,391.07	47,243.00	47,243.00	63,106.26	.00	87,614.00
52	Benefits							
50642000	521000	TDM FICA	.00	.00	.00	172.25	.00	6,702.00
50642000	521100	TDM WRS	.00	.00	.00	167.44	.00	6,308.00
TOTAL Benefits			.00	.00	.00	339.69	.00	13,010.00
53	Operating Expenses							
50642000	531710	TDM DstRes	1,009,150.61	85,000.00	85,000.00	11,687.66	.00	.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
50642000	531720	TDM FireMn	4,759.14	.00	.00	.00	.00	.00	.0%
50642000	531730	TDM MS Hyd	84,032.07	215,000.00	215,000.00	105,346.74	.00	184,000.00	-14.4%
50642000	531740	TDM MSPlnt	2,505.25	.00	.00	6.07	.00	.00	.0%
50642000	531750	TDM MS Mtr	5,896.70	15,000.00	15,000.00	12,384.34	.00	15,000.00	.0%
50642000	531770	TDM MS Srv	17,059.64	50,000.00	50,000.00	48,094.61	.00	50,000.00	.0%
50642000	531780	TDM MS Eng	1,397.98	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses			1,124,801.39	365,000.00	365,000.00	177,519.42	.00	249,000.00	-31.8%
55	Maintenance								
50642000	552900	TDM St&Imp	15,442.17	30,000.00	30,000.00	6,948.21	.00	30,000.00	.0%
50642000	553000	TDM Mntt&D	102,549.28	150,000.00	150,000.00	110,334.72	.00	119,000.00	-20.7%
TOTAL Maintenance			117,991.45	180,000.00	180,000.00	117,282.93	.00	149,000.00	-17.2%
TOTAL Trans & Distribution M			1,803,183.91	592,243.00	592,243.00	358,248.30	.00	498,624.00	-15.8%
50650000	Water Administration								
50650000	471045	INTADVTIDS	42,844.00	.00	.00	40,843.76	.00	.00	.0%
50650000	473510	CIAC RICH	59,232.24	.00	.00	.00	.00	.00	.0%
50650000	500000	InFundExp	.00	.00	.00	.00	.00	.00	.0%
50650000	511920	SW AdmGen	.00	.00	.00	.00	.00	.00	.0%
50650000	511930	SW Misc	.00	.00	.00	.00	.00	.00	.0%
50650000	531921	GE OffsSupp	.00	.00	.00	67.84	.00	.00	.0%
50650000	541923	CS OutsSrv	.00	.00	.00	.00	.00	.00	.0%
50650000	541924	CS PPTIns	.00	.00	.00	.00	.00	.00	.0%
50650000	551932	MT GenPlnt	.00	.00	.00	.00	.00	.00	.0%
50650000	581428	OE Debt Ex	35,856.42	.00	.00	.00	.00	.00	.0%
50650000	581429	AmortPrem	-21,362.67	.00	.00	-27,060.87	.00	.00	.0%
50650000	581926	OE EEPensi	.00	.00	.00	.00	.00	.00	.0%
50650000	581928	OE RegComE	.00	.00	.00	.00	.00	.00	.0%
50650000	630922	Leg Exp	284.95	700.00	700.00	.00	.00	700.00	.0%
TOTAL UNDEFINED CHAR			116,854.94	700.00	700.00	13,850.73	.00	700.00	.0%
44	Licenses&Permits								
50650000	444000	PubSit Fee	56,026.91	50,000.00	50,000.00	76,513.28	.00	60,000.00	20.0%
TOTAL Licenses&Permits			56,026.91	50,000.00	50,000.00	76,513.28	.00	60,000.00	20.0%
46	PublicChargeforSrvcs								
50650000	461600	Twr Rental	24,603.51	.00	.00	1,260.48	.00	.00	.0%
50650000	464000	UnMtr GenC	226.45	.00	.00	166.92	.00	.00	.0%
50650000	464100	Residential	1,388,307.60	1,497,881.00	1,497,881.00	1,108,340.62	.00	1,415,144.00	-5.5%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
50650000	464200	Commerical	461,115.98	599,140.00	599,140.00	372,889.42	.00	474,909.00	-20.7%
50650000	464300	Industrial	368,703.16	554,653.00	554,653.00	313,057.42	.00	440,075.00	-20.7%
50650000	464400	Public Sch	23,140.30	45,895.00	45,895.00	15,628.79	.00	23,628.00	-48.5%
50650000	464500	MultiFam	232,530.44	247,679.00	247,679.00	200,039.99	.00	259,928.00	4.9%
50650000	464600	Prv FP	190,170.87	176,760.00	176,760.00	144,443.01	.00	176,760.00	.0%
50650000	464700	PFP	588,818.87	683,801.00	683,801.00	361,393.65	.00	683,801.00	.0%
50650000	464800	Vlg Sale	4,734.57	4,624.00	4,624.00	13,116.57	.00	12,000.00	159.5%
50650000	464900	Forf Disc	.00	.00	.00	.00	.00	.00	.0%
50650000	465000	Jnt Meter	31,636.43	500.00	500.00	13,543.68	.00	20,000.00	3900.0%
50650000	465100	Wtr ConFee	675.00	.00	.00	810.00	.00	.00	.0%
TOTAL PublicChargeforSrvcs			3,314,663.18	3,810,933.00	3,810,933.00	2,544,690.55	.00	3,506,245.00	-8.0%
47	Misc Revenues								
50650000	471000	Int Invest	229,732.66	40,000.00	40,000.00	55,450.94	.00	45,000.00	12.5%
50650000	471100	Int Invc	.30	.00	.00	157.51	.00	.00	.0%
50650000	471200	Int Assess	5,436.11	.00	.00	292.93	.00	.00	.0%
50650000	472500	Ins Recov	.00	.00	.00	.00	.00	.00	.0%
50650000	472700	Misc Revs	3,717.61	2,000.00	2,000.00	2,617.59	.00	2,500.00	25.0%
50650000	473000	UnrealGain	7,817.65	.00	.00	23,783.91	.00	10,000.00	.0%
50650000	473100	Int WtrImp	.00	.00	.00	.00	.00	.00	.0%
50650000	473300	Oth Income	19,014.00	.00	.00	681.80	.00	.00	.0%
50650000	473500	CIAC Rev	3,720,894.50	.00	.00	13,371.82	.00	.00	.0%
50650000	473600	CpContMuni	.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			3,986,612.83	42,000.00	42,000.00	96,356.50	.00	57,500.00	36.9%
48	Other Fin Sources								
50650000	490000	InterFund	-.24	.00	.00	.00	.00	.00	.0%
TOTAL Other Fin Sources			-.24	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages								
50650000	511000	WA Reg S&W	.00	362,091.00	362,091.00	252,521.07	.00	293,557.00	-18.9%
50650000	511100	WA PT S&W	.00	25,000.00	25,000.00	31,553.45	.00	25,000.00	.0%
50650000	511200	WA B&C	.00	.00	.00	.00	.00	.00	.0%
50650000	511600	WA OT	26,364.22	.00	.00	2,677.54	.00	.00	.0%
TOTAL Salaries & Wages			26,364.22	387,091.00	387,091.00	286,752.06	.00	318,557.00	-17.7%
52	Benefits								
50650000	521000	WA FICA	49,834.16	53,596.00	53,596.00	41,415.40	.00	22,812.00	-57.4%
50650000	521100	WA WRS	25,867.61	48,228.00	48,228.00	37,143.14	.00	21,136.00	-56.2%
50650000	521200	WA Health	142,826.48	.00	.00	153,366.09	.00	188,116.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
50650000	521300	WA Dental	6,316.18	.00	.00	6,427.00	.00	9,632.00	.0%
50650000	521400	WA Life	3,307.41	.00	.00	1,867.27	.00	.00	.0%
TOTAL Benefits			228,151.84	101,824.00	101,824.00	240,218.90	.00	241,696.00	137.4%
53	Operating Expenses								
50650000	531010	WA Off Sup	7,094.56	6,000.00	6,000.00	1,614.47	.00	6,000.00	.0%
50650000	531450	WA Uniform	125.00	.00	.00	.00	.00	.00	.0%
50650000	531930	GE Misc GE	.00	.00	.00	.00	.00	.00	.0%
50650000	630928	RegCom Exp	4,522.45	.00	.00	473.90	.00	.00	.0%
TOTAL Operating Expenses			11,742.01	6,000.00	6,000.00	2,088.37	.00	6,000.00	.0%
54	Services								
50650000	541100	WA Legal	200.00	60,000.00	60,000.00	10,000.00	.00	15,000.00	-75.0%
TOTAL Services			200.00	60,000.00	60,000.00	10,000.00	.00	15,000.00	-75.0%
56	Utilities								
50650000	561000	Bld Util	4,933.55	.00	.00	8,621.82	.00	.00	.0%
TOTAL Utilities			4,933.55	.00	.00	8,621.82	.00	.00	.0%
57	Fixed Charges								
50650000	571000	WA Ins&Bnd	.00	47,968.00	47,968.00	.00	.00	54,281.00	13.2%
TOTAL Fixed Charges			.00	47,968.00	47,968.00	.00	.00	54,281.00	13.2%
58	Other Expenses								
50650000	582800	WA Msc Exp	206.10	1,000.00	1,000.00	773.71	.00	1,000.00	.0%
50650000	582900	WA Refund	65,812.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses			66,018.10	1,000.00	1,000.00	773.71	.00	1,000.00	.0%
TOTAL Water Administration			7,811,567.34	4,507,516.00	4,507,516.00	3,279,865.92	.00	4,260,979.00	-5.5%
50660000	Other Operating Expense								
57	Fixed Charges								
50660000	571300	Wot Deprec	708,302.00	640,000.00	640,000.00	.00	.00	725,000.00	13.3%
50660000	571400	Wot Amort	.00	.00	.00	.00	.00	.00	.0%
50660000	571500	Debt Princ	.00	579,993.00	579,993.00	.00	.00	640,820.00	10.5%
50660000	571800	Wot CIACdp	487,713.00	500,000.00	500,000.00	.00	.00	512,500.00	2.5%
TOTAL Fixed Charges			1,196,015.00	1,719,993.00	1,719,993.00	.00	.00	1,878,320.00	9.2%
58	Other Expenses								
50660000	582300	Wot TxEqv	650,242.00	640,000.00	640,000.00	320,000.00	.00	660,000.00	3.1%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Water			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
50660000	582400	Wot PSC	.00	2,500.00	2,500.00	3,166.80	.00	2,500.00	.0%
50660000	582500	Wot IntLTD	332,695.68	344,741.00	344,741.00	306,299.34	.00	355,814.00	3.2%
TOTAL Other Expenses			982,937.68	987,241.00	987,241.00	629,466.14	.00	1,018,314.00	3.1%
TOTAL Other Operating Expens			2,178,952.68	2,707,234.00	2,707,234.00	629,466.14	.00	2,896,634.00	7.0%
50690000 Water Capital Expenditures									
50690000	591310	SoS Land	.00	.00	.00	.00	.00	.00	.0%
50690000	591311	SoS Str&Im	.00	.00	.00	.00	.00	.00	.0%
50690000	591314	SoS Wells	.00	.00	.00	.00	.00	.00	.0%
50690000	591320	Pump Land	.00	.00	.00	.00	.00	.00	.0%
50690000	591321	Pump StrIm	.00	.00	.00	.00	.00	.00	.0%
50690000	591323	Pump OthPE	.00	.00	.00	.00	.00	.00	.0%
50690000	591325	Pump Elec	.00	.00	.00	.00	.00	.00	.0%
50690000	591328	Pump OthPE	.00	.00	.00	.00	.00	.00	.0%
50690000	591331	WtTr StrIm	.00	.00	.00	.00	.00	.00	.0%
50690000	591334	WtTr OthEq	.00	.00	.00	.00	.00	.00	.0%
50690000	591340	TrDt Land	.00	.00	.00	.00	.00	.00	.0%
50690000	591341	TrDt StrIm	.00	.00	.00	.00	.00	.00	.0%
50690000	591342	TrDt RsvSt	.00	.00	.00	.00	.00	.00	.0%
50690000	591343	TrDt Mains	.00	.00	.00	.00	.00	.00	.0%
50690000	591345	TrDt Serv	.00	.00	.00	.00	.00	.00	.0%
50690000	591346	TrDt Meter	.00	.00	.00	.00	.00	.00	.0%
50690000	591348	TrDt Hydra	.00	.00	.00	.00	.00	.00	.0%
50690000	591349	TrDt OthPl	.00	.00	.00	.00	.00	.00	.0%
50690000	591381	GP CompEq	.00	.00	.00	.00	.00	.00	.0%
50690000	591387	GP SCADA	.00	.00	.00	.00	.00	.00	.0%
50690000	591390	GP StrImp	.00	.00	.00	.00	.00	.00	.0%
50690000	591391	GP OffFurn	.00	.00	.00	.00	.00	.00	.0%
50690000	591392	GP Transpo	.00	.00	.00	.00	.00	.00	.0%
50690000	591394	GP Tools	.00	.00	.00	.00	.00	.00	.0%
50690000	591395	GP LabEq	.00	.00	.00	.00	.00	.00	.0%
50690000	591396	GP PwrOpEq	.00	.00	.00	.00	.00	.00	.0%
50690000	591397	GP CommEq	.00	.00	.00	.00	.00	.00	.0%
50690000	591398	GP Misc Eq	.00	.00	.00	.00	.00	.00	.0%
50690000	591999	CapExOffse	.00	.00	.00	.00	.00	.00	.0%
50690000	597000	CWIP Exp	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
TOTAL Water Capital Expendit			.00	.00	.00	.00	.00	.00	.0%
TOTAL Water			13,013,640.24	9,245,373.00	9,245,373.00	5,306,127.50	.00	8,917,794.00	-3.5%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Sewer			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
60000000	Sewer Utility								
60000000	5PCARD	UNALLOPCRD	570.56	.00	.00	499.99	.00	.00	.0%
TOTAL UNDEFINED CHAR			570.56	.00	.00	499.99	.00	.00	.0%
47	Misc Revenues								
60000000	471100	Int Invc	-89.76	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			-89.76	.00	.00	.00	.00	.00	.0%
TOTAL Sewer Utility			480.80	.00	.00	499.99	.00	.00	.0%
60710000	Operation								
51	Salaries & Wages								
60710000	511000	SO Reg S&W	5,636.49	97,397.00	97,397.00	.00	.00	135,220.00	38.8%
60710000	511100	SO PT S&W	.00	.00	.00	.00	.00	.00	.0%
60710000	511600	SO OT	.00	.00	.00	.00	.00	.00	.0%
TOTAL Salaries & Wages			5,636.49	97,397.00	97,397.00	.00	.00	135,220.00	38.8%
52	Benefits								
60710000	521000	SO FICA	405.72	7,450.00	7,450.00	.00	.00	10,342.00	38.8%
60710000	521100	SO WRS	388.85	6,769.00	6,769.00	.00	.00	9,736.00	43.8%
TOTAL Benefits			794.57	14,219.00	14,219.00	.00	.00	20,078.00	41.2%
53	Operating Expenses								
60710000	531000	SO Gen S&E	1,155.00	13,000.00	13,000.00	50.00	.00	13,000.00	.0%
60710000	531940	SO Ind Mon	.00	.00	.00	.00	.00	.00	.0%
60710000	531950	SO Sample	.00	.00	.00	.00	.00	.00	.0%
60710000	531980	SO JntMtr	97,990.00	50,000.00	50,000.00	53,973.38	.00	133,000.00	166.0%
60710000	531990	SO PwrLift	114,334.16	80,000.00	80,000.00	78,565.59	.00	99,500.00	24.4%
TOTAL Operating Expenses			213,479.16	143,000.00	143,000.00	132,588.97	.00	245,500.00	71.7%
54	Services								
60710000	542500	SO Tranprt	.00	.00	.00	.00	.00	.00	.0%
TOTAL Services			.00	.00	.00	.00	.00	.00	.0%
57	Fixed Charges								
60710000	571100	SO MMSDSwr	3,021,359.58	2,674,542.00	2,674,542.00	1,269,358.61	.00	3,000,000.00	12.2%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Sewer			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
