MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE & TIME:	**Monday, December 15, 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: December 1, 2025 (ACTION)

B. Renewal Applications of Secondhand Jewelry Dealer and Secondhand Article Dealer Licenses for 2026

1. Kesslers Diamond Center, Inc - Secondhand Jewelry and Secondhand Article Dealer (ACTION)
2. National Rarities LLC - Secondhand Jewelry Dealer and Secondhand Article Dealer (ACTION)
3. ecoATM, LLC - Secondhand Article Dealer (inside Walmart W190N9855 Appleton Ave) (ACTION)

C. Authorization to purchase 2026 water meters from Metron for an amount not to exceed $266,000. (ACTION)

D. Authorization for the Water Utility to spend up to budgeted amounts for emergency repairs in various 2026 repair service accounts. (ACTION)

E. Consideration of a contract with HydroCorp for commercial cross connection inspections for an amount not to exceed $42,033.48. (ACTION)

F. Consideration of professional services agreement with MSA for bridge investigation, report and design services for an amount not to exceed $59,170.00. (ACTION)

G. Order & Purchase of squad cars for 2026 budget year (ACTION)

H. Update of Police Officer Lateral Transfer side letter agreement with GPPA (ACTION)

I. Update of K9 Side Letter Agreement with GPPA (ACTION)

J. 2025 Police Department Budget Amendment to account for insurance proceeds that offset previously unbudgeted expenditures (ACTION)

K. 2025 Fire Department Budget Amendment to account for grant proceeds that offset previously unbudgeted expenditures (ACTION)

L. 2025 Fire Department Budget Amendment to account for County grant proceeds that offset previously unbudgeted expenditures (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

A. Renewal of FLOCK Camera 5-year contract (ACTION)

B. Appointment of Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2026-2027 Election Term (ACTION)

C. Division Road 2024 Trail Plan Update (ACTION)

D. Senior Center fire protection system repair, replacement, or removal. (ACTION)

E. Approval of the 10-Year Road Program (2026-2035). (ACTION)

F. Community Development Department – Ordinance to Adopt Amendments to the Floodplain Zoning Ordinance (Germantown Municipal Code Chapter 23) and the revised Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) with an Effective Date of February 20, 2026 (ACTION)

G. Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner. Resolutions to Approve Minor Amendments to the Sutton Farm Planned Development District (PDD) and Preliminary Subdivision Plat. (ACTION)

H. Community Development Department – Consultant Selection for the Village Center District Community Engagement Program (ACTION)

I. Authorization to award merit pay increases outside the current pay range for certain positions. (ACTION)

J. A Resolution To Adopt The Agreement for the Operation of the Mid-Moraine Municipal Court (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, December 1, 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 7:13 PM.

II. ROLL CALL:

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

III. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE:

IV. PRESIDENT'S REPORT:

Village President Soderberg spoke regarding winter weather and DPW efforts, Village events and updates, and agenda items.

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.

DRAFT

Melanie Smythe (N140W17938 Cedar Ln) spoke regarding the Village debt and borrowing.

Doug Loman (W180N9881 Riversbend Cir W) spoke regarding agenda suggestions.

Scott Hefle (W159N10514 Old Farm Rd) spoke regarding the Village Board.

Gary Konop (N117W17815 Augusta Ct) spoke regarding New Business Item D (A Resolution to adopt an Official Snow and Ice Removal Map).

John Yatso (Lake Park West Condominiums) spoke regarding New Business Item D (A Resolution to adopt an Official Snow and Ice Removal Map).

Village Administrator Kreklow read the following emailed comment into the record:

- Bill and Carol Schneider submitted comments regarding New Business Item G (Approval of Contract for the Demolition and Removal of All Structures on the Flower Source Site) and employee compensation.
- Sarah Larson submitted comments regarding New Business Item E (Procedures for Pay Adjustments for Non-Represented Employees).

VII. CONSENT AGENDA:

Motion: Approve Items A-F as presented
Motioned By: Rick Miller
Seconded By: Robert Warren

Request: Remove Items D, E, and F for separate votes
Requested By: David Baum

Revised Motion: Approve Items A-C as presented
Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Rick Miller, Terri Kaminski, Bob Soderberg
No: Jolene Pieper
Abstain: None

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

Motion: Approve Items D-F as presented
Motioned By: David Baum
Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, Jan Miller, Rick Miller, Terri Kaminski, Bob Soderberg
No: David Baum, Jolene Pieper
Abstain: None

Motion Carried by Roll Call Vote (Yes 6, No 2, Abstained 0)

DRAFT

A. Meeting Minutes: November 17, 2025 (ACTION)

B. A Resolution to Revise the Village of Germantown Fee Schedule for Permit Fees and Charges for Building Inspection Services and Planning & Zoning Services in the Community Development Department (ACTION)

C. Resolution Approving the 2026 Germantown Municipal Employees Union Local 730 Contract (ACTION)

D. Approve Investment Advisory Contract Agreement with PMA Asset Management, LLC (ACTION)

E. Resolution Amending the Village Investment Policy (ACTION)

F. Municipal Advisory Services Recommendation (ACTION)

VIII. UNFINISHED BUSINESS:

IX. PUBLIC HEARINGS:

X. NEW BUSINESS:

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

Motion: Approve as presented, subject to the four conditions noted
Motioned By: Robert Warren
Seconded By: Rick Miller

Motion to Amend: Amend to include a 1-year inspection to condition #3
Motioned By: Bob Soderberg
Seconded By: Rick Miller

Yes: Meg Cutts, Jan Miller, Rick Miller, Terri Kaminski, Bob Soderberg
No: Robert Warren, David Baum, Jolene Pieper
Abstain: None

Motion to Amend Carried by Voice Vote (Yes 5, No 3, Abstained 0)

Yes: Robert Warren, Meg Cutts, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg

DRAFT

No: David Baum, Jan Miller
Abstain: None

Motion as Amended Carried by Voice Vote (Yes 6, No 2, Abstained 0)

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

Motion: Approve as presented
Motioned By: David Baum
Seconded By: Robert Warren

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

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

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

Motion: Approve as presented
Motioned By: David Baum
Seconded By: Robert Warren

Yes: Robert Warren, David Baum, Jan Miller, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg
No: None
Abstain: Meg Cutts

Motion Carried by Voice Vote (Yes 7, No 0, Abstained 1)

D. A Resolution to adopt an Official Snow and Ice Removal Map as required by the update to Municipal Code 8.02. (ACTION)

Motion: Approve as presented
Motioned By: Terri Kaminski
Seconded By: Robert Warren

Yes: Robert Warren, Rick Miller, Terri Kaminski, Bob Soderberg
No: Meg Cutts, David Baum, Jan Miller, Jolene Pieper
Abstain: None

DRAFT

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

E. Procedures for Pay Adjustments for Non-Represented Employees (ACTION)

Motion: Approve the Village Administrator's authority to approve pay adjustments up to $5,000 as presented
Motioned By: Jolene Pieper
Seconded By: David Baum

Motion: Amend to increase the pay adjustment amount to $15,000
Motioned By: Jolene Pieper
Seconded By: David Baum

The motion to amend was withdrawn.