60710000	571200	SO MMSDCap	2,688,505.00	2,914,357.00	2,914,357.00	2,875,559.00	.00	2,987,215.00	2.5%
	TOTAL Fixed Charges		5,709,864.58	5,588,899.00	5,588,899.00	4,144,917.61	.00	5,987,215.00	7.1%
	TOTAL Operation		5,929,774.80	5,843,515.00	5,843,515.00	4,277,506.58	.00	6,388,013.00	9.3%
60720000 Maintenance									
51	Salaries & Wages								
60720000	511000	SM Reg S&W	3,784.40	117,500.00	117,500.00	.00	.00	163,130.00	38.8%
60720000	511100	SM PT S&W	.00	.00	.00	.00	.00	.00	.0%
60720000	511600	SM OT	.00	10,000.00	10,000.00	.00	.00	10,000.00	.0%
	TOTAL Salaries & Wages		3,784.40	127,500.00	127,500.00	.00	.00	173,130.00	35.8%
52	Benefits								
60720000	521000	SM FICA	271.69	8,989.00	8,989.00	.00	.00	12,479.00	38.8%
60720000	521100	SM WRS	261.14	8,166.00	8,166.00	.00	.00	11,745.00	43.8%
60720000	521200	Health	20,561.94	.00	.00	.00	.00	.00	.0%
60720000	521300	Dental	1,003.19	.00	.00	.00	.00	.00	.0%
60720000	521400	SM Life	1,080.24	1,403.00	1,403.00	1,123.60	.00	1,403.00	.0%
	TOTAL Benefits		23,178.20	18,558.00	18,558.00	1,123.60	.00	25,627.00	38.1%
53	Operating Expenses								
60720000	531930	SM M&E Lft	76,083.46	52,000.00	52,000.00	43,639.69	.00	52,000.00	.0%
60720000	531960	SM Collect	72,591.86	90,000.00	90,000.00	42,131.83	.00	81,000.00	-10.0%
60720000	531970	SM M&EPInt	27,695.93	13,000.00	13,000.00	8,696.71	.00	13,000.00	.0%
	TOTAL Operating Expenses		176,371.25	155,000.00	155,000.00	94,468.23	.00	146,000.00	-5.8%
55	Maintenance								
60720000	552700	SM M&R Vhl	2,524.43	8,000.00	8,000.00	2,401.01	.00	8,000.00	.0%
	TOTAL Maintenance		2,524.43	8,000.00	8,000.00	2,401.01	.00	8,000.00	.0%
	TOTAL Maintenance		205,858.28	309,058.00	309,058.00	97,992.84	.00	352,757.00	14.1%
60730000 Customer Accounting									
51	Salaries & Wages								
60730000	511000	Reg S&W	.00	26,770.00	26,770.00	.00	.00	37,166.00	38.8%
	TOTAL Salaries & Wages		.00	26,770.00	26,770.00	.00	.00	37,166.00	38.8%
52	Benefits								
60730000	521000	FICA	.00	2,050.00	2,050.00	.00	.00	2,845.00	38.8%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Sewer			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
60730000	521100	WRS	.00	1,860.00	1,860.00	.00	.00	2,675.00	43.8%
TOTAL Benefits			.00	3,910.00	3,910.00	.00	.00	5,520.00	41.2%
53	Operating Expenses								
60730000	531010	Office Sup	.00	.00	.00	142.97	.00	.00	.0%
60730000	531300	IT Maint	95,928.11	90,000.00	90,000.00	82,844.47	.00	85,000.00	-5.6%
60730000	532050	Oth Sup	7,106.11	10,000.00	10,000.00	3,245.84	.00	10,000.00	.0%
TOTAL operating Expenses			103,034.22	100,000.00	100,000.00	86,233.28	.00	95,000.00	-5.0%
58	Other Expenses								
60730000	582600	Uncol Acct	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses			.00	.00	.00	.00	.00	.00	.0%
TOTAL Customer Accounting			103,034.22	130,680.00	130,680.00	86,233.28	.00	137,686.00	5.4%
60740000	Sewer Administration								
60740000	437900	NONCAPCONT	458,928.50	.00	.00	.00	.00	.00	.0%
60740000	473510	CIAC RICH	78,516.85	.00	.00	.00	.00	.00	.0%
60740000	500000	InFundExp	.00	.00	.00	.00	.00	.00	.0%
60740000	594100	PPIIWORK	450,839.50	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			988,284.85	.00	.00	.00	.00	.00	.0%
43	Intergovern Revenue								
60740000	433400	MMSD	321,970.50	.00	.00	.00	.00	.00	.0%
TOTAL Intergovern Revenue			321,970.50	.00	.00	.00	.00	.00	.0%
46	PublicChargeforSrvcs								
60740000	464800	SA Vlg Srv	29,831.86	15,600.00	15,600.00	27,495.94	.00	30,000.00	92.3%
60740000	464900	SA Frf Dsc	.00	.00	.00	.00	.00	.00	.0%
60740000	465300	SA PA Serv	87,239.79	62,400.00	62,400.00	74,468.42	.00	85,000.00	36.2%
60740000	465500	SA Oth Swr	.00	.00	.00	.00	.00	.00	.0%
60740000	465800	SA Swr Con	337,149.46	230,000.00	230,000.00	363,198.78	.00	230,000.00	.0%
60740000	466100	SA Res Srv	3,251,855.47	2,542,800.00	2,542,800.00	2,586,880.85	.00	3,300,000.00	29.8%
60740000	466200	SA Com Srv	837,272.63	1,976,000.00	1,976,000.00	632,721.88	.00	875,000.00	-55.7%
60740000	466300	SA Ind Srv	3,577,714.39	2,915,000.00	2,915,000.00	3,005,265.20	.00	3,700,000.00	26.9%
TOTAL PublicChargeforSrvcs			8,121,063.60	7,741,800.00	7,741,800.00	6,690,031.07	.00	8,220,000.00	6.2%
47	Misc Revenues								
60740000	471000	Int Invest	85,158.99	.00	.00	62,897.10	.00	85,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Sewer			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
60740000	471100	Int Invc	671.29	.00	.00	1,247.84	.00	500.00	.0%
60740000	471200	SA Assess	9,630.72	.00	.00	532.52	.00	9,000.00	.0%
60740000	472700	SA Msc Rvs	550.82	500.00	500.00	956.77	.00	.00	.0%
60740000	472900	SA Interst	650.44	75,000.00	75,000.00	425.86	.00	.00	.0%
60740000	473000	UnrealGain	88,312.07	.00	.00	57,903.74	.00	80,000.00	.0%
60740000	473300	SA OthIncm	501.60	.00	.00	1,030.80	.00	.00	.0%
60740000	473500	SA CIAC	735,817.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			921,292.93	75,500.00	75,500.00	124,994.63	.00	174,500.00	131.1%
48	Other Fin Sources								
60740000	481000	SA Prm Ins	.00	.00	.00	.00	.00	.00	.0%
60740000	490000	InterFund	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Fin Sources			.00	.00	.00	.00	.00	.00	.0%
51	Salaries & Wages								
60740000	511000	SA Reg S&W	524,551.91	343,020.00	343,020.00	491,306.64	.00	276,305.00	-19.4%
60740000	511100	SA PT S&W	4,231.13	.00	.00	4,316.45	.00	.00	.0%
60740000	511200	SA B&C	1,104.00	1,200.00	1,200.00	814.47	.00	1,200.00	.0%
60740000	511600	SA OT	9,566.34	.00	.00	3,974.04	.00	.00	.0%
TOTAL Salaries & Wages			539,453.38	344,220.00	344,220.00	500,411.60	.00	277,505.00	-19.4%
52	Benefits								
60740000	521000	SA FICA	39,719.87	26,241.00	26,241.00	34,057.31	.00	21,137.00	-19.5%
60740000	521100	SA WRS	71,700.15	23,373.00	23,373.00	34,087.02	.00	19,599.00	-16.1%
60740000	521200	SA Health	97,988.24	140,929.00	140,929.00	123,857.40	.00	143,173.00	1.6%
60740000	521300	SA Dental	4,308.09	3,281.00	3,281.00	5,338.21	.00	6,812.00	107.6%
60740000	521400	Life	252.14	600.00	600.00	.00	.00	.00	.0%
TOTAL Benefits			213,968.49	194,424.00	194,424.00	197,339.94	.00	190,721.00	-1.9%
53	Operating Expenses								
60740000	531010	SA Off Sup	5,114.09	8,000.00	8,000.00	4,059.54	.00	5,500.00	-31.3%
60740000	531480	SA Gas	2,764.58	13,750.00	13,750.00	17,761.24	.00	25,000.00	81.8%
TOTAL Operating Expenses			7,878.67	21,750.00	21,750.00	21,820.78	.00	30,500.00	40.2%
54	Services								
60740000	541000	SA Cnt Srv	99,316.06	135,000.00	135,000.00	22,448.29	.00	85,000.00	-37.0%
60740000	541100	SA Legal	.00	500.00	500.00	.00	.00	.00	.0%
60740000	541600	SA Audit	33,647.17	20,000.00	20,000.00	20,959.19	.00	20,000.00	.0%
60740000	542600	SA Diggers	2,683.19	3,500.00	3,500.00	1,836.87	.00	3,500.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET								FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Sewer			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
60740000	543000	CS Oth	5,110.00	.00	.00	.00	.00	.00	.0%
TOTAL Services			140,756.42	159,000.00	159,000.00	45,244.35	.00	108,500.00	-31.8%
56	Utilities								
60740000	561000	SA Bld Utl	421.02	.00	.00	849.76	.00	.00	.0%
60740000	561400	SA Teleph	6,642.38	3,500.00	3,500.00	5,545.61	.00	7,000.00	100.0%
TOTAL Utilities			7,063.40	3,500.00	3,500.00	6,395.37	.00	7,000.00	100.0%
57	Fixed Charges								
60740000	571000	SA Ins&Bnd	34,530.95	53,628.00	53,628.00	42,997.29	.00	60,868.00	13.5%
TOTAL Fixed Charges			34,530.95	53,628.00	53,628.00	42,997.29	.00	60,868.00	13.5%
58	Other Expenses								
60740000	582800	SA Msc Exp	160,210.98	5,500.00	5,500.00	4,622.05	.00	5,500.00	.0%
TOTAL Other Expenses			160,210.98	5,500.00	5,500.00	4,622.05	.00	5,500.00	.0%
TOTAL Sewer Administration			11,456,474.17	8,599,322.00	8,599,322.00	7,633,857.08	.00	9,075,094.00	5.5%
60750000 Other Operating Expense									
57	Fixed Charges								
60750000	571300	Deprecat	1,055,675.00	1,000,000.00	1,000,000.00	.00	.00	1,150,000.00	15.0%
60750000	571500	Debt Princ	.00	280,000.00	280,000.00	.00	.00	295,000.00	5.4%
60750000	571700	Dbt Issue	.00	.00	.00	.00	.00	.00	.0%
TOTAL Fixed Charges			1,055,675.00	1,280,000.00	1,280,000.00	.00	.00	1,445,000.00	12.9%
58	Other Expenses								
60750000	582500	Int on LTD	243,393.48	251,656.00	251,656.00	230,611.72	.00	238,556.00	-5.2%
TOTAL Other Expenses			243,393.48	251,656.00	251,656.00	230,611.72	.00	238,556.00	-5.2%
TOTAL Other Operating Expens			1,299,068.48	1,531,656.00	1,531,656.00	230,611.72	.00	1,683,556.00	9.9%
TOTAL Sewer			18,994,690.75	16,414,231.00	16,414,231.00	12,326,701.49	.00	17,637,106.00	7.5%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Health			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
70800000	Health Insurance Admin								
70800000	500000	InFundExp	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			.00	.00	.00	.00	.00	.00	.0%
47	Misc Revenues								
70800000	471000	HI Int Inv	33.04	.00	.00	23.03	.00	.00	.0%
70800000	471100	Int Invc	.00	.00	.00	.00	.00	.00	.0%
70800000	473000	HI UnGain	.00	.00	.00	.00	.00	.00	.0%
70800000	474100	HI Premium	2,149,468.18	2,574,703.00	2,574,703.00	.00	.00	.00	.0%
70800000	474200	HI EmplCon	314,379.27	351,095.00	351,095.00	.00	.00	.00	.0%
70800000	474210	FSA	119,572.84	.00	.00	18,527.24	.00	.00	.0%
TOTAL Misc Revenues			2,583,453.33	2,925,798.00	2,925,798.00	18,550.27	.00	.00	-100.0%
48	Other Fin Sources								
70800000	490000	InterFund	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Fin Sources			.00	.00	.00	.00	.00	.00	.0%
52	Benefits								
70800000	521500	HI Adm Exp	776,609.19	750,000.00	750,000.00	494,955.88	.00	.00	.0%
70800000	521600	HI HAS	75,430.36	97,000.00	97,000.00	114,544.07	.00	.00	.0%
70800000	521700	HI Claims	1,285,711.61	1,742,971.00	1,742,971.00	1,242,657.62	.00	.00	.0%
TOTAL Benefits			2,137,751.16	2,589,971.00	2,589,971.00	1,852,157.57	.00	.00	-100.0%
TOTAL Health Insurance Admin			4,721,204.49	5,515,769.00	5,515,769.00	1,870,707.84	.00	.00	-100.0%
TOTAL Health			4,721,204.49	5,515,769.00	5,515,769.00	1,870,707.84	.00	.00	-100.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26001 2026 OPERATING BUDGET							FOR PERIOD 12	
ACCOUNTS FOR:		2024	2025	2025	2025	2025	2026	PCT
Dental		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
71810000	Dental Insurance Admin							
71810000	500000 InFundExp	.00	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR		.00	.00	.00	.00	.00	.00	.0%
47	Misc Revenues							
71810000	471000 DI Int Inv	8.19	.00	.00	1.61	.00	.00	.0%
71810000	471100 Int Invc	.00	.00	.00	.12	.00	.00	.0%
71810000	473000 DI UnGain	.00	.00	.00	.00	.00	.00	.0%
71810000	474300 DI Premium	101,582.81	122,000.00	122,000.00	94,865.52	.00	.00	.0%
TOTAL Misc Revenues		101,591.00	122,000.00	122,000.00	94,867.25	.00	.00	-100.0%
48	Other Fin Sources							
71810000	490000 InterFund	.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Fin Sources		.00	.00	.00	.00	.00	.00	.0%
52	Benefits							
71810000	521500 DI Adm Exp	9,119.00	10,350.00	10,350.00	6,499.35	.00	.00	.0%
71810000	521800 DI Claims	94,277.59	111,650.00	111,650.00	70,347.34	.00	.00	.0%
TOTAL Benefits		103,396.59	122,000.00	122,000.00	76,846.69	.00	.00	-100.0%
TOTAL Dental Insurance Admin		204,987.59	244,000.00	244,000.00	171,713.94	.00	.00	-100.0%
TOTAL Dental		204,987.59	244,000.00	244,000.00	171,713.94	.00	.00	-100.0%
TOTAL REVENUE		41,447,929.34	36,835,121.00	37,094,874.60	30,095,815.34	.00	34,859,668.00	-5.4%
TOTAL EXPENSE		38,780,825.16	38,718,432.00	38,967,842.86	29,058,833.93	.00	37,378,078.00	-3.5%
GRAND TOTAL		80,228,754.50	75,553,553.00	76,062,717.46	59,154,649.27	.00	72,237,746.00	-4.4%

** END OF REPORT - Generated by Matthew Uselding **

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
Property Maintenance		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
11000000 Property Maintenance Fund								
46 PublicChargeforSrvcs								
11000000 462700	Prop Rev	2,568.80	2,500.00	2,500.00	3,752.30	.00	2,500.00	.0%
TOTAL PublicChargeforSrvcs		2,568.80	2,500.00	2,500.00	3,752.30	.00	2,500.00	.0%
53 Operating Expenses								
11000000 532040	Prop Mnt	4,285.00	2,500.00	2,500.00	1,901.60	.00	2,500.00	.0%
TOTAL Operating Expenses		4,285.00	2,500.00	2,500.00	1,901.60	.00	2,500.00	.0%
TOTAL Property Maintenance F		6,853.80	5,000.00	5,000.00	5,653.90	.00	5,000.00	.0%
TOTAL Property Maintenance		6,853.80	5,000.00	5,000.00	5,653.90	.00	5,000.00	.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
Police Honor Guard		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
15540000 Honor Guard Administration								
47 Misc Revenues								
15540000 471700 Donations		9,174.79	1,000.00	1,000.00	210.00	.00	1,000.00	.0%
TOTAL Misc Revenues		9,174.79	1,000.00	1,000.00	210.00	.00	1,000.00	.0%
53 Operating Expenses								
15540000 531000 Gen S&E		1,400.00	1,000.00	1,000.00	306.09	.00	1,000.00	.0%
TOTAL Operating Expenses		1,400.00	1,000.00	1,000.00	306.09	.00	1,000.00	.0%
TOTAL Honor Guard Administra		10,574.79	2,000.00	2,000.00	516.09	.00	2,000.00	.0%
TOTAL Police Honor Guard		10,574.79	2,000.00	2,000.00	516.09	.00	2,000.00	.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
Recreation Fac.	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE	
16590000 Recreation Facility Fund Admin								
47 Misc Revenues								
16590000 474500 VlgFac Rev	22,304.95	25,000.00	25,000.00	6,287.74	.00	25,000.00	.0%	
16590000 474700 Ath Club	.00	9,000.00	9,000.00	13,600.00	.00	9,000.00	.0%	
TOTAL Misc Revenues	22,304.95	34,000.00	34,000.00	19,887.74	.00	34,000.00	.0%	
53 Operating Expenses								
16590000 532000 FacFee vil	.00	11,000.00	11,000.00	.00	.00	11,000.00	.0%	
16590000 532020 Ath Club	.00	9,000.00	9,000.00	6,625.00	.00	9,000.00	.0%	
TOTAL Operating Expenses	.00	20,000.00	20,000.00	6,625.00	.00	20,000.00	.0%	
TOTAL Recreation Facility Fu	22,304.95	54,000.00	54,000.00	26,512.74	.00	54,000.00	.0%	
TOTAL Recreation Fac.	22,304.95	54,000.00	54,000.00	26,512.74	.00	54,000.00	.0%	

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:		2024	2025	2025	2025	2025	2026	PCT
Historic		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
17580000 Historic Preservation Admin								
51	Salaries & wages							
17580000 511000	Reg S&W	.00	600.00	600.00	.00	.00	.00	-100.0%
	TOTAL Salaries & wages	.00	600.00	600.00	.00	.00	.00	-100.0%
52 Benefits								
17580000 521000	FICA	.00	46.00	46.00	.00	.00	.00	-100.0%
	TOTAL Benefits	.00	46.00	46.00	.00	.00	.00	-100.0%
53 Operating Expenses								
17580000 531000	Gen S&E	118.29	200.00	200.00	77.96	.00	.00	-100.0%
	TOTAL Operating Expenses	118.29	200.00	200.00	77.96	.00	.00	-100.0%
	TOTAL Historic Preservation	118.29	846.00	846.00	77.96	.00	.00	-100.0%
	TOTAL Historic	118.29	846.00	846.00	77.96	.00	.00	-100.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
Police Canine	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE	
18540000 Police Canine Administration								
47 Misc Revenues								
18540000 471700 Donations	1,173.34	500.00	500.00	.00	.00	500.00	.0%	
TOTAL Misc Revenues	1,173.34	500.00	500.00	.00	.00	500.00	.0%	
53 Operating Expenses								
18540000 531000 Gen S&E	550.98	1,000.00	1,000.00	.00	.00	1,000.00	.0%	
TOTAL Operating Expenses	550.98	1,000.00	1,000.00	.00	.00	1,000.00	.0%	
TOTAL Police Canine Administ	1,724.32	1,500.00	1,500.00	.00	.00	1,500.00	.0%	
TOTAL Police Canine	1,724.32	1,500.00	1,500.00	.00	.00	1,500.00	.0%	

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12		
ACCOUNTS FOR:									
Police Impact			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
21540000 Police Imact Fee Admin									
44 Licenses&Permits									
21540000 444000 PubSit Fee			17,328.45	12,000.00	12,000.00	17,525.39	.00	18,000.00	50.0%
TOTAL Licenses&Permits			17,328.45	12,000.00	12,000.00	17,525.39	.00	18,000.00	50.0%
47 Misc Revenues									
21540000 471000 Int Invest			2,877.81	1,500.00	1,500.00	1,873.18	.00	1,500.00	.0%
TOTAL Misc Revenues			2,877.81	1,500.00	1,500.00	1,873.18	.00	1,500.00	.0%
58 Other Expenses									
21540000 582900 IL TX&Ref			28,372.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses			28,372.00	.00	.00	.00	.00	.00	.0%
TOTAL Police Imact Fee Admin			48,578.26	13,500.00	13,500.00	19,398.57	.00	19,500.00	44.4%
TOTAL Police Impact			48,578.26	13,500.00	13,500.00	19,398.57	.00	19,500.00	44.4%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12		
ACCOUNTS FOR:									
Fire Impact			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
22550000 Fire Impact Fee Administration									
44	Licenses&Permits								
22550000 444000	PubSit Fee		33,632.67	18,000.00	18,000.00	33,863.11	.00	35,000.00	94.4%
	TOTAL Licenses&Permits		33,632.67	18,000.00	18,000.00	33,863.11	.00	35,000.00	94.4%
47	Misc Revenues								
22550000 471000	Int Invest		.00	800.00	800.00	2,031.33	.00	1,600.00	100.0%
	TOTAL Misc Revenues		.00	800.00	800.00	2,031.33	.00	1,600.00	100.0%
58	Other Expenses								
22550000 582900	IL TX&Ref		22,540.00	.00	.00	.00	.00	.00	.0%
	TOTAL Other Expenses		22,540.00	.00	.00	.00	.00	.00	.0%
	TOTAL Fire Impact Fee Admini		56,172.67	18,800.00	18,800.00	35,894.44	.00	36,600.00	94.7%
	TOTAL Fire Impact		56,172.67	18,800.00	18,800.00	35,894.44	.00	36,600.00	94.7%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
Library Impact	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE	
23570000 Library Impact Fee Admin								
44 Licenses&Permits								
23570000 444000 PubSit Fee	9,554.00	8,000.00	8,000.00	24,306.00	.00	13,000.00	62.5%	
TOTAL Licenses&Permits	9,554.00	8,000.00	8,000.00	24,306.00	.00	13,000.00	62.5%	
47 Misc Revenues								
23570000 471000 Int Invest	1,228.70	650.00	650.00	963.64	.00	650.00	.0%	
TOTAL Misc Revenues	1,228.70	650.00	650.00	963.64	.00	650.00	.0%	
TOTAL Library Impact Fee Adm	10,782.70	8,650.00	8,650.00	25,269.64	.00	13,650.00	57.8%	
TOTAL Library Impact	10,782.70	8,650.00	8,650.00	25,269.64	.00	13,650.00	57.8%	