Motion: Amend to accept the Administrator's Recommendations #1 and #3 (with approval from the entire GGF), and Other Alternatives #2 (up to $10,000) and #3
Motioned By: David Baum
Seconded By: Jolene Pieper

Yes: Robert Warren, David Baum, Jolene Pieper, Terri Kaminski, Bob Soderberg
No: Meg Cutts, Jan Miller, Rick Miller
Abstain: None

Motion to Amend Carried by Voice Vote (Yes 5, No 3, Abstained 0)

Yes: Robert Warren, David Baum, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg
No: Meg Cutts, Jan Miller
Abstain: None

Motion as Amended Carried by Roll Call Vote (Yes 6, No 2, Abstained 0)

F. Resolution to Authorize 2026 Merit Pay Plan (ACTION)

Motion: Approve as presented
Motioned By: Terri Kaminski
Seconded By: David Baum

Yes: Robert Warren, Meg Cutts, David Baum, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg
No: Jan Miller
Abstain: None

Motion Carried by Roll Call Vote (Yes 7, No 1, Abstained 0)

G. Approval of Contract with D&H Demolition for $50,791 for the Demolition and Removal of All Structures on the Flower Source Site (ACTION)

DRAFT

Motion: Approve as presented
Motioned By: Rick Miller
Seconded By: Jolene Pieper

Yes: Robert Warren, Meg Cutts, David Baum, Jan Miller, Jolene Pieper, Rick Miller, Terri Kaminski, Bob Soderberg
No: None
Abstain: None

Motion Carried by Roll Call Vote (Yes 8, No 0, Abstained 0)

XI. ADJOURNMENT:

Village President Soderberg adjourned the Village Board meeting at 9:55 PM.

DRAFT

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Renewal Applications of Secondhand Jewelry Dealer and Secondhand Article Dealer Licenses for 2026

SUBMITTED BY: Kasie Miller, Chief Deputy Clerk

SUMMARY EXPLANATION:

Applications approved by the Police Department as a result of no findings from the background investigations previously conducted.

ATTACHMENT:

STAFF RECOMMENDATION:

Motion: To approve the renewal applications of the Secondhand Jewelry Dealer and Second Article Dealer Licenses for 2024 for the businesses listed.

ACTION BY COMMITTEE:

Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Consumer Protection
2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
Phone: (800) 422-7128 FAX: (608) 224-4677 TDD: (608) 224-5058
Email: DATCPHotline@wi.gov Website: datcp.wi.gov

LICENSE APPLICATION for

- **Pawnbroker**
- **Secondhand Jewelry Dealer**
- **Secondhand Article Dealer**
- **Secondhand Article Dealer Mall or Flea Market**

Wis. Stat. § 134.71

Completion of this form is mandatory; failure to fully complete this form will result in denial of the license application. Personally identifiable information may be used for purposes other than for which it is originally being collected. *Wis. Stat. § 15.04(1)(m).*

CHECK ALL THAT APPLY:

☐ Original application ☒ Renewal

TYPE: ☐ Pawnbroker ☒ Secondhand Jewelry Dealer ☒ Secondhand Article Dealer ☐ Mall or Flea Market

INSTRUCTIONS:
NATURAL PERSON (INDIVIDUAL) LICENSE – Complete Sections 1, 2, 3 and 6
PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 4 and 6
CORPORATE LICENSE – Complete Sections 1, 2, 3, 5, and 6

(SECTION 1) APPLICANT INFORMATION

FIRST NAME	MI	LAST NAME	[redacted]
Joseph	J	Gehrke	

SEX	RACE	[redacted]	PLACE OF BIRTH (City, State, Country)
M	White		Marinette, WI, USA

ADDRESS STREET	CITY	STATE	ZIP
N96W16920 County Line Rd	Germantown	WI	53022

LIST ALL STATES APPLICANT PREVIOUSLY RESIDED:
Wisconsin, Michigan

IS APPLICANT A: ☐ Natural Person (Individual) ☒ Corporation ☐ Limited Liability Company ☐ Partnership

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following **within the last 10 years** where the circumstances of the offense substantially relate to the circumstances of the licensed activity:

a felony?	☐ YES	☒ NO
a misdemeanor?	☐ YES	☒ NO
a statutory violation punishable by forfeiture?	☐ YES	☒ NO
a county or municipal ordinance violation?	☐ YES	☒ NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:

Attach additional sheets if necessary.

(SECTION 3) BUSINESS INFORMATION

BUSINESS NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Kesslers Diamond Center, Inc	N96W16920 County Line Rd	Germantown	WI	53022	(262) 255-8600
OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
					( ) -
BUSINESS MANGER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Joseph Gehrke	N96W16920 County Line Rd	Germantown	WI		(262) 255-8600
BUILDING OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
					( ) -

IMPORTANT: More questions on next page.

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATION

Limited Liability Company Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 6) CORPORATION INFORMATION

Corporation Name: Kesslers Diamond Center, Inc

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip
Gehrke, Joseph, J		N96W16920 County Line Rd	Germantown	WI	53022

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of *Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.*

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

YOUR SIGNATURE	PRINT NAME
	JOE J GEHRKE

FOR ADMINISTRATIVE USE ONLY

LICENSING AUTHORITY	LICENSE NUMBER ASSIGNED	DATE EFFECTIVE	CLERK

FEES RECEIVED:	Pawnbroker Bond	$	Secondhand Article License	$
	Pawnbroker License	$	Secondhand Dealer Mall/Flea Market License	$
	Secondhand Jewelry License	$ 57.50	TOTAL FEE:	$ 57.50

FOR LAW ENFORCEMENT USE ONLY

☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature: Date:

Print Name of Investigating Officer:

rec # 1016-0017

Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Consumer Protection
2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
Phone: (800) 422-7128 FAX: (608) 224-4677 TDD: (608) 224-5058
Email: DATCPHotline@wi.gov Website: datcp.wi.gov

2026 Dates:
March 17-19
June 2-4
Sept. 8-10

LICENSE APPLICATION for

- **Pawnbroker**
- **Secondhand Jewelry Dealer**
- **Secondhand Article Dealer**
- **Secondhand Article Dealer Mall or Flea Market**

Wis. Stat. § 134.71

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CHECK ALL THAT APPLY:

☐ Original application ☒ Renewal

TYPE: ☐ Pawnbroker ☒ Secondhand Jewelry Dealer ☒ Secondhand Article Dealer ☐ Mall or Flea Market

INSTRUCTIONS:
NATURAL PERSON (INDIVIDUAL) LICENSE – Complete Sections 1, 2, 3 and 6
PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 4 and 6
CORPORATE LICENSE – Complete Sections 1, 2, 3, 5, and 6

(SECTION 1) APPLICANT INFORMATION

FIRST NAME	MI	LAST NAME	
Dennis	M	McCaffrey	[redacted]

SEX	RACE		
Male	White	[redacted]	[redacted]

ADDRESS STREET	CITY	STATE	ZIP
2190 S Mason rd ste 209	St. Louis	MO	63131

LIST ALL STATES APPLICANT PREVIOUSLY RESIDED:
Missouri

IS APPLICANT A: ☐ Natural Person (Individual) ☐ Corporation ☒ Limited Liability Company ☐ Partnership

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following **within the last 10 years** where the circumstances of the offense substantially relate to the circumstances of the licensed activity:

a felony?	☐ YES	☒ NO
a misdemeanor?	☐ YES	☒ NO
a statutory violation punishable by forfeiture?	☐ YES	☒ NO
a county or municipal ordinance violation?	☐ YES	☒ NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:

Attach additional sheets if necessary.