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12
ACCOUNTS FOR:							
Park & Rec Impact	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
24590000 Parks Impact Fee Admin							
24590000 500000 InFundExp	.00	.00	.00	.00	.00	50,000.00	.0%
TOTAL UNDEFINED CHAR	.00	.00	.00	.00	.00	50,000.00	.0%
44 Licenses&Permits							
24590000 444000 PubSit Fee	25,024.00	28,000.00	28,000.00	45,471.00	.00	31,000.00	10.7%
TOTAL Licenses&Permits	25,024.00	28,000.00	28,000.00	45,471.00	.00	31,000.00	10.7%
47 Misc Revenues							
24590000 471000 Int Invest	3,885.75	2,000.00	2,000.00	2,548.31	.00	2,000.00	.0%
TOTAL Misc Revenues	3,885.75	2,000.00	2,000.00	2,548.31	.00	2,000.00	.0%
58 Other Expenses							
24590000 582900 IL TX&Ref	38,276.00	.00	.00	.00	.00	.00	.0%
TOTAL Other Expenses	38,276.00	.00	.00	.00	.00	.00	.0%
TOTAL Parks Impact Fee Admin	67,185.75	30,000.00	30,000.00	48,019.31	.00	83,000.00	176.7%
TOTAL Park & Rec Impact	67,185.75	30,000.00	30,000.00	48,019.31	.00	83,000.00	176.7%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
Fire Explorers	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE	
25550000 Fire ExplorersImpact Fee Admin								
47 Misc Revenues								
25550000 471000 Int Invest	2,914.20	.00	.00	2.97	.00	.00	.0%	
25550000 471700 Donations	828.00	2,000.00	2,000.00	278.00	.00	1,000.00	-50.0%	
TOTAL Misc Revenues	3,742.20	2,000.00	2,000.00	280.97	.00	1,000.00	-50.0%	
53 Operating Expenses								
25550000 531000 Gen S&E	2,704.90	2,000.00	2,000.00	2,183.77	.00	2,000.00	.0%	
TOTAL Operating Expenses	2,704.90	2,000.00	2,000.00	2,183.77	.00	2,000.00	.0%	
TOTAL Fire ExplorersImpact F	6,447.10	4,000.00	4,000.00	2,464.74	.00	3,000.00	-25.0%	
TOTAL Fire Explorers	6,447.10	4,000.00	4,000.00	2,464.74	.00	3,000.00	-25.0%	

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:								
		2024	2025	2025	2025	2025	2026	PCT
Senior Van Replacement		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
28590000 Senior Replacement Van Admin								
46	PublicChargeforSrvcs							
28590000	461400 SnrVan Fee	1,670.95	2,000.00	2,000.00	1,466.30	.00	2,000.00	.0%
	TOTAL PublicChargeforSrvcs	1,670.95	2,000.00	2,000.00	1,466.30	.00	2,000.00	.0%
	TOTAL Senior Replacement Van	1,670.95	2,000.00	2,000.00	1,466.30	.00	2,000.00	.0%
	TOTAL Senior Van Replacement	1,670.95	2,000.00	2,000.00	1,466.30	.00	2,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26002 2026 Special Revenue Funds							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
Debt Service			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
								PCT CHANGE
30300000 Debt Service Administration								
41	Taxes							
30300000	411000	Gen PropTX	4,823,264.95	4,823,265.00	4,823,265.00	4,823,265.00	.00	4,908,320.00 1.8%
	TOTAL Taxes		4,823,264.95	4,823,265.00	4,823,265.00	4,823,265.00	.00	4,908,320.00 1.8%
46	PublicChargeforSrvcs							
30300000	468000	Rent	.00	.00	.00	140,112.96	.00	425,807.00 .0%
	TOTAL PublicChargeforSrvcs		.00	.00	.00	140,112.96	.00	425,807.00 .0%
47	Misc Revenues							
30300000	471000	Int Invest	10,880.38	3,800.00	3,800.00	4,482.75	.00	3,800.00 .0%
	TOTAL Misc Revenues		10,880.38	3,800.00	3,800.00	4,482.75	.00	3,800.00 .0%
48	Other Fin Sources							
30300000	481000	Prem Ins	202,254.99	.00	.00	278,205.75	.00	.00 .0%
30300000	481100	Procds LTD	.00	397,685.00	397,685.00	485,135.80	.00	.00 -100.0%
30300000	490000	InterFund	1,977,582.50	.00	.00	.00	.00	.00 .0%
	TOTAL Other Fin Sources		2,179,837.49	397,685.00	397,685.00	763,341.55	.00	.00 -100.0%
57	Fixed Charges							
30300000	571500	Debt Princ	4,275,000.00	3,530,000.00	3,530,000.00	3,530,000.00	.00	3,110,000.00 -11.9%
30300000	571600	Debt Int	2,582,292.51	1,690,950.00	1,690,950.00	1,690,469.44	.00	2,300,017.00 36.0%
30300000	571700	Dbt Issue	1,200.00	3,800.00	3,800.00	800.00	.00	800.00 -78.9%
	TOTAL Fixed Charges		6,858,492.51	5,224,750.00	5,224,750.00	5,221,269.44	.00	5,410,817.00 3.6%
	TOTAL Debt Service Administra		13,872,475.33	10,449,500.00	10,449,500.00	10,952,471.70	.00	10,748,744.00 2.9%
	TOTAL Debt Service		13,872,475.33	10,449,500.00	10,449,500.00	10,952,471.70	.00	10,748,744.00 2.9%
	TOTAL REVENUE		7,148,149.23	5,337,700.00	5,337,700.00	5,885,381.53	.00	5,481,677.00 2.7%
	TOTAL EXPENSE		6,956,739.68	5,252,096.00	5,252,096.00	5,232,363.86	.00	5,487,317.00 4.5%
	GRAND TOTAL		14,104,888.91	10,589,796.00	10,589,796.00	11,117,745.39	.00	10,968,994.00 3.6%

** END OF REPORT - Generated by Matthew Uselding **

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26005 2026 Capital Budget						FOR PERIOD 12		
ACCOUNTS FOR:								
Capital	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Village	PCT Board	CHANGE
40000000 Capital Fund								
43 Intergovern Revenue								
40000000 432500 SA Misc	.00	.00	.00	1,487,233.60	.00	.00	.0%	
40000000 433100 Lib Cap	.00	.00	.00	.00	.00	10,000.00	.0%	
40000000 433200 Oth Grant	64,000.00	.00	.00	19,225.00	.00	.00	.0%	
TOTAL Intergovern Revenue	64,000.00	.00	.00	1,506,458.60	.00	10,000.00	.0%	
47 Misc Revenues								
40000000 471000 Int Invest	8,494.74	15,000.00	15,000.00	3,809.93	.00	.00	-100.0%	
40000000 471700 Donations	.00	.00	.00	.00	.00	20,000.00	.0%	
40000000 472500 Ins Recov	47,062.28	.00	.00	.00	.00	.00	.0%	
40000000 472700 Misc Revs	60,616.00	.00	.00	30,747.25	.00	.00	.0%	
TOTAL Misc Revenues	116,173.02	15,000.00	15,000.00	34,557.18	.00	20,000.00	33.3%	
48 Other Fin Sources								
40000000 481000 Prem Ins	26,249.01	.00	.00	33,834.80	.00	.00	.0%	
40000000 481300 GO Bond	3,175,000.00	6,664,000.00	6,664,000.00	12,224,864.20	.00	17,104,400.00	156.7%	
TOTAL Other Fin Sources	3,201,249.01	6,664,000.00	6,664,000.00	12,258,699.00	.00	17,104,400.00	156.7%	
57 Fixed Charges								
40000000 571700 Dbt Issue	82,849.01	82,000.00	82,000.00	182,284.80	.00	185,000.00	125.6%	
TOTAL Fixed Charges	82,849.01	82,000.00	82,000.00	182,284.80	.00	185,000.00	125.6%	
TOTAL Capital Fund	3,464,271.04	6,761,000.00	6,761,000.00	13,981,999.58	.00	17,319,400.00	156.2%	
40500000 Non-Departmental								
40500000 500000 InFundExp	2,968,590.51	.00	.00	.00	.00	.00	.0%	
TOTAL UNDEFINED CHAR	2,968,590.51	.00	.00	.00	.00	.00	.0%	
46 PublicChargeforSrvcs								
40500000 468000 AscensRent	.00	.00	.00	1,159.43	.00	.00	.0%	
TOTAL PublicChargeforSrvcs	.00	.00	.00	1,159.43	.00	.00	.0%	
47 Misc Revenues								
40500000 471000 Int Invest	7,229.73	.00	.00	94,118.88	.00	100,000.00	.0%	

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26005 2026 Capital Budget						FOR PERIOD 12	
ACCOUNTS FOR:							
Capital	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Village Board	PCT CHANGE
TOTAL Misc Revenues	7,229.73	.00	.00	94,118.88	.00	100,000.00	.0%
48 Other Fin Sources							
40500000 490000 InterFund	965,658.03	.00	.00	29,271.30	.00	.00	.0%
TOTAL Other Fin Sources	965,658.03	.00	.00	29,271.30	.00	.00	.0%
TOTAL Non-Departmental	3,941,478.27	.00	.00	124,549.61	.00	100,000.00	.0%
40510000 Village Board							
53 Operating Expenses							
40510000 531300 IT Maint	652.00	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses	652.00	.00	.00	.00	.00	.00	.0%
TOTAL Village Board	652.00	.00	.00	.00	.00	.00	.0%
40522000 Information Technology							
53 Operating Expenses							
40522000 531300 IT Maint	126,535.22	150,000.00	150,000.00	94,057.10	.00	.00	-100.0%
TOTAL Operating Expenses	126,535.22	150,000.00	150,000.00	94,057.10	.00	.00	-100.0%
TOTAL Information Technology	126,535.22	150,000.00	150,000.00	94,057.10	.00	.00	-100.0%
40531000 Clerk's Office							
53 Operating Expenses							
40531000 531650 Elect S&E	.00	.00	.00	.00	.00	17,000.00	.0%
TOTAL Operating Expenses	.00	.00	.00	.00	.00	17,000.00	.0%
TOTAL Clerk's Office	.00	.00	.00	.00	.00	17,000.00	.0%
40532000 Treasurer's Office							
53 Operating Expenses							
40532000 531060 Office E&F	3.89	.00	.00	.00	.00	.00	.0%
TOTAL Operating Expenses	3.89	.00	.00	.00	.00	.00	.0%
TOTAL Treasurer's Office	3.89	.00	.00	.00	.00	.00	.0%
40541000 Police Administration							
53 Operating Expenses							
40541000 531560 Prot Eqp	.00	.00	.00	.00	.00	25,000.00	.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26005 2026 Capital Budget						FOR PERIOD 12	
ACCOUNTS FOR:							
Capital	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Village Board	PCT CHANGE
TOTAL Operating Expenses	.00	.00	.00	.00	.00	25,000.00	.0%
59 Capital Outlay							
40541000 591000 Misc Equip	.00	40,000.00	40,000.00	.00	.00	.00	-100.0%
40541000 592200 Vehicle	336,349.50	280,000.00	280,000.00	242,048.09	.00	338,000.00	20.7%
40541000 592300 Bldg Imp	.00	.00	.00	.00	.00	3,000,000.00	.0%
40541000 592600 Video	.00	15,000.00	15,000.00	14,384.00	.00	.00	-100.0%
TOTAL Capital Outlay	336,349.50	335,000.00	335,000.00	256,432.09	.00	3,338,000.00	896.4%
TOTAL Police Administration	336,349.50	335,000.00	335,000.00	256,432.09	.00	3,363,000.00	903.9%
40551000 Fire Administration							
53 Operating Expenses							
40551000 532200 Act 102	.00	.00	.00	-2,714.60	.00	.00	.0%
TOTAL Operating Expenses	.00	.00	.00	-2,714.60	.00	.00	.0%
59 Capital Outlay							
40551000 592200 Vehicle	462,780.10	.00	.00	.00	.00	775,000.00	.0%
40551000 592300 Bldg Imp	46,506.00	.00	.00	3,519.59	.00	6,500,000.00	.0%
TOTAL Capital Outlay	509,286.10	.00	.00	3,519.59	.00	7,275,000.00	.0%
TOTAL Fire Administration	509,286.10	.00	.00	804.99	.00	7,275,000.00	.0%
40561000 Engineering							
40561000 592710 DPW SPrep	6,932,685.34	.00	.00	1,197,126.62	.00	.00	.0%
40561000 593900 RCHFLD EXT	-64,129.10	.00	.00	236.00	.00	.00	.0%
TOTAL UNDEFINED CHAR	6,868,556.24	.00	.00	1,197,362.62	.00	.00	.0%
53 Operating Expenses							
40561000 531340 Asphalt Pv	.00	5,410,000.00	5,410,000.00	3,139,501.90	.00	4,922,400.00	-9.0%
TOTAL Operating Expenses	.00	5,410,000.00	5,410,000.00	3,139,501.90	.00	4,922,400.00	-9.0%
54 Services							
40561000 541700 GIS	35,000.00	.00	.00	.00	.00	40,000.00	.0%
40561000 541800 DNR Permit	.00	75,000.00	75,000.00	.00	.00	75,000.00	.0%
TOTAL Services	35,000.00	75,000.00	75,000.00	.00	.00	115,000.00	53.3%
59 Capital Outlay							
40561000 591000 Equip	1,272.11	.00	.00	.00	.00	20,000.00	.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26005 2026 Capital Budget							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
Capital			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Village Board	CHANGE
40561000	593000	StmWtr Rly	8,449.30	.00	.00	.00	.00	.00	.0%
40561000	593100	Flood Mit	.00	.00	.00	.00	.00	10,000.00	.0%
40561000	593300	MS4 Prog	.00	25,000.00	25,000.00	.00	.00	.00	-100.0%
40561000	593400	Maple/Lann	101,902.45	.00	.00	347,108.76	.00	.00	.0%
40561000	593700	Donges Rd	2,163,731.25	.00	.00	.00	.00	.00	.0%
40561000	593800	HWY167	.00	.00	.00	4,241.49	.00	.00	.0%
40561000	594300	Bridges	.00	.00	.00	.00	.00	275,000.00	.0%
40561000	594400	S&L Improv	.00	.00	.00	.00	.00	85,000.00	.0%
TOTAL Capital Outlay			2,275,355.11	25,000.00	25,000.00	351,350.25	.00	390,000.00	1460.0%
TOTAL Engineering			9,178,911.35	5,510,000.00	5,510,000.00	4,688,214.77	.00	5,427,400.00	-1.5%
40562000 Highway									
53 Operating Expenses									
40562000	531340	Asphalt Pv	2,060,700.03	349,505.28	349,505.28	7,184.88	.00	.00	-100.0%
TOTAL Operating Expenses			2,060,700.03	349,505.28	349,505.28	7,184.88	.00	.00	-100.0%
59 Capital Outlay									
40562000	591000	Misc Equip	20,289.50	.00	.00	.00	.00	6,000.00	.0%
40562000	592100	Land Imp	.00	30,000.00	30,000.00	29,250.00	.00	30,000.00	.0%
40562000	592200	Vehicle	344,195.53	295,000.00	295,000.00	312,691.14	.00	341,000.00	15.6%
40562000	594400	S&L Improv	.00	.00	.00	.00	.00	144,000.00	.0%
TOTAL Capital Outlay			364,485.03	325,000.00	325,000.00	341,941.14	.00	521,000.00	60.3%
TOTAL Highway			2,425,185.06	674,505.28	674,505.28	349,126.02	.00	521,000.00	-22.8%
40563000 Buildings & Grounds									
59 Capital Outlay									
40563000	591200	MR VlgHall	52,000.00	30,000.00	30,000.00	20,515.00	.00	.00	-100.0%
40563000	591400	MR Fire	.00	22,000.00	22,000.00	.00	.00	.00	-100.0%
40563000	591800	MR Lib	.00	88,000.00	88,000.00	88,000.00	.00	.00	.0%
TOTAL Capital Outlay			52,000.00	140,000.00	140,000.00	108,515.00	.00	.00	-100.0%
TOTAL Buildings & Grounds			52,000.00	140,000.00	140,000.00	108,515.00	.00	.00	-100.0%
40564000 Parks									
59 Capital Outlay									
40564000	591000	Misc Equip	119,100.00	.00	.00	.00	.00	52,000.00	.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26005 2026 Capital Budget								FOR PERIOD 12	
ACCOUNTS FOR:									
Capital			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Village Board	PCT CHANGE
40564000	592200	vehicle	102,026.23	71,000.00	71,000.00	52,159.50	.00	222,000.00	212.7%
40564000	592300	Bldg Imp	45,847.99	2,455.00	2,455.00	.00	.00	.00	.0%
TOTAL Capital Outlay			266,974.22	73,455.00	73,455.00	52,159.50	.00	274,000.00	273.0%
TOTAL Parks			266,974.22	73,455.00	73,455.00	52,159.50	.00	274,000.00	273.0%
40565000 Recycling									
59	Capital Outlay								
40565000	592100	Land Imp	.00	.00	.00	.00	.00	54,000.00	.0%
TOTAL Capital Outlay			.00	.00	.00	.00	.00	54,000.00	.0%
TOTAL Recycling			.00	.00	.00	.00	.00	54,000.00	.0%
40570000 Library									
53	Operating Expenses								
40570000	531060	Office E&F	.00	.00	.00	.00	.00	40,000.00	.0%
TOTAL Operating Expenses			.00	.00	.00	.00	.00	40,000.00	.0%
TOTAL Library			.00	.00	.00	.00	.00	40,000.00	.0%
40582000 Planning and Zonning									
59	Capital Outlay								
40582000	594200	Pil/Meq RD	244,990.50	75,456.14	75,456.14	97,759.11	.00	.00	-100.0%
TOTAL Capital Outlay			244,990.50	75,456.14	75,456.14	97,759.11	.00	.00	-100.0%
TOTAL Planning and Zonning			244,990.50	75,456.14	75,456.14	97,759.11	.00	.00	-100.0%
40591000 Recreation									
47	Misc Revenues								
40591000	471700	Donations	80,475.00	.00	.00	.00	.00	.00	.0%
TOTAL Misc Revenues			80,475.00	.00	.00	.00	.00	.00	.0%
59	Capital Outlay								
40591000	592100	Land Imp	13,960.00	83,000.00	83,000.00	70,115.90	.00	55,500.00	-33.1%
40591000	592300	Bldg Imp	316,693.00	50,000.00	50,000.00	2,262.00	.00	.00	-100.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26005 2026 Capital Budget							FOR PERIOD 12	
ACCOUNTS FOR:								
Capital		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Village Board	PCT CHANGE
TOTAL Capital Outlay		330,653.00	133,000.00	133,000.00	72,377.90	.00	55,500.00	-58.3%
TOTAL Recreation		411,128.00	133,000.00	133,000.00	72,377.90	.00	55,500.00	-58.3%
40592000 Senior Center								
59 Capital Outlay								
40592000 591000	Misc Equip	.00	.00	.00	.00	.00	22,500.00	.0%
TOTAL Capital Outlay		.00	.00	.00	.00	.00	22,500.00	.0%
TOTAL Senior Center		.00	.00	.00	.00	.00	22,500.00	.0%
TOTAL Capital		20,957,765.15	13,852,416.42	13,852,416.42	19,825,995.67	.00	34,468,800.00	148.8%
TOTAL REVENUE		4,434,784.79	6,679,000.00	6,679,000.00	13,924,264.39	.00	17,234,400.00	158.0%
TOTAL EXPENSE		16,522,980.36	7,173,416.42	7,173,416.42	5,901,731.28	.00	17,234,400.00	140.3%
GRAND TOTAL		20,957,765.15	13,852,416.42	13,852,416.42	19,825,995.67	.00	34,468,800.00	148.8%
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Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26004 Capital Reserve Fund						FOR PERIOD 12	
ACCOUNTS FOR:							
Capital Reserve	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
49000000 Capital Reserve Fund							
47 Misc Revenues							
49000000 471000 Int Invest	.00	58,000.00	58,000.00	40,833.30	.00	167,000.00	187.9%
TOTAL Misc Revenues	.00	58,000.00	58,000.00	40,833.30	.00	167,000.00	187.9%
TOTAL Capital Reserve Fund	.00	58,000.00	58,000.00	40,833.30	.00	167,000.00	187.9%
TOTAL Capital Reserve	.00	58,000.00	58,000.00	40,833.30	.00	167,000.00	187.9%
TOTAL REVENUE	.00	58,000.00	58,000.00	40,833.30	.00	167,000.00	187.9%
TOTAL EXPENSE	.00	.00	.00	.00	.00	.00	.0%
GRAND TOTAL	.00	58,000.00	58,000.00	40,833.30	.00	167,000.00	187.9%
** END OF REPORT - Generated by Matthew Uselding **							

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS						FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
TID 6			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
45406000	TID #6							PCT
45406000	500000	InFundExp	479,512.50	.00	.00	.00	.00	CHANGE
	TOTAL UNDEFINED CHAR		479,512.50	.00	.00	.00	.00	.0%
	TOTAL TID #6		479,512.50	.00	.00	.00	.00	.0%
45406410	Project Administration							
41	Taxes							
45406410	411800	Tx Inc	621,407.65	792,202.00	792,202.00	785,404.03	.00	896,019.00 13.1%
	TOTAL Taxes		621,407.65	792,202.00	792,202.00	785,404.03	.00	896,019.00 13.1%
43	Intergovern Revenue							
45406410	431600	T6AD PPE	.00	.00	.00	10,156.23	.00	.00 .0%
	TOTAL Intergovern Revenue		.00	.00	.00	10,156.23	.00	.00 .0%
47	Misc Revenues							
45406410	471000	T6AD InInv	1,298.83	.00	.00	943.70	.00	.00 .0%
	TOTAL Misc Revenues		1,298.83	.00	.00	943.70	.00	.00 .0%
51	Salaries & Wages							
45406410	511000	T6AD RgS&w	8,935.63	10,310.00	10,310.00	8,817.78	.00	10,850.00 5.2%
45406410	511600	T6AD OT	5.54	.00	.00	.00	.00	.00 .0%
	TOTAL Salaries & Wages		8,941.17	10,310.00	10,310.00	8,817.78	.00	10,850.00 5.2%
52	Benefits							
45406410	521000	T6AD FICA	661.85	788.00	788.00	648.24	.00	830.00 5.3%
45406410	521100	T6AD WRS	613.45	716.00	716.00	611.65	.00	781.00 9.1%
45406410	521200	T6AD Hlth	1,879.62	2,306.00	2,306.00	1,975.94	.00	2,258.00 -2.1%
45406410	521300	T6AD Dntl	75.40	95.00	95.00	83.58	.00	95.00 .0%
45406410	521400	T6AD Life	15.33	15.00	15.00	17.21	.00	17.00 13.3%
	TOTAL Benefits		3,245.65	3,920.00	3,920.00	3,336.62	.00	3,981.00 1.6%
53	Operating Expenses							
45406410	531000	T6AD Gns&E	1,833.33	2,000.00	2,000.00	150.00	.00	2,000.00 .0%
	TOTAL Operating Expenses		1,833.33	2,000.00	2,000.00	150.00	.00	2,000.00 .0%
54	Services							
45406410	541100	T6AD Legal	240.00	.00	.00	673.00	.00	500.00 .0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
TID 6			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
45406410 541600	T6AD Audit		3,108.00	.00	.00	.00	.00	.00
	TOTAL Services		3,348.00	.00	.00	673.00	.00	500.00
	TOTAL Project Administration		640,074.63	808,432.00	808,432.00	809,481.36	.00	913,350.00
45406490	Other Financing Uses							
45406490 571650	INTADV		18,775.00	.00	.00	17,375.00	.00	.00
	TOTAL UNDEFINED CHAR		18,775.00	.00	.00	17,375.00	.00	.00
57	Fixed Charges							
45406490 571500	Debt Princ		.00	380,000.00	380,000.00	380,000.00	.00	380,000.00
45406490 571600	Debt Int		.00	135,312.00	135,312.00	135,312.50	.00	120,112.00
	TOTAL Fixed Charges		.00	515,312.00	515,312.00	515,312.50	.00	500,112.00
58	Other Expenses							
45406490 581500	T6OF Rbate		258,737.94	.00	.00	.00	.00	.00
	TOTAL Other Expenses		258,737.94	.00	.00	.00	.00	.00
	TOTAL Other Financing Uses		277,512.94	515,312.00	515,312.00	532,687.50	.00	500,112.00
	TOTAL TID 6		1,397,100.07	1,323,744.00	1,323,744.00	1,342,168.86	.00	1,413,462.00