(SECTION 3) BUSINESS INFORMATION

BUSINESS NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
National Rarities LLC	2190 S Mason rd ste 209	St. Louis	MO	63131	( ) -
OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Dennis McCaffrey	2190 S Mason rd ste 209	St. Louis	MO	63131	( ) -
BUSINESS MANGER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Elizabeth Schmidt	2190 S Mason rd ste 209	St. Louis	MO	63131	( ) -
BUILDING OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Kessler's Diamonds	N96 W 16920 County Line rd	Germantown	WI	53	( ) -

IMPORTANT: More questions on next page.

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATION

Limited Liability Company Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip
McCaffrey, Dennis, M	[redacted]	[redacted]	St. Louis	MO	63122
Clough, Louis, D			~~Denver~~	CO	80210

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 6) CORPORATION INFORMATION

Corporation Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of *Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.*

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

D McCaffrey — YOUR SIGNATURE

Dennis McCaffrey — PRINT NAME

FOR ADMINISTRATIVE USE ONLY

LICENSING AUTHORITY	LICENSE NUMBER ASSIGNED	DATE EFFECTIVE	CLERK

FEES RECEIVED:	Pawnbroker Bond	$	Secondhand Article License	$ ✓	
	Pawnbroker License	$	Secondhand Dealer Mall/Flea Market License	$	
	Secondhand Jewelry License	$ ✓	**TOTAL FEE:**	**$**	

FOR LAW ENFORCEMENT USE ONLY

☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature: Date:

Print Name of Investigating Officer:

11-13-25: ~~BH~~ 1016-056 $57.50 KM

Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Consumer Protection
2811 Agriculture Drive, PO Box 8911, Madison WI 53708-8911
Phone: (800) 422-7128 FAX: (608) 224-4677 TDD: (608) 224-5058
Email: DATCPHotline@wi.gov Website: datcp.wi.gov

LICENSE APPLICATION for

- **Pawnbroker**
- **Secondhand Jewelry Dealer**
- **Secondhand Article Dealer**
- **Secondhand Article Dealer Mall or Flea Market**

Wis. Stat. § 134.71

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☐ Original application ☑ Renewal

TYPE: ☐ Pawnbroker ☐ Secondhand Jewelry Dealer ☑ Secondhand Article Dealer ☐ Mall or Flea Market

INSTRUCTIONS:
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PARTNERSHIP LICENSE – Complete Sections 1, 2, 3, 4 and 6
CORPORATE LICENSE – Complete Sections 1, 2, 3, 5, and 6

(SECTION 1) APPLICANT INFORMATION

FIRST NAME	MI	LAST NAME	HOME TELEPHONE NUMBER
Hunter		B'Jorkman	(858) 766-7250

SEX	RACE	DATE OF BIRTH	PLACE OF BIRTH (City, State, Country)
M	W	[redacted]	Atlanta, Georgia

ADDRESS STREET	CITY	STATE	ZIP
8525 Camino Santa Fe, Suite H	San Diego	CA	92121

LIST ALL STATES APPLICANT PREVIOUSLY RESIDED:
CA, GA

IS APPLICANT A: ☐ Natural Person (Individual) ☐ Corporation ☑ Limited Liability Company ☐ Partnership

(SECTION 2) CONVICTION RECORD

Has the applicant, been convicted or adjudicated of any of the following **within the last 10 years** where the circumstances of the offense substantially relate to the circumstances of the licensed activity:

a felony?	☐ YES	☑ NO
a misdemeanor?	☐ YES	☑ NO
a statutory violation punishable by forfeiture?	☐ YES	☑ NO
a county or municipal ordinance violation?	☐ YES	☑ NO

For each "YES" response provide the date of arrest, the nature of the offense and conviction or penalty information:

Attach additional sheets if necessary.

(SECTION 3) BUSINESS INFORMATION

BUSINESS NAME	ADDRESS STREET (inside Walmart1515)	CITY	STATE	ZIP	PHONE NUMBER
ecoATM, LLC	W 190 N9855 Appleton Ave.	Germantown	WI	53022	(858-)766-7228
OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
ecoATM, LLC	8525 Camino Santa Fe, Suite H	San Diego	CA	92121	(858-)324-4111
BUSINESS MANGER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Hunter B'Jorkman	8525 Camino Santa Fe, Suite H	San Diego	CA	92121	(858-)766-7250
BUILDING OWNER'S NAME	ADDRESS STREET	CITY	STATE	ZIP	PHONE NUMBER
Walmart Corp	702 SW 8th St	Bentonville	AR	72716	(479)273 - 4000

IMPORTANT: More questions on next page.

(SECTION 4) LIMITED LIABILITY COMPANY INFORMATION

Limited Liability Company Name: ecoATM, LLC

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip
Matthew Furlong - President/CEO	[redacted]	[redacted]			

(SECTION 5) PARTNERSHIP INFORMATION

Partnership Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 6) CORPORATION INFORMATION

Corporation Name:

List name, address, and date of birth (DOB) of all members. *Attach additional sheets if necessary.*

Name (Last, First, MI)	DOB	Street Address	City	State	Zip

(SECTION 7) PENALTY NOTICE

I understand that this license may be denied or revoked for fraud, misrepresentation or false statement contained in the application or for any violation of *Wis. Stat. §§ 134.71, 943.34, 948.62 or 948.63.*

Under penalty of law, I swear that the information provided in this application is true and correct to the best of my knowledge. I agree to inform the clerk within ten (10) days of any change in the information supplied in this application.

	Hunter B'Jorkman
YOUR SIGNATURE	PRINT NAME

FOR ADMINISTRATIVE USE ONLY

LICENSING AUTHORITY	LICENSE NUMBER ASSIGNED	DATE EFFECTIVE	CLERK

FEES RECEIVED:	Pawnbroker Bond	$	Secondhand Article License	$
	Pawnbroker License	$	Secondhand Dealer Mall/Flea Market License	$
	Secondhand Jewelry License	$	**TOTAL FEE:**	**$**

FOR LAW ENFORCEMENT USE ONLY

☐ Recommend Approval ☐ Recommend Denial (Attach explanation.)