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS						FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
TID 7			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
45407000	TID #7							PCT
45407000	500000	InFundExp	292,207.26	.00	.00	.00	.00	CHANGE
	TOTAL UNDEFINED CHAR		292,207.26	.00	.00	.00	.00	.0%
	TOTAL TID #7		292,207.26	.00	.00	.00	.00	.0%
45407410	Project Administration							
41	Taxes							
45407410	411800	T7AD TxInc	353,598.31	672,166.00	672,166.00	666,398.08	.00	817,183.00 21.6%
	TOTAL Taxes		353,598.31	672,166.00	672,166.00	666,398.08	.00	817,183.00 21.6%
43	Intergovern Revenue							
45407410	431600	PPE Aid	.00	.00	.00	27,165.78	.00	.00 .0%
	TOTAL Intergovern Revenue		.00	.00	.00	27,165.78	.00	.00 .0%
47	Misc Revenues							
45407410	471000	T7AD InInv	2,919.46	.00	.00	2,121.23	.00	.00 .0%
	TOTAL Misc Revenues		2,919.46	.00	.00	2,121.23	.00	.00 .0%
48	Other Fin Sources							
45407410	481300	T7AD GO	.00	1,870,000.00	1,870,000.00	.00	.00	.00 .0%
	TOTAL Other Fin Sources		.00	1,870,000.00	1,870,000.00	.00	.00	.00 -100.0%
51	Salaries & Wages							
45407410	511000	T7AD RGS&W	39,072.16	42,531.00	42,531.00	38,843.59	.00	41,576.00 -2.2%
45407410	511600	T7AD OT	182.40	.00	.00	11.77	.00	.00 .0%
	TOTAL Salaries & Wages		39,254.56	42,531.00	42,531.00	38,855.36	.00	41,576.00 -2.2%
52	Benefits							
45407410	521000	T7AD FICA	2,853.19	3,253.00	3,253.00	2,821.54	.00	3,180.00 -2.2%
45407410	521100	T7AD WRS	2,705.78	2,955.00	2,955.00	2,694.14	.00	2,993.00 1.3%
45407410	521200	T7AD Hlth	8,209.50	9,502.00	9,502.00	8,581.62	.00	8,197.00 -13.7%
45407410	521300	T7AD Dntl	356.31	425.00	425.00	356.13	.00	367.00 -13.6%
45407410	521400	Life	137.69	100.00	100.00	118.07	.00	110.00 10.0%
	TOTAL Benefits		14,262.47	16,235.00	16,235.00	14,571.50	.00	14,847.00 -8.5%
53	Operating Expenses							
45407410	531000	T7AD Gns&E	1,833.33	2,000.00	2,000.00	150.00	.00	2,000.00 .0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12		
ACCOUNTS FOR:									
TID 7			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
	TOTAL	Operating Expenses	1,833.33	2,000.00	2,000.00	150.00	.00	2,000.00	.0%
54		Services							
45407410	541100	T7AD Legal	.00	.00	.00	1,152.00	.00	.00	.0%
45407410	541600	T7AD Audit	3,108.00	1,000.00	1,000.00	.00	.00	500.00	-50.0%
45407410	542700	T7AD CSEng	56,567.66	3,750.00	3,750.00	.00	.00	.00	.0%
	TOTAL	Services	59,675.66	4,750.00	4,750.00	1,152.00	.00	500.00	-89.5%
58		Other Expenses							
45407410	581600	Land Purch	.00	.00	.00	299,450.00	.00	.00	.0%
	TOTAL	Other Expenses	.00	.00	.00	299,450.00	.00	.00	.0%
	TOTAL	Project Administration	471,543.79	2,607,682.00	2,607,682.00	1,049,863.95	.00	876,106.00	-66.4%
45407440		Street Improvements							
54		Services							
45407440	542700	T7SI CSEng	20,920.00	.00	.00	.00	.00	.00	.0%
45407440	542800	T7SI CSCnt	.00	1,610,000.00	1,610,000.00	.00	.00	.00	.0%
	TOTAL	Services	20,920.00	1,610,000.00	1,610,000.00	.00	.00	.00	-100.0%
	TOTAL	Street Improvements	20,920.00	1,610,000.00	1,610,000.00	.00	.00	.00	-100.0%
45407460		Water Mains & Improvements							
54		Services							
45407460	542800	T7WM CSCnt	593,038.00	330,000.00	330,000.00	.00	.00	.00	.0%
	TOTAL	Services	593,038.00	330,000.00	330,000.00	.00	.00	.00	-100.0%
	TOTAL	Water Mains & Improvem	593,038.00	330,000.00	330,000.00	.00	.00	.00	-100.0%
45407480		Sanitary Sewer Mains & Improv							
54		Services							
45407480	542800	T7SS CSCnt	.00	600,000.00	600,000.00	.00	.00	.00	.0%
	TOTAL	Services	.00	600,000.00	600,000.00	.00	.00	.00	-100.0%
	TOTAL	Sanitary Sewer Mains &	.00	600,000.00	600,000.00	.00	.00	.00	-100.0%
45407490		Other Financing Uses							
45407490	571650	INTADV	24,069.00	.00	.00	23,468.76	.00	.00	.0%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS						FOR PERIOD 12		
ACCOUNTS FOR:								
TID 7		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL UNDEFINED CHAR		24,069.00	.00	.00	23,468.76	.00	.00	.0%
57	Fixed Charges							
45407490	571500 Debt Princ	.00	205,000.00	205,000.00	205,000.00	.00	530,000.00	158.5%
45407490	571600 Debt Int	.00	166,957.00	166,957.00	166,957.50	.00	154,747.00	-7.3%
TOTAL Fixed Charges		.00	371,957.00	371,957.00	371,957.50	.00	684,747.00	84.1%
TOTAL Other Financing Uses		24,069.00	371,957.00	371,957.00	395,426.26	.00	684,747.00	84.1%
TOTAL TID 7		1,401,778.05	5,519,639.00	5,519,639.00	1,445,290.21	.00	1,560,853.00	-71.7%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026	PCT
TID 8			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental	CHANGE
45408000 TID #8									
45408000	500000	InFundExp	981,787.50	.00	.00	.00	.00	.00	.0%
TOTAL UNDEFINED CHAR			981,787.50	.00	.00	.00	.00	.00	.0%
TOTAL TID #8			981,787.50	.00	.00	.00	.00	.00	.0%
45408410 Project Administration									
41 Taxes									
45408410	411800	T8AD TxInc	2,698,683.96	3,048,193.00	3,048,193.00	3,022,033.07	.00	3,491,491.00	14.5%
TOTAL Taxes			2,698,683.96	3,048,193.00	3,048,193.00	3,022,033.07	.00	3,491,491.00	14.5%
43 Intergovern Revenue									
45408410	431600	T8AD PPE	.00	.00	.00	19,945.24	.00	.00	.0%
TOTAL Intergovern Revenue			.00	.00	.00	19,945.24	.00	.00	.0%
47 Misc Revenues									
45408410	471000	T8AD Intrt	6,135.48	.00	.00	4,457.93	.00	.00	.0%
45408410	472700	T8AD MscrV	1,000,000.00	.00	.00	206,700.00	.00	.00	.0%
TOTAL Misc Revenues			1,006,135.48	.00	.00	211,157.93	.00	.00	.0%
48 Other Fin Sources									
45408410	481000	T8AD PrmIn	91,807.85	.00	.00	.00	.00	.00	.0%
45408410	481300	T8AD GO	1,520,000.00	4,930,000.00	4,930,000.00	.00	.00	.00	-100.0%
TOTAL Other Fin Sources			1,611,807.85	4,930,000.00	4,930,000.00	.00	.00	.00	-100.0%
51 Salaries & Wages									
45408410	511000	T8AD RgS&W	78,452.65	93,146.00	93,146.00	72,894.87	.00	101,410.00	8.9%
45408410	511600	T8AD OT	383.30	.00	.00	23.63	.00	.00	.0%
TOTAL Salaries & Wages			78,835.95	93,146.00	93,146.00	72,918.50	.00	101,410.00	8.9%
52 Benefits									
45408410	521000	T8AD FICA	5,741.13	7,125.00	7,125.00	5,301.19	.00	7,757.00	8.9%
45408410	521100	T8AD WRS	5,327.04	6,007.00	6,007.00	4,840.46	.00	6,966.00	16.0%
45408410	521200	T8AD Hlth	15,039.12	17,955.00	17,955.00	14,746.94	.00	20,027.00	11.5%
45408410	521300	T8AD Dntl	607.45	727.00	727.00	603.61	.00	922.00	26.8%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12	
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
TID 8			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
45408410	521400	T8AD Life	229.58	150.00	150.00	205.48	.00	198.00
	TOTAL Benefits		26,944.32	31,964.00	31,964.00	25,697.68	.00	35,870.00
53	Operating Expenses							12.2%
45408410	531000	T8AD Gns&E	2,067.34	2,000.00	2,000.00	150.00	.00	2,000.00
	TOTAL Operating Expenses		2,067.34	2,000.00	2,000.00	150.00	.00	2,000.00
54	Services							
45408410	541100	T8AD Legal	216.00	.00	.00	256.00	.00	.00
45408410	541600	T8AD Audit	11,416.00	5,000.00	5,000.00	.00	.00	5,000.00
45408410	542700	T8AD Engin	29,924.00	15,000.00	15,000.00	.00	.00	.00
	TOTAL Services		41,556.00	20,000.00	20,000.00	256.00	.00	5,000.00
57	Fixed Charges							-75.0%
45408410	571700	T8AD Debt	44,673.58	.00	.00	.00	.00	.00
	TOTAL Fixed Charges		44,673.58	.00	.00	.00	.00	.00
	TOTAL Project Administration		5,510,704.48	8,125,303.00	8,125,303.00	3,352,158.42	.00	3,635,771.00
								-55.3%
45408440	Street Improvements							
54	Services							
45408440	542700	T8SI Engin	101,914.70	36,046.77	36,046.77	36,000.00	.00	.00
45408440	542800	T8SI Const	123,147.17	2,460,000.00	2,460,000.00	2,587,741.84	.00	500,000.00
45408440	543000	T8SI Other	.00	.00	.00	236,364.75	.00	.00
	TOTAL Services		225,061.87	2,496,046.77	2,496,046.77	2,860,106.59	.00	500,000.00
	TOTAL Street Improvements		225,061.87	2,496,046.77	2,496,046.77	2,860,106.59	.00	500,000.00
								-80.0%
								-80.0%
45408460	Water Mains & Improvements							
45408460	543300	CS - Boost	887,120.53	.00	.00	83,823.32	.00	.00
	TOTAL UNDEFINED CHAR		887,120.53	.00	.00	83,823.32	.00	.00
54	Services							
45408460	542700	T8WM Engin	80,887.80	.00	.00	.00	.00	.00
45408460	542800	T8WM Const	775,309.14	540,000.00	540,000.00	112,805.07	.00	650,000.00
45408460	543000	T8WM Other	65,528.48	.00	.00	.00	.00	.00
45408460	543100	T8WM W12	211,190.33	.00	.00	337,958.24	.00	.00
								.0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12	
ACCOUNTS FOR:								
TID 8		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
	TOTAL Services	1,132,915.75	540,000.00	540,000.00	450,763.31	.00	650,000.00	20.4%
	TOTAL Water Mains & Improvem	2,020,036.28	540,000.00	540,000.00	534,586.63	.00	650,000.00	20.4%
45408480 Sanitary Sewer Mains & Improv								
54	Services							
45408480	542800 T8SS Const	.00	1,930,000.00	1,930,000.00	3,940.00	.00	850,000.00	-56.0%
	TOTAL Services	.00	1,930,000.00	1,930,000.00	3,940.00	.00	850,000.00	-56.0%
	TOTAL Sanitary Sewer Mains &	.00	1,930,000.00	1,930,000.00	3,940.00	.00	850,000.00	-56.0%
45408490 Other Financing Uses								
57	Fixed Charges							
45408490	571500 Debt Princ	.00	665,870.00	665,870.00	680,000.00	.00	865,000.00	29.9%
45408490	571600 Debt Int	.00	474,819.00	474,819.00	499,532.92	.00	480,893.00	1.3%
	TOTAL Fixed Charges	.00	1,140,689.00	1,140,689.00	1,179,532.92	.00	1,345,893.00	18.0%
58	Other Expenses							
45408490	581500 T8OF Rbate	105,277.46	105,277.00	105,277.00	105,277.46	.00	105,277.00	.0%
	TOTAL Other Expenses	105,277.46	105,277.00	105,277.00	105,277.46	.00	105,277.00	.0%
	TOTAL Other Financing Uses	105,277.46	1,245,966.00	1,245,966.00	1,284,810.38	.00	1,451,170.00	16.5%
	TOTAL TID 8	8,842,867.59	14,337,315.77	14,337,315.77	8,035,602.02	.00	7,086,941.00	-50.6%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS						FOR PERIOD 12		
ACCOUNTS FOR:			2024	2025	2025	2025	2025	2026
TID 9			ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Departmental
45409000	TID #9							PCT
45409000	500000	InFundExp	160,700.00	.00	.00	.00	.00	CHANGE
	TOTAL UNDEFINED CHAR		160,700.00	.00	.00	.00	.00	.0%
	TOTAL TID #9		160,700.00	.00	.00	.00	.00	.0%
45409410	Project Administration							
45409410	500000	InFundExp	95,874.03	.00	.00	.00	.00	.0%
	TOTAL UNDEFINED CHAR		95,874.03	.00	.00	.00	.00	.0%
41	Taxes							
45409410	411800	T9AD TxInc	.00	357,954.00	357,954.00	354,882.72	.00	528,942.00 47.8%
	TOTAL Taxes		.00	357,954.00	357,954.00	354,882.72	.00	528,942.00 47.8%
47	Misc Revenues							
45409410	471000	T9AD Intrt	.00	43,005.00	43,005.00	.00	.00	.0%
	TOTAL Misc Revenues		.00	43,005.00	43,005.00	.00	.00	-100.0%
48	Other Fin Sources							
45409410	490000	InterFund	2,083,714.60	.00	.00	.00	.00	.0%
	TOTAL Other Fin Sources		2,083,714.60	.00	.00	.00	.00	.0%
51	Salaries & Wages							
45409410	511000	T9AD RgS&W	78,932.49	93,946.00	93,946.00	73,571.61	.00	102,234.00 8.8%
45409410	511600	T9AD OT	383.30	.00	.00	23.63	.00	.0%
	TOTAL Salaries & Wages		79,315.79	93,946.00	93,946.00	73,595.24	.00	102,234.00 8.8%
52	Benefits							
45409410	521000	T9AD FICA	5,776.15	7,186.00	7,186.00	5,350.86	.00	7,820.00 8.8%
45409410	521100	T9AD WRS	5,360.13	6,063.00	6,063.00	4,887.44	.00	7,026.00 15.9%
45409410	521200	T9AD Hlth	15,183.55	18,221.00	18,221.00	14,946.50	.00	20,300.00 11.4%
45409410	521300	T9AD Dntl	613.70	740.00	740.00	613.69	.00	933.00 26.1%
45409410	521400	T9AD Life	218.68	150.00	150.00	206.04	.00	198.00 32.0%
	TOTAL Benefits		27,152.21	32,360.00	32,360.00	26,004.53	.00	36,277.00 12.1%
53	Operating Expenses							
45409410	531000	T9AD GnS&E	-428.90	1,500.00	1,500.00	150.00	.00	1,500.00 .0%