Investigating Office Signature:	Date:
Print Name of Investigating Officer:	

November 25, 2025

Village of Germantown
ATTN: City Clerk
N 112 W17001 Mequon Road
Germantown, WI 53022

RE: **ecoATM Secondhand Article License Renewal**

To whom it may concern:

Enclosed you will find the following:

1. Secondhand Article renewal application
2. A check addressed to the village of Germantown in the amount of $27.50

Related to the following location:

- Walmart1515 -License No. 2024-3 [W. 190 N9855 Appleton Ave., Germantown, WI 53022]

Once approved please:

1. Email a copy of the license(s) to me at: maria.favela@ecoatm.com {*Preferred*}
   AND/OR
2. Mail license to:
   ATTN: Maria Favela
   ecoATM, LLC
   8525 Camino Santa Fe, Suite H
   San Diego, CA 92121

If you have any questions, please feel free to contact me.

Thank you,

Maria Favela
Regulatory Operations Specialist
☎: (858) 766-7228
@: maria.favela@ecoatm.com

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Authorization to purchase 2026 water meters from Metron for an amount not to exceed $266,000. (ACTION)

SUBMITTED BY: Paul Haugen, Water Superintendent

SUMMARY EXPLANATION:

This authorization will allow staff to purchase water meters from Metron for an amount not to exceed $266,000. This is a combination of the budget lines from the Water Utility and Wastewater Utility. Metron is our sole source provider of water meters and this account is typically authorized for full expenditure to allow the water utility to stay on top of replacement cycles.

Wastewater Utility Account: 60710000-531980
Water Utility Account: 50000000-182310

ATTACHMENT:

1. 2026 Germantown Price Sheet

STAFF RECOMMENDATION:

Staff recommends a positive recommendation of this authorization to the Village Board.

ACTION BY COMMITTEE:

2026 Metron Water Meters AMI Price Sheet with Lay Lengths and Flows

Meter Model/ Size	Flows	Lay Length	Price
Spectrum 30D-VN 5/8",3/4"	1/16-31gpm	7.5", 9"	$390
Spectrum 50DLC-VN 1"	1/8-70 gpm	10.75"	$595
Spectrum 50DL-VN 1"	1/8-70 gpm	10.75"	$600
Spectrum 88DL-VN 1.5"	1/5-125 gpm	13"	$850
Spectrum 88DLT-VN 1.5"	1/5-125 gpm	13"	$875
Spectrum 130D-VN 2"	1/4-180 gpm	10"	$1050
Spectrum 175D-VN 3"	1/2-350 gpm	11.75"	$1950
Spectrum 500D- VN 3"	¾ - 500 gpm	13.75"	$2750
Spectrum 500D-VN 4"	½-600 gpm	13.75"	$2850
Spectrum 1000D-VN 6"	¾-1100 gpm	17.75"	$4075
Enduro 2800 VN 6"	6-2800 gpm	24"	$6350
Enduro 2800 VN 8"	6-2800 gpm	24"	$6475
Voyager 80 Hydrant Meter VN 3"	2.2-880 gpm	17.75"	$1550
GPS Optional			$400

The Innov8-VN Register (price per individual register with bracket) $325

VN Upgrade with I8 Credit $285

External Antenna (price per individual 5' to 20' antenna/mushroom-cap for pit-lid) $25-35

Spool Pieces Available for commercial meters

No fees at all for the first 10 years. Starting in year 11 cell fee cannot exceed $8 per meter per year

Kyle Moore kylem@metronfarnier.com

303-449-8833 Office **303-489-1808 Cell** **303-444-0549 FAX**

Metron
5665 Airport Blvd, Boulder, CO 80301, USA
Phone: 303.449.8833
Fax: 303.449.1464

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Authorization for the Water Utility to spend up to budgeted amounts for emergency repairs in various 2026 repair service accounts. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The Water Utility is requesting authorization to hire contracted services for emergency repairs on a time and material basis for hydrant replacements, water main and water lateral repairs, gate valve repairs, hard-scape restoration and soil containment and disposal. When work is planned, the Water Utility will get competitive pricing and follow the normal committee and board approval process.

· Hire as needed contract services for the replacement of hydrants, lead, valve assembly and hard-scape restoration not to exceed $184,000.00 from account #550642000-531730

· Hire as needed contract services for water lateral repair and hard-scape restoration not to exceed $50,000.00 from account # 50642000-531770

· Hire as needed contract services for the repair of water mains, gate valve repair and hard-scape restoration not to exceed $119,000 from account #50642000-553000.

ATTACHMENT:

STAFF RECOMMENDATION:

Staff requests a positive recommendation of these authorizations to the Village Board.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Consideration of a contract with HydroCorp for commercial cross connection inspections for an amount not to exceed $42,033.48. (ACTION)

SUBMITTED BY: Paul Haugen, Water Superintendent

SUMMARY EXPLANATION:

The Germantown Water Utility is required per NR 810.15 to conduct commercial cross-connection inspections. NR 810.15 requires public water systems to have a program that includes inspection, public education, and record-keeping. Germantown has a total of 485 sites that are inspected and, depending on the risk and facility description, most are inspected every two years.

ATTACHMENT:

1. Draft Germantown 2026 Non Res renewal

STAFF RECOMMENDATION:

Staff requests a positive recommendation to the Village Board.

ACTION BY COMMITTEE:

HYDROCORP®

RENEWAL SERVICE AGREEMENT

DEVELOPED FOR

Paul Haugen
Village Of Germantown

N112 W17001 MEQUON RD
Germantown, WI, 53022

10/1/2025

PROTECTING PEOPLE, WATER, & CRITICAL PIPING INFRASTRUCTURE

For more than four decades, HydroCorp has been dedicated to advancing drinking water safety, compliance, and sustainability nationwide. Specializing in cross-connection control, backflow prevention, and detailed piping system schematics, HydroCorp integrates technology with deep industry expertise to streamline on-site activities, customer service, and data management.

OUR SERVICES

- Cross-Connection Control Programs
- Backflow Preventer Test Tracking
- Water Meter Replacement & Testing
- Piping Schematics
- Water Quality Management & Sampling

Corporate Office
5700 Crooks Road, Suite 100
Troy, MI 48098

844-493-7646
info@hydrocorpinc.com
hydrocorpinc.com

SCOPE OF WORK..... 3-4

PROFESSIONAL SERVICE AGREEMENT..... 5-9

APPENDIX - QUALIFICATIONS..... 10

Statement of Work

HydroCorp™ ("Company") will provide the following services to the Village Of Germantown ("Client"). This project is a continued effort for an ongoing Cross-Connection Control Program and will provide the Village Of Germantown with the necessary data and information to maintain compliance with the Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater Cross Connection Control Regulations. Once this project has been approved and accepted by the Village Of Germantown and HydroCorp, you may expect completion of the following elements within a 24 month period. The continued components of the project include:

1.1. Program Review and Program Start-up Meeting**.** Company will conduct a Program Startup Meeting, if requested, for the Cross-Connection Control/Backflow Prevention Program. Items for discussion/review will include the following:

- Review state & local regulations
- Review and/or provide assistance in establishing local Cross-Connection Control Ordinance
- Review/establish wording and timeliness for program notifications including:
  - Inspection Notice, Compliance Notice, Non-Compliance Notices 1-2, and Penalty Notices
  - Testing Notices 1,2, and 3, if applicable
- Special Program Notices and Electronic use of notices/program information
- Obtain updated facility listing, address information and existing program data from Utility.
- Prioritize Inspections (Utility owned buildings, schools, high hazard facilities, special circumstances.)
- Review/establish procedure for vacant facilities.
- Establish facility inspection schedule.
- Review/establish procedures and protocols for addressing specific hazards.
- Review/establish high-hazard, complex facilities and large industrial facility inspection/containment procedures including supplemental information/notification that may be requested from these types of facilities in order to achieve program compliance.
- Review/establish program reporting procedures including electronic reporting tools, educational and public awareness brochures

1.2. Inspections. Company will perform Non-Residential Interior initial inspections, compliance inspections, and re-inspections at individual industrial, commercial, institutional facilities and miscellaneous water users within the utility served by the public water supply for cross-connections. Inspections will be conducted in accordance with the Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater Cross Connection Control Rules.

1.3. Inspection Schedule. Company shall determine and coordinate the inspection schedule. Inspection personnel will check in/out on a daily basis with the Client Contract Manager. The initial check-in will include a list of inspections scheduled. An exit interview will include a list of completed inspections.

1.4. Program Data. Company will generate and document the required program data for the Facility Types listed in the Services using the Company's Software Data Management Program. Program Data shall remain property of Client; however, Company's Software Data Management program shall remain the property of Company. View only and report capabilities are granted to Client. Additional Services include:

(a) Prioritize and schedule inspections
(b) Notify users of inspections and backflow device installation/testing requirements, if applicable
  i. If applicable, Qualified Wisconsin Backflow Preventer Testers will register via HydroCorp Managed Software and be verified for current credentials prior to online test forms being accepted. Credential shall be maintained in HydroCorp Software and updated by HydroCorp staff.
  ii. All testers are required to register & process results online
  iii. Company does not accept test forms via fax, mail, or email from testers, water customers, or client
(c) Monitor inspection compliance using Company's online software management program
(d) Maintain the program to comply with all Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater regulations
(e) Provide data management and program notices for all inspection and testing (if applicable) services throughout the term

1.5. Account Listing Information. Client shall provide the following information to Company during initial onboarding. Company will accept updates via standard account template no more often than once per month. ***Any development work to enter facility listing in Company database will be charged at the rate of $80.00 per hour. Incorrect facility addresses will be returned to the Utility contact and corrected address will be requested***. Information to include:

(a) Account Listing: Village Of Germantown to provide accurate account listing of active non-residential water customers with and without known backflow preventer assemblies.
(b) Account Listing Format: Account listing to be provided in Excel format only; Required Account Information: Service Name, Service Street Address, Service City, Service State, Service Zip, Mailing Name, Mailing Street Address, Mailing City, Mailing State, Mailing Zip.
(c) Required Device Information: Last Test Date, size, make, model, and serial number (if applicable)
  i. All previous test data must be provided in excel format. Company will not accept paper tests for upload.

1.6. Cross Connection Control Plan and Review of Cross-Connection Control Ordinance. Company will review and/or develop a comprehensive cross-connection control policy manual/plan and submit to the appropriate regulatory agency for approval on behalf of Client. Company will review or assist in the development of a cross-connection control ordinance.

1.7. Public Relations Program. Company will assist Client with a community-wide public relations program, including general awareness brochures and website cross-connection control program content. The utility/city will provide HydroCorp with an electronic copy of the utility logo or utility letterhead and all envelops for the mailing of all official program correspondence only (300 dpi in either .eps, or other high-quality image format).

1.8. Support. Company will provide ongoing support via phone, website, or email for the Term.

1.9. Facility Types. The facility types included in the program are as follows: industrial; institutional; commercial; miscellaneous water users; and multifamily. Large industrial and high-hazard complexes or facilities may require inspection/survey services outside the scope of this Agreement. Company typically allows a maximum of up to three (3) hours of inspection time per facility. An independent cross-connection control survey (at the business owner's expense) may be required at these larger/complex facilities, and the results submitted to Client to help verify program compliance.

1.10. Inspection Terms. Company will perform a maximum of 296.00 inspections over the Term. The total inspections include all initial inspections, compliance, and re-inspections. Additional Inspections above the contract terms will be billed separately at a rate of $142.01. Company Personnel will not enter confined spaces. *Vacant facilities that have been provided to Company, scheduled no show, or refusal of inspection will count as an inspection/site visit for purposes of the contract*.

1.11. Compliance with Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater . Company will assist in compliance with Wisconsin Department of Natural Resources, Bureau of Drinking Water and Groundwater cross-connection control program requirements for all commercial, industrial, institutional, residential, multifamily, and public authority facilities.

1.12. Inventory. Company shall inventory all accessible (ground level) backflow prevention assemblies and devices. Documentation will include: location, size, make, model, and serial number (if applicable).

1.13. Annual Year-End Review. Company will conduct an annual or year-end review meeting to discuss the overall program status and specific program recommendations.

1.14.

The above services will be provided for:

Year	Monthly Amount	Annual Amount
Year 1	$1,717.04	$20,604.56
Year 2	$1,785.74	$21,428.92
Contract Total	$42,033.48	

Contract Amount is based upon a 24 Months term and shall renew in 12-month increments after term unless written cancellation by either party received at least 60 days prior to renewal. HydroCorp will invoice in Monthly Amounts. Pricing is valid for 90 days from the date of the proposal.

SIGNATURES

IN WITNESS WHEREOF, the parties have duly executed this Agreement effective as of the date of 1/1/2026.

Village Of Germantown

_____

By:

Title:

HydroCorp

_____

By: Paul M. Patterson

Its: Senior Vice President

HYDROCORP, LLC
TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

1. Applicability. These terms and conditions (these "**Terms**") are the only terms which govern the provision of the professional services ("**Services**") by HydroCorp, LLC, a Michigan limited liability company ("**Company**") to the customer named on the attached statement of work, order form, proposal, or purchase order ("**Client**", and together with Company the "**Parties**" and each individually a "**Party**"). The attached statement of work, order form, proposal, or purchase order (the "**Proposal**") and these Terms (collectively, this "**Agreement**") comprise the entire agreement between the Parties, and supersede all prior or contemporaneous understandings, agreements, negotiations, representations and warranties, and communications, both written and oral. The Proposal is limited to and conditional upon Client's acceptance of these Terms exclusively. Any additional or different terms proposed by Client, whether in the Proposal or otherwise, are unacceptable to Company, are expressly rejected by Company, and will not become a part of the Proposal.