Village of Germantown, WI - PRODUCTION

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12		
ACCOUNTS FOR:									
TID 9			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
TOTAL Operating Expenses			-428.90	1,500.00	1,500.00	150.00	.00	1,500.00	.0%
54	Services								
45409410	541100	T9AD Legal	2,148.00	.00	.00	84.00	.00	.00	.0%
45409410	541600	T9AD Audit	19,608.00	1,000.00	1,000.00	1,032.15	.00	10,000.00	900.0%
45409410	542700	T9AD Engin	70,148.74	.00	.00	250.00	.00	.00	.0%
TOTAL Services			91,904.74	1,000.00	1,000.00	1,366.15	.00	10,000.00	900.0%
TOTAL Project Administration			2,377,532.47	529,765.00	529,765.00	455,998.64	.00	678,953.00	28.2%
45409440 Street Improvements									
54	Services								
45409440	542800	T9SI Const	1,479,820.47	.00	.00	77,913.65	.00	.00	.0%
TOTAL Services			1,479,820.47	.00	.00	77,913.65	.00	.00	.0%
TOTAL Street Improvements			1,479,820.47	.00	.00	77,913.65	.00	.00	.0%
45409460 Water Mains & Improvements									
54	Services								
45409460	542800	T9WM Const	66,510.79	.00	.00	.00	.00	.00	.0%
TOTAL Services			66,510.79	.00	.00	.00	.00	.00	.0%
TOTAL Water Mains & Improvem			66,510.79	.00	.00	.00	.00	.00	.0%
45409480 Sanitary Sewer Mains & Improv									
54	Services								
45409480	542800	T9SS Const	158,886.24	.00	.00	.00	.00	.00	.0%
TOTAL Services			158,886.24	.00	.00	.00	.00	.00	.0%
TOTAL Sanitary Sewer Mains &			158,886.24	.00	.00	.00	.00	.00	.0%
45409490 Other Financing Uses									
57	Fixed Charges								
45409490	571500	Debt Princ	.00	.00	.00	.00	.00	140,000.00	.0%
45409490	571600	Debt Int	.00	76,200.00	76,200.00	160,700.00	.00	157,000.00	106.0%
TOTAL Fixed Charges			.00	76,200.00	76,200.00	160,700.00	.00	297,000.00	289.8%
TOTAL Other Financing Uses			.00	76,200.00	76,200.00	160,700.00	.00	297,000.00	289.8%
TOTAL TID 9			4,243,449.97	605,965.00	605,965.00	694,612.29	.00	975,953.00	61.1%
TOTAL REVENUE			8,379,566.14	11,713,520.00	11,713,520.00	5,100,208.01	.00	5,733,635.00	-51.1%
TOTAL EXPENSE			7,505,629.54	10,073,143.77	10,073,143.77	6,417,465.37	.00	5,303,574.00	-47.3%

Village of Germantown, WI - PRODUCTION



NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26003 TAX INCREMENT DISTRICTS							FOR PERIOD 12	
ACCOUNTS FOR:								
TID 9		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Departmental	PCT CHANGE
	GRAND TOTAL	15,885,195.68	21,786,663.77	21,786,663.77	11,517,673.38	.00	11,037,209.00	-49.3%
** END OF REPORT - Generated by Matthew Uselding **								

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Resolution

ITEM TITLE: Resolution Adopting the 2026 Village Budget (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. A RESOLUTION APPROVING THE 2026 VILLAGE OF GERMANTOWN BUDGET

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

RESOLUTION NO. 24-2025

A RESOLUTION APPROVING THE 2026 VILLAGE OF GERMANTOWN BUDGET

WHEREAS, the standing Oversight Committees held budget review meetings in the months of September and October and the Committee of the Whole held budget review meetings on October 8, and October 14, 2025, to study, review, and consider the 2026 Village of Germantown Budget; and

WHEREAS, on Monday, November 17, 2025, the Village of Germantown Village Board held a public hearing to consider the 2026 Proposed Budget; and

WHEREAS, the Village of Germantown Village Board has carefully examined the proposed budget and supporting information and found them to be true and correct and to properly represent the income anticipated and the required expenditures of the Village and all funds and departments as set forth in the budget; and

WHEREAS, after careful review and discussion, on November 17, 2025, the Village of Germantown Village Board moved to recommend the adoption of Resolution 24-2025 approving the 2026 Village of Germantown, Washington County, Wisconsin Budget as set forth in the attached schedule and made a part hereof inclusive of all funds including the General Fund, Capital Projects Funds, Special Revenue Funds, Debt Service Funds, the Water Utility, Wastewater Utility Fund, and the Health & Dental Employee Insurance Funds; and,

NOW THEREFORE BE IT RESOLVED by the Village Board of the Village of Germantown, Washington County, Wisconsin, hereby approves the budget of the Village of Germantown, Washington County, Wisconsin, for the year 2026 as set forth in the attached schedule and made a part hereof inclusive of all funds including the General Fund, Capital Projects Funds, Special Revenue Funds, Debt Service Funds, the Water Utility, Wastewater Utility Fund, and the Health & Dental Employee Insurance Funds.

Adopted: November 17, 2025

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Resolution

ITEM TITLE: Resolution Approving the Levying of Property Taxes for Village Purposes (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. A RESOLUTION APPROVING LEVYING OF PROPERTY TAXES FOR VILLAGE PURPOSES

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

RESOLUTION NO. 25-2025

A RESOLUTION APPROVING LEVYING OF PROPERTY TAXES FOR VILLAGE
PURPOSES

WHEREAS, on Monday, November 17, 2025 the Village of Germantown Village Board met to consider levying taxes for Village purposes; and

WHEREAS, after careful review and consideration, the Village Board moved to recommend the adoption of Resolution XX-2025 approving that the amounts set forth in the 2026 Budget be levied as taxes against the taxable property of the Village of Germantown for General Fund Operations and Debt Service, for the purposes stated herein, and that the same be placed on the tax roll for the year 2025, collectible in 2026, and that the total levy is hereby determined to be \$18,009,363.

NOW THEREFORE BE IT RESOLVED, The Village Board of the Village of Germantown, Washington County, Wisconsin, hereby approves the amounts set forth in the 2026 Budget and that the same be placed on the tax roll for the year 2025, collectible in 2026, and that the total levy is hereby determined to be \$18,009,363.

Adopted: November 17, 2025

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Resolution

ITEM TITLE: Resolution Authorizing the Placement of Special Charges on the
2025 Tax Roll Against Certain Properties (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. A RESOLUTION AUTHORIZING THE PLACEMENT OF SPECIAL CHARGES ON
THE 2025 TAX ROLL AGAINST CERTAIN PROPERTIES

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

RESOLUTION NO. 26-2025

A RESOLUTION AUTHORIZING THE PLACEMENT OF SPECIAL CHARGES ON THE
2025 TAX ROLL AGAINST CERTAIN PROPERTIES

WHEREAS, certain services have been provided by the Village of Germantown, and have directly benefited specific properties within the Village, said services including water and sewer, special assessments and other miscellaneous charges for services provided during 2025; and,

WHEREAS, in specific instances, charges for services provided have not been paid, and no alternative arrangements have been reached to reimburse the Village for providing said services, or by mutual agreement, special assessment charges are to be placed on the tax roll as a means of collection; and,

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Washington County, Wisconsin, that for the Village to be reimbursed for the cost it has incurred in providing certain services, a listing of which is attached, hereto and made a part hereof, pursuant to Section 66.069, 66.076, 66.60 (16) and 66.98 Wisconsin Statutes, the Village Treasurer is hereby authorized and directed to place such charges upon the 2025 Tax Roll for collection in 2025 and 2026.

Adopted: November 17, 2025

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Resolution

ITEM TITLE: Resolution Declaring Official Intent re Bond Reimbursement Under Section 1.150-2 of the Internal Revenue Code (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. Resolution To Declare Official Intent re Bond Reimbursement Under Section 1.150-2 of the Internal Revenue Code

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

RESOLUTION NO. 27-2025

A RESOLUTION TO DECLARE OFFICIAL INTENT RE BOND REIMBURSEMENT

UNDER SECTION 1.150-2 OF THE INTERNAL REVENUE CODE

WHEREAS, the Department of the Treasury has issued final regulations (Treas. Reg. Section 1.150-2) (the “Reimbursement Bond Regulations”) that, for the purpose of determining whether interest on certain obligations of a state or local government is excluded from gross income for federal income tax purposes, permit the use of the proceeds of tax-exempt obligations to reimburse capital expenditures made prior to the date such obligations are issued only if the state or local government, within 60 days of the date of expenditure, declares its official intent to reimburse the expenditure with proceeds of a borrowing; and

WHEREAS, the Reimbursement Bond Regulations require that if a current expenditure is to be permanently financed by a later issue of tax-exempt obligations a state or local government must declare its intention to reimburse itself for the expenditure from proceeds of a borrowing within 60 days from when the expenditure is made (the “Declaration of Official Intent”); and

WHEREAS, the Village of Germantown, Wisconsin, (the “Issuer”) proposes to make certain capital expenditures in connection with the construction of certain capital projects, including Village building, grounds, street, sidewalk and drainage improvements, right of way and equipment acquisition (collectively, the “Project”).

WHEREAS, the Issuer expects and intends to issue revenue bonds or promissory notes (the “Bonds”) for the purpose of paying for the Project; and

WHEREAS, because certain expenditures may be made in connection with the Project prior to the issuance of the Bonds, it is necessary, desirable, and in the best interests of the Issuer to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued at which time the Issuer will seek reimbursement for such Project expenditures from the proceeds of the Bonds;

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown, Wisconsin, that:

Section 1. Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \$17.3 million for the Project.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the Village Clerk's office after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19 of the Wisconsin Statutes and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall be effective upon its adoption and approval.

Adopted: November 17, 2025

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: November 17, 2025

PLACEMENT: Ordinance

ITEM TITLE: An Ordinance Amending Section 7.11 and Creating Section 7.111 of the Germantown Municipal Code Relating to the Regulation of All-Terrain and Utility Terrain Vehicles (ACTION)

SUBMITTED BY: Brian Sajdak, Attorney

SUMMARY EXPLANATION:

On October 27, 2025, the Board discussed the operation of all-terrain vehicles (ATVs) and utility terrain vehicles (UTVs) on Village roads. The direction provided by the Board at that meeting was to have the Village Attorney bring forward a proposed ordinance for possible adoption. This proposed ordinance is attached.

The proposed ordinance amends Section 7.11 of the Village Code to remove references to ATVs and repeals Section 7.11(7), which previously incorporated portions of Wis. Stat. § 23.33. The proposed ordinance also creates Section 7.111 of the Village Code, regulating the use of ATVs and UTVs on Village roads. Specifically, the proposed ordinance designates all roads within the Village as ATV/UTV routes according to Wis. Stat. §§ 23.33(8)(b)1.–2., (11)(am)1., 4. This includes all Village controlled roads and County and State highways within the Village's territorial boundaries with speed limits of 35mph or less.

The proposed ordinance also regulates ATV/UTV route signage, and prohibits anyone from damaging, obstructing, or possessing an ATV/UTV route sign. For operation on ATV/UTV routes, the proposed ordinance (i) requires operators to abide by state and local traffic laws; (ii) sets a speed limit of 35 miles per hour or the posted limit, whichever is lower; (iii) requires operation only on the paved portion of a route unless yielding the right-of-way; (iv) requires operators to ride single file; (v) requires headlights and taillights to be illuminated at all times; (vi) requires operation on the far righthand side of the road unless turning left; (vii) permits crossing of highway bridges under certain conditions; (viii) prohibits persons under the age of 16 from operating on ATV/UTV routes; (ix) requires operators under the age of 18 to wear head protection; (x) prohibits studded tires or tire chains; (xi) incorporates Section 7.09 relating to displays of power and speed; and (xii) prohibits riders from possessing open alcohol beverage containers while operating. The proposed ordinance requires operators to have a valid driver's license, a safety certificate, and valid insurance. Finally, the proposed ordinance prohibits cruising, requires mufflers, and prohibits unreasonably sound emission.

In drafting this ordinance, we consulted with neighboring municipalities to the south. None of the northern Milwaukee or northern Waukesha municipalities, including Menomonee Falls, permit ATVs on municipal roads. Some southern and western Waukesha municipalities, including Muskego and Wales, and some southern Milwaukee municipalities, including Franklin and Oak Creek, permit ATV operation on municipal roads.

In addition to the items included within the proposed ordinance, there are some possible additions that the Board could consider:

1. Seasonal routes: Currently, the proposed ordinance permits operation of ATVs and UTVs year-round. Wisconsin Stat. § 23.33(8)(d) permits the Village to specify effective periods for use of routes and prohibit use of routes during certain times of year. However, the municipalities with similar ATV ordinances that we reviewed do not contain such a restriction. The closest to a seasonal restriction is Elkhorn, which permits the police department to temporarily close ATV/UTV routes whenever conditions require closure for safety, weather, or other legitimate police purposes. City of Elkhorn, Wis., Ord. § 7.245(5)(A). Rather than designating seasonal routes, if the Village is interested in closures for weather or other purposes that it include a provision similar to Elkhorn's.
2. Time of day restrictions: As drafted, the proposed ordinance permits ATV/UTV operation at all times of day. Most municipalities that have similar ordinances prohibit operation during certain times of day. For example:
 1. Beaver Dam: Prohibits operation between 11:00p.m. and 4:00a.m.
 2. Lake Mills: Prohibits operation between 10:00p.m. and 5:00a.m.
 3. Elkhorn: Prohibits operation between 11:00p.m. and 5:00a.m.
 4. Whitewater: Prohibits operation between 10:00p.m. and 5:00a.m.