2. Performance of Services; Company Obligations. Company shall provide to Client the Services described and in accordance with the terms and conditions set forth in this Agreement. Additional Services may be added only by executing a new Proposal. Company shall provide Client with an electronic file copy of the utility logo or utility letterhead and all envelopes for the mailing of all official program correspondence only.

3. Client Obligations. Client shall: (a) designate one of its employees or agents to serve as its primary contact with respect to this Agreement and to act as its authorized representative with respect to matters pertaining to this Agreement (the "**Client Contract Manager**"), with such designation to remain in force unless and until a successor Client Contract Manager is appointed; (b) require that the Client Contract Manager respond promptly to any reasonable requests from Company for instructions, information, or approvals required by Company to provide the Services; (c) cooperate with Company in its performance of the Services and provide access to Client's premises, employees, contractors, and equipment as required to enable Company to provide the Services; (d) take all steps necessary, including obtaining any required licenses or consents, to prevent Client-caused delays in Company's provision of the Services; (e) comply with all responsibilities listed on the Proposal in connection with Company's provision of the Services.

4. Fees and Expenses. In consideration of the provision of the Services by Company and the rights granted to Client under this Agreement, Client shall pay the fees set out in the applicable Proposal. Payment to Company of such fees and the reimbursement of expenses pursuant to this Section 4 shall constitute payment in full for the performance of the Services. Unless otherwise provided in the applicable Proposal, all payments shall be due and payable within thirty (30) days of the date set forth on an invoice. Client shall reimburse Company for all reasonable expenses incurred in accordance with the Proposal if such expenses have been pre-approved, in writing by the Client Contract Manager, within thirty (30) days of receipt by Client of an invoice from Company accompanied by receipts and reasonable supporting documentation. Client shall be responsible for all sales, use and excise taxes, and any other similar taxes, duties and charges of any kind imposed by any federal, state or local governmental entity on any amounts payable by Client hereunder; and to the extent Company is required to pay any such sales, use, excise, or other taxes or other duties or charges, Client shall reimburse Company in connection with its payment of fees and expenses as set forth in this Section 4. Notwithstanding the previous sentence, in no event shall Client pay or be responsible for any taxes imposed on, or regarding, Company's income, revenues, gross receipts, personnel, or real or personal property or other assets.

5. Intellectual Property; Ownership.

(a) Except as set forth in Section 5(c), Client is, and shall be, the sole and exclusive owner of all right, title, and interest in and to the Deliverables (as defined herein) upon full payment of any fees owed to Company, including all Intellectual Property Rights (as defined herein) therein. Company agrees, and will cause its employees or contractors (the "**Company Representatives**") to agree, that with respect to any Deliverables that may qualify as "work made for hire" as defined in 17 U.S.C. § 101, such Deliverables are hereby deemed a "work made for hire" for Client. To the extent that any of the Deliverables do not constitute a "work made for hire", Company hereby irrevocably assigns, and shall cause the Company Representatives to irrevocably assign to Client, in each case without additional consideration, all right, title, and interest throughout the world in and to the Deliverables, including all Intellectual Property Rights therein. Company shall cause the Company Representatives to irrevocably waive, to the extent permitted by applicable law, any and all claims such Company Representatives may now or hereafter have in any jurisdiction to so-called "moral rights" or rights of droit moral with respect to the Deliverables. As used herein: (a) "**Deliverables**" mean all documents, work product, and other materials that are delivered to Client hereunder or prepared by or on behalf of Company in the course of performing the Services; and (b) "**Intellectual Property Rights**" means all (i) patents, patent disclosures, and inventions (whether patentable or not), (ii) trademarks, service marks, trade dress, trade names, logos, corporate names, and domain names, together with all of the goodwill associated therewith, (iii) copyrights and copyrightable works (including computer programs), and rights in data and databases, (iv) trade secrets, know-how, and other confidential information, and (v) all other intellectual property rights, in each case whether registered or unregistered and including all applications for, and renewals or extensions of, such rights, and all similar or equivalent rights or forms of protection in any part of the world.

(b) Upon Client's reasonable request, Company shall, and shall cause the Company Representatives to, promptly take such further actions, including execution and delivery of all appropriate instruments of conveyance, as may be necessary to assist Client to prosecute, register, perfect, or record its rights in or to any Deliverables.

(c) Company and its licensors are, and shall remain, the sole and exclusive owners of all right, title, and interest in and to the Pre-Existing Materials (as defined herein), including all Intellectual Property Rights therein. Company hereby grants Client a limited, irrevocable, perpetual, fully paid-up, royalty-free, non-transferable, non-sublicenseable, worldwide license to use, perform, display, execute, reproduce, distribute, transmit, modify (including to create derivative works), import, make, have made, sell, offer to sell, and otherwise exploit any Pre-Existing Materials to the extent incorporated in, combined with or otherwise necessary for the use of the Deliverables solely to the extent reasonably required in connection with Client's receipt or use of the Services and Deliverables. All other rights in and to the Pre-Existing Materials are expressly reserved by Company. As used herein, "**Pre-Existing Materials**" means all documents, data, know-how, methodologies, software, and other materials, including computer programs, reports, and specifications, provided by or used by Company in connection with performing the Services, in each case developed or acquired by Company prior to the commencement or independently of this Agreement.

(d) Client and its licensors are, and shall remain, the sole and exclusive owner of all right, title, and interest in and to the Client Materials (as defined herein), including all Intellectual Property Rights therein. Company shall have no right or license to use any Client Materials except solely during the Term to the extent necessary to provide the Services to Client. All other rights in and to the Client Materials are expressly reserved by Client. As used herein, "**Client Materials**" means any documents, data, know-how, methodologies, software, and other materials provided to Company by Client.

6. Access to Company's Software Data Management Program; Management Reports.

(a) Subject to the terms and conditions in this Section 6, Client may, at Client's option, elect to access and use Company's Software Data Management Program (the "**Software**") during the Term. Company will generate and document the required program data for the facility types listed in the Proposal using the Software. Any Client Materials inserted into the Software by or on behalf of Client, or any Deliverables produced as a result of the Software, shall remain property of Client; however, the Software shall remain the property of HydroCorp.

(b) Client agrees to not (i) copy, modify, or create derivative works of the Software, in whole or in part; (ii) rent, lease, lend, sell, sublicense, assign, distribute, publish, transfer, or otherwise make available the Software; (iii) reverse engineer, disassemble, decompile, decode, adapt or otherwise attempt to derive the source code of the Software, in whole or in part; (iv) remove any proprietary notices from the Software; or (v) use the Software in any manner or for any purpose that infringes, misappropriates, or otherwise violates any intellectual property rights of Company.

(c) Client acknowledges that, as between Client and Company, Company owns all right, title and interest, including all intellectual property rights in and to the Software and any derivative works thereof, including all changes, modification, improvements, updates, version, and new releases or any information or data generated by the Software.

(d) Company warrants as of the date of the Proposal, the Software is in functioning condition and is not delivered with viruses or malicious code. EXCEPT FOR THE WARRANTY SET FORTH ABOVE, THE SOFTWARE IS PROVIDED "AS IS" AND COMPANY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY, OR OTHERWISE, INCLUDING BUT NOT LIMITED TO ALL IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. COMPANY MAKES NO WARRANTY (i) THAT CLIENT'S USE OF THE SOFTWARE WILL MEET CLIENT'S REQUIREMENTS, BE ACCURATE, OR BE ERROR FREE, (ii) THAT THE SOFTWARE WILL BE AVAILABLE AT ANY PARTICULAR TIME OR LOCATION; (iii) THAT ANY DEFECTS OR ERRORS WILL BE CORRECTED; (iv) THAT CLIENT MAY RELY ON THE SOFTWARE FOR COMPLIANCE WITH ANY STATUTORY OR REGULATORY REQUIREMENTS AND/OR REPORTING OBLIGATIONS; OR (v) THAT THE SOFTWARE WILL BE COMPATIBLE WITH ANY HARDWARE OR SYSTEMS SOFTWARE CONFIGURATION.

(e) Comprehensive management reports in electronic, downloadable format on a, as applicable to Client, monthly, quarterly, and/or annual basis shall be available for access by Client. Reports to include the following information: (i) name, location, and date of inspections; (ii) number of facilities inspected/surveyed; and (iii) number of facilities compliant/non-compliant.

7. Confidentiality. From time to time during the Term, either Party (as the "**Disclosing Party**") may disclose or make available to the other Party (as the "**Receiving Party**"), non-public, proprietary, and confidential information of Disclosing Party, whether disclosed in writing or orally, and whether or not labeled as "confidential" ("**Confidential Information**"); provided, however, that Confidential Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Receiving Party's breach of this Section 7; (b) is or becomes available to the Receiving Party on a non-confidential basis from a third-party source that was not legally or contractually restricted from disclosing such information; (c) the Receiving Party establishes by documentary evidence, was in Receiving Party's possession prior to Disclosing Party's disclosure hereunder; or (d) the Receiving Party establishes by documentary evidence, was or is independently developed by Receiving Party or its personnel without using any of the Disclosing Party's Confidential Information. The Receiving Party shall: (i) protect and safeguard the confidentiality of the Disclosing Party's Confidential Information with at least the same degree of care as the Receiving Party would protect its own Confidential Information, but in no event with less than a commercially reasonable degree of care; (ii) not use the Disclosing Party's Confidential Information, or permit it to be accessed or used, for any purpose other than to exercise its rights or perform its obligations under this Agreement; and (iii) not disclose any such Confidential Information to any person or entity, except to the Receiving Party's Representatives (as hereinafter defined) who need to know the Confidential Information to assist the Receiving Party, or act on its behalf, to exercise its rights or perform its obligations under this Agreement. If the Receiving Party becomes legally compelled to disclose any Confidential Information, the Receiving Party shall provide: (A) prompt written notice of such requirement so that the Disclosing Party may seek, at its sole cost and expense, a protective order or other remedy; and (B) reasonable assistance, at the Disclosing Party's sole cost and expense, in opposing such disclosure or seeking a protective order or other limitations on disclosure. If, after providing such notice and assistance as required herein, the Receiving Party remains required by applicable law to disclose any Confidential Information, the Receiving Party shall disclose no more than that portion of the Confidential Information which, on the advice of the Receiving Party's legal counsel, the Receiving Party is legally required to disclose and, upon the Disclosing Party's request, shall use commercially reasonable efforts to obtain assurances from the applicable court or agency that such Confidential Information will be afforded confidential treatment. As used herein, "**Representatives**" mean a Party's affiliates and each of their respective employees, agents, contractors, subcontractors, officers, directors, partners, shareholders, attorneys, third-party advisors, successors and permitted assigns.

8. Indemnification. Client shall defend, indemnify, and hold harmless Company and its affiliates and its and their respective members, managers, officers, directors, employees, agents, successors, and permitted assigns from and against all Losses (as defined herein) arising out of or resulting from any third-party claim arising out of or resulting from: (a) bodily injury, death of any person, or damage to real or tangible, personal property resulting from the grossly negligent or willful acts or omissions of Client; or (b) Client's breach of any representation, warranty, or obligation of Client in this Agreement. As used herein, "**Losses**" mean all losses, damages, liabilities, deficiencies, actions, judgments, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and the cost of enforcing any right to indemnification hereunder and the cost of pursuing any insurance providers.

9. Representations and Warranties. Each Party represents and warrants to the other Party that: (a) if an entity, it is duly organized, validly existing and in good standing as a corporation or other entity as represented herein under the laws and regulations of its jurisdiction of incorporation, organization, or chartering, or, if a municipal agency, it has the authority under the laws of its state of jurisdiction; (b) it has the full right, power, and authority to enter into this Agreement, to grant the rights and licenses granted hereunder, and to perform its obligations hereunder; (c) the execution of this Agreement by its representative whose signature is set forth at the end hereof has been duly authorized by all necessary corporate action of the Party; and (d) when executed and delivered by such Party, this Agreement will constitute the legal, valid, and binding obligation of such Party, enforceable against such Party in accordance with its terms.

10. Limited Warranty.

(a) Company warrants that it shall perform the Services: (i) in accordance with the terms and subject to the conditions set out in the respective Proposal and this Agreement; (ii) using personnel of industry standard skill, experience, and qualifications; and (iii) in a timely,

workmanlike, and professional manner in accordance with generally recognized industry standards for similar services.

(b) Company's sole and exclusive liability and Client's sole and exclusive remedy for breach of this warranty shall be as follows:

i. Company shall use commercially reasonable efforts to promptly cure any such breach; provided, that if Company cannot cure such breach within a reasonable time (but no more than thirty (30) days) after Client's written notice of such breach, Client may, at its option, terminate the Agreement by serving written notice of termination in accordance with Section 12.

ii. In the event the Agreement is terminated pursuant to Section 10(b)(i) above, Company shall within thirty (30) days after the effective date of termination, refund to Client any fees paid by Client as of the date of termination for the Service or Deliverables, less a deduction equal to the fees for receipt or use of such Deliverables or Service up to and including the date of termination on a pro-rated basis.

iii. The foregoing remedy shall not be available unless Client provides written notice of such breach within thirty (30) days after delivery of such Service or Deliverable to Client.

iv. COMPANY MAKES NO WARRANTIES EXCEPT FOR THAT PROVIDED IN SECTION 10(a) ABOVE. ALL OTHER WARRANTIES, EXPRESS AND IMPLIED, ARE EXPRESSLY DISCLAIMED.

11. Limitation of Liability. IN NO EVENT SHALL COMPANY BE LIABLE TO CLIENT OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE, OR PROFIT OR LOSS OF DATA OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGE WAS FORESEEABLE AND WHETHER OR NOT COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. IN NO EVENT SHALL COMPANY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE AGGREGATE AMOUNTS PAID TO COMPANY PURSUANT TO THE APPLICABLE PROPOSAL GIVING RISE TO THE CLAIM.