Richfield and Hartford do not impose time restrictions. While neighboring communities do not impose time restrictions on ATV/UTV operation, however, adopting such a restriction might be a good safety measure as well as eliminating excess noise overnight.

ATTACHMENT:

1. 28-2025 ATV Ordinance

STAFF RECOMMENDATION:

A motion to approve the proposed ordinance as presented or with such additional changes or revisions as the Board may deem appropriate.

ACTION BY COMMITTEE:

ORDINANCE NO. 28-2025

AN ORDINANCE AMENDING SECTION 7.11, REPEALING AND CREATING SECTION 7.111 OF THE GERMANTOWN MUNICIPAL CODE RELATING TO THE REGULATION OF ALL-TERRAIN AND UTILITY TERRAIN VEHICLES

WHEREAS, section 7.11(7) of the Germantown Municipal code adopted by incorporation state statutes relating to the operation of all-terrain vehicles; and

WHEREAS, the state statutes previously relied on have been amended such that section 7.11(7) is incongruent with applicable state law; and

WHEREAS, the Village Board desires to designate highways within the Village as all-terrain vehicle and utility terrain vehicle routes and provide for the safe operation of all-terrain vehicles and utility terrain vehicles on said routes; and

WHEREAS, the regulation of all-terrain vehicles and utility terrain vehicles advances the health, safety, and welfare of the community.

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

SECTION I

The title to Section 7.11 of the Germantown Municipal Code is amended to read as follows (NOTE: added text is bold underlined; deleted text is ~~struck through~~):

7.11 - SNOWMOBILES ~~AND ALL-TERRAIN VEHICLES~~.

SECTION II

Section 7.11(3) of the Germantown Municipal Code is amended to read as follows (NOTE: added text is bold underlined; deleted text is ~~struck through~~):

Sec. 7.11(3) OPERATION OF SNOWMOBILES ~~AND ALL-TERRAIN VEHICLES~~ IN VILLAGE RESTRICTED.

(a) It shall be unlawful to operate any snowmobile as defined in Wis. Stat. § 340.01(58a), ~~Wis. Stats., all-terrain vehicle as defined in §340.01(2g), Wis. Stats.,~~ or any other motor-driven craft or vehicle principally manufactured for off-highway use, and/or not of a class or type capable of being licensed for operation on a highway, on the village streets, alleys, parks, parking lots, or on any public lands or private lands or parking

lots held open to the public, except for snowmobiles operating on snowmobile trails ~~or all-terrain vehicles operating on all-terrain vehicle trails~~ approved by resolution of the Village Board. The operator shall at all times have the consent of the owner before operation of such craft or vehicle on private lands.

(b) This section shall not apply to the operation of snowmobiles, ~~all-terrain vehicles~~ or other motor-driven craft or vehicles by sworn law enforcement officers, fire fighters, rescue and ambulance personnel acting within the scope of their official duties.

SECTION III

Section 7.11(4) of the Germantown Municipal Code is amended to read as follows (NOTE: added text is bold underlined; deleted text is ~~struck through~~):

Sec. 7.11(4) **PERMITTING OPERATION BY IMPROPER PERSONS PROHIBITED.** No owner or person having charge or control of a snowmobile shall authorize or permit any person to operate such snowmobile ~~or all-terrain vehicle~~ who is not permitted under State law to operate such snowmobile ~~or all-terrain vehicle~~, or who is under the influence of an intoxicant or a dangerous or narcotic drug.

SECTION IV

Section 7.11(7) of the Germantown Municipal Code is hereby repealed in its entirety.

SECTION V

Section 7.111 of the Germantown Municipal code is created to read as follows:

7.111 ALL-TERRAIN VEHICLES AND UTILITY TERRAIN VEHICLES

(1) **PURPOSE.** The purpose of this subsection is to establish routes for and regulate the operation of all-terrain vehicles and utility terrain vehicles in the Village.

(2) **AUTHORITY.** The Village Board has the specific authority to adopt this subsection under Wis. Stat. § 23.33(8)(b) and (11).

(3) **DEFINITIONS.** For the purposes of this subsection, the following definitions shall be used:

(a) **ALL-TERRAIN VEHICLE (ATV)** has the same meaning as provided in Wis. Stat. § 340.01(2g)

(b) **ATV/UTV ROUTE** means any highway designated as an ATV/UTV route by this subsection.

(c) **CRUISING** means running all or part of the length of a roadway multiple times per day, back and forth, for any purpose other than departing or arriving at a destination.

(d) **UTILITY TERRAIN VEHICLE (UTV)** has the same meaning as provided in Wis. Stat. § 23.33(1)(ng).

(e) **VILLAGE** means the Village of Germantown, the Village Board, or any other Village official(s) or agent authorized by the Village to act on behalf of the Village of Germantown.

(f) **WDNR** means the Wisconsin Department of Natural Resources.

(4) **DESIGNATION OF ATV/UTV ROUTES; RESTRICTIONS.**

Pursuant to Wis. Stat. § 23.33(4)(d)5., except as otherwise provided in Wis. Stat. § 23.33(4), no person may operate an ATV or UTV on any road, freeway, or highway in the Village, except on those roadways that are designated below as ATV/UTV routes.

(a) All public roadways and streets within the Village are designated as ATV/UTV routes, unless provided otherwise.

(b) Pursuant to Wis. Stat. § 23.33(11)(am)4., the Village authorizes the operation of an ATV/UTV on all state and county highways located within the Village that have a posted speed limit of 35 miles per hour or less.

(c) ATV/UTV routes designated by this subsection do not include public properties, Village-owned parks, etc., except for those within designated parking areas where motorized vehicles normally park.

(d) ATV/UTV routes designated by this subsection do not include private roads or driveways nor any private property within the Village. The Village shall retain the right to close any street to ATV/UTV operation for special events or street construction/repair without notice.

(5) **SIGNING OF ATV/UTV ROUTES; MAINTENANCE.**

(a) ATV/UTV routes shall be marked with uniform ATV/UTV vehicle route signs in accordance with Wis. Admin. Code § NR 64.12(7).

(b) No person may do any of the following regarding signs marking ATV/UTV routes unless authorized to do so:

1. Intentionally remove, damage, deface, move, or obstruct any uniform ATV/UTV route or trail sign or standard or intentionally interfere with the effective operation of any ATV/UTV route or trail sign or standards if the sign or standard is legally placed by the state, any municipality, or any authorized individual.

2. Possess any uniform ATV/UTV route or trail sign or standard of the type established by the Village for the warning, instruction, or information of the public, unless he or she has obtained the uniform ATV/UTV route or trail sign or standard in a lawful manner.

(c) Designation of segments of the Village road system as ATV/UTV routes does not impose upon the Village a greater duty of care or responsibility for maintenance of those segments than for any other segment of Village road.

(6) OPERATION OF ATVS/UTVS.

(a) Operators of ATV/UTVs on ATV/UTV routes assume all the usual and normal risks of ATV/UTV operation.

(b) Operation of ATV/UTVs shall be subject to all provisions of Wis. Stat. § 23.33, which is adopted as part of this section by reference, pursuant to Wis. Stat. § 23.33(11).

(c) Operators must abide by all traffic laws unless further restricted by this subsection.

(d) Operators will be held to the same enforcement, expectations, permissions, penalties, restrictions, in addition to any other standards adopted by Wisconsin Statutes, which apply to the offense of driving a motorized vehicle under the influence of alcohol, drugs, and/or other chemical agents that impair an operator's safe use of a motorized vehicle.

(e) No person may operate an ATV/UTV on any ATV/UTV route at a speed in excess of 35 miles per hour or the posted speed limit, whichever is lower.

(f) ATVs/UTVs may be operated on paved surfaces only, unless yielding the right-of-way.

(g) All ATV/UTV operators shall ride single file.

(h) No ATV/UTV may be operated on any ATV/UTV route without fully functioning headlights, taillights, and brake lights. Headlights and taillights shall be illuminated at all times during operation.

(i) All ATV/UTV operators shall ride on the right-hand side of the paved portion of the road unless making a left turn. Operation on the gravel shoulders, grassy in-slopes, ditches, or other road right-of-way is prohibited unless yielding the right-of-way.

(j) No ATV/UTV may be operated on any ATV/UTV route if the ATV/UTV does not meet all applicable federal noise and air pollution standards.

(k) An ATV/UTV may be operated on a highway bridge as authorized and in the manner provided for in Wis. Stat. § 23.33(11)(am)3., the language of which is incorporated herein by reference.

(l) No person under the age of 16 may operate an ATV/UTV on any ATV/UTV route.

(m) ATV/UTV operators under 18 years of age shall wear protective headgear of the type required by Wis. Stat. § 347.48.

(n) ATV/UTV operators shall not operate an ATV/UTV equipped with metal studded tires and/or tire chains on or alongside any Village road.

(o) Section 7.09 of this Code is hereby incorporated into this subsection and shall apply equally to operation of ATVs and UTVs.

(p) No person may possess on his or her person, in a privately owned ATV or UTV on a public highway, any bottle or receptacle containing alcohol beverages or nitrous oxide if the bottle or receptacle has been opened, the seal has been broken, or the contents of the bottle or receptacle have been partially removed or released.

(q) The Village shall not be liable for the operation of ATVs or UTVs under the provisions of this subsection.

(7) LICENSING, INSURANCE, AND REGISTRATION.

(a) Every person who operates an ATV/UTV on an ATV/UTV route shall have in his or her immediate possession a valid motor vehicle operator's license and shall display the license document upon demand from any law enforcement officer or official described in Wis. Stat. § 23.33(12).

(b) ATV/UTV operators born after January 1, 1988 shall hold a valid safety certificate, carry proof of a valid safety certificate, and shall display that proof to a law enforcement officer upon request in accordance with Wis. Stat. § 23.33(5)(b).

(c) ATVs and UTVs shall be registered for public use in accordance with WDNR regulations, and proof of registration shall be displayed as required by Wisconsin Statutes during operation.

(d) Every person who operates an ATV/UTV on an ATV/UTV route, and/or every ATV/UTV operated on an ATV/UTV route, shall carry liability and/or other insurances consistent with Wisconsin state law for the operation of a motorized vehicle. Insurance documentation shall be kept with each ATV/UTV operated on ATV/UTV routes.

(8) DISTURBING THE PEACE; NUISANCE ACTIVITIES.

(a) No person shall, while operating an ATV/UTV, engage in the practice of cruising on any ATV/UTV route.

(b) No person shall operate on an ATV/UTV route unless such ATV/UTV is equipped with an adequate muffler in constant operation and properly maintained to prevent any excessive or unusual noise or annoying smoke.

(c) No person may operate or park, stop, or leave standing an ATV/UTV while using a radio or other electric sound amplification device emitting sound from the vehicle that is audible under normal conditions from 75 feet or more, unless the electric sound amplification device is being used to request assistance or warn against an unsafe condition.

(9) ENFORCEMENT.

(a) This subsection may be enforced by any law enforcement officer authorized to enforce the laws of the state within the Village.

(b) As a substitute for or in addition to forfeiture actions, the Village attorney may, on behalf of the Village, seek enforcement of any and all parts of this subsection by court actions seeking injunction orders or restraining orders and/or pursuing nuisance actions against the violator.

(10) PENALTIES. Any person who violates this subsection may be penalized according to Section 7.14 of this Code.

(11) **SEVERABILITY.** Should any portion of this subsection be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this subsection shall not be affected.

(12) **STATE LAW ADOPTED.** The provisions describing and defining regulations with respect to ATVs and UTVs under Wis. Stat. § 23.33 and, to the extent practicable, Wis. Stat. chs. 340 through 348, and Wis. Admin. Code ch. NR 64, and any future amendments or revisions, are hereby adopted by reference and made a part of this subsection as if fully set forth herein. Any acts required to be performed or are prohibited by the above-referenced statutes or administrative codes that are required to be performed or prohibited by this subsection.

SECTION VI

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

SECTION VII

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

SECTION VIII

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

SECTION IX

Upon adoption, a copy of this ordinance shall be sent by the Village Clerk to the Village police department, the county sheriff's department, and the WDNR, and any other law enforcement agency serving the Village's jurisdiction.

Adopted: November 17, 2025

Robert A Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

Approved as to form:

Brian C. Sajdak, Village Attorney

Published:

Date: 11/3/25

Village Clerk
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Village Board Meeting

Dear Village Clerk:

We here request that a ~~SPECIAL~~ ~~COMMITTEE MEETING~~ be
scheduled for November 17, at 25 p.m. for the
following purpose:

To discuss AND possible action:
Land swap between Flower Source and
Black stone + change the zoning for
the Village Center District to move forward


Trustee


Trustee