12. Term and Termination. This Agreement shall commence on the effective date of the Proposal and shall continue thereafter (a) for the term set forth in the Proposal or (b) if the term is silent, until the Services are completed by Company, unless, in either case, earlier terminated by either Party as set forth herein (the "**Term**"). Upon commencement of each Proposal, Client acknowledges and agrees that the fees owed by Client to Company shall be subject to an annual increase equal to the Consumer Price Index for All Urban Consumers (CPI-U); U.S. City Average; All items, not seasonally adjusted, 1982–1984=100 reference base, as of such annual fee increase date, or 4%, whichever is greater. Either Party may terminate this Agreement, effective upon written notice to the other Party (the "**Defaulting Party**"), if the Defaulting Party: (i) breaches this Agreement, and such breach is incapable of cure, or with respect to a breach capable of cure, the Defaulting Party does not cure such breach within thirty (30) days after receipt of written notice of such breach; (ii) becomes insolvent or admits its inability to pay its debts generally as they become due; (iii) becomes subject, voluntarily or involuntarily, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven (7) business days or is not dismissed or vacated within forty-five (45) days after filing; (iv) is dissolved or liquidated or takes any corporate action for such purpose; (v) makes a general assignment for the benefit of creditors; or (vi) has a receiver, trustee, custodian, or similar agent appointed by order of any court of competent jurisdiction to take charge of or sell any material portion of its property or business. Termination of this Agreement will not automatically terminate any outstanding Proposal, and the applicable Proposal shall continue in full force and effect until (A) completion of the Services set forth in the applicable outstanding Proposal (B) termination of the applicable Proposal pursuant to additional terms set forth therein, or (C) termination of the Proposal by the non-Defaulting Party.

13. Insurance.

(a) During the term of this Agreement, Client shall, at its own expense, maintain and carry insurance with financially sound and reputable insurers, in full force and effect that includes, but is not limited to, commercial general liability on an all-risk basis and including extended coverage for matters set forth in this Agreement with financially sound and reputable insurers. Upon Company's request, Client shall provide Company with a certificate of insurance from Client's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance shall name Company as an additional insured. Client shall provide Company with thirty (30) days' advance written notice in the event of a cancellation or material change in Client's insurance policy. Except where prohibited by law, Client shall require its insurer to waive all rights of subrogation against Company's insurers and Company.

(b) During the term of this Agreement, Company shall, at its own expense, maintain and carry the following types of insurance: (i) Comprehensive General Liability with limits no less than one million dollars ($1,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate; (ii) Excess Umbrella Liability with limits no less than five million dollars ($5,000,000) per occurrence and five million dollars ($5,000,000) in the aggregate; (iii) Automobile Liability with limits no less than one million dollars ($1,000,000), combined single limit; (iv) Worker's Compensation with limits no less than one million dollars ($1,000,000) per occurrence; and (v) Errors and Omissions Liability with limits no less than two million dollars ($2,000,000) per occurrence and two million dollars ($2,000,000) in the aggregate. Upon Client's request, Company shall provide Client with a certificate of insurance from Company's insurer evidencing the insurance coverage specified in this Agreement. The certificate of insurance for the Comprehensive General Liability policy shall name Client as an additional insured. Company shall provide Client with thirty (30) days' advance written notice in the event of a cancellation or material change in Client's insurance policy.

14. Entire Agreement. This Agreement, including and together with any related Proposals, exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement of the Parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, regarding such subject matter.

15. Notices. All notices, requests, consents, claims, demands, waivers, and other communications under this Agreement (each, a "**Notice**") must be in writing and addressed to the other Party at its address set forth on the Proposal (or to such other address that the receiving Party may designate from time to time in accordance with this Section 15). Unless otherwise agreed herein, all Notices must be delivered by personal delivery, nationally recognized overnight courier or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a Notice is effective only (a) on receipt by the receiving Party; and (b) if the Party giving the Notice has complied with the requirements of this Section 15.

16. Severability. If any term or provision of this Agreement is found by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

17. Waiver. No waiver by any Party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and

signed by the Party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any right, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

18. Assignment; Successors and Assigns. Client shall not assign, transfer, delegate, or subcontract any of its rights or delegate any of its obligations under this Agreement without the prior written consent of Company. Any purported assignment or delegation in violation of this Section 18 shall be null and void. No assignment or delegation shall relieve Client of any of its obligations under this Agreement. Company may assign any of its rights or delegate any of its obligations to any affiliate or to any person acquiring all or substantially all of Company's assets without Client's consent. This Agreement is binding on and inures to the benefit of the Parties to this Agreement and their respective permitted successors and permitted assigns.

19. Relationship of the Parties. The relationship between the Parties is that of independent contractors. The details of the method and manner for performance of the Services by Company be under its own control, Client being interested only in the results thereof. Company shall be solely responsible for supervising, controlling, and directing the details and manner of the completion of the Services. Nothing in this Agreement shall give Client the right to instruct, supervise, control, or direct the details and manner of the completion of the Services. The Services must meet Client's final approval and shall be subject to Client's general right of inspection throughout the performance of the Services and to secure satisfactory final completion. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture, or other form of joint enterprise, employment, or fiduciary relationship between the Parties, and neither Party shall have authority to contract for or bind the other Party in any manner whatsoever.

20. No Third-Party Beneficiaries. This Agreement benefits solely the Parties to this Agreement and their respective permitted successors and assigns and nothing in this Agreement, express or implied, confers on any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

21. Choice of Law. This Agreement and all related documents including all exhibits attached hereto and all matters arising out of or relating to this Agreement, whether sounding in contract, tort, or statute are governed by, and construed in accordance with, the laws of the State in which Client's principal place of business in located, without giving effect to the conflict of laws provisions thereof to the extent such principles or rules would require or permit the application of the laws of any jurisdiction other than those of the State in which Client's principal place of business in located.

22. Waiver of Jury Trial. EACH PARTY ACKNOWLEDGES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT, INCLUDING EXHIBITS, SCHEDULES, ATTACHMENTS, AND APPENDICES ATTACHED TO THIS AGREEMENT, IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, ATTACHMENTS, OR APPENDICES ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.

23. Force Majeure. No Party shall be liable or responsible to the other Party, or be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement (except for any obligations of Client to make payments to Company hereunder), when and to the extent such failure or delay is caused by or results from acts beyond the impacted Party's ("**Impacted Party**") reasonable control, including, without limitation, the following force majeure events ("**Force Majeure Event(s)**"): (a) acts of God; (b) flood, fire, earthquake, pandemics, epidemics, or explosion; (c) war, invasion, hostilities (whether war is declared or not), terrorist threats or acts, riot, or other civil unrest; (d) government order, law, or actions; (e) embargoes or blockades in effect on or after the date of this Agreement; (f) national or regional emergency; (g) strikes, labor stoppages, or slowdowns, or other industrial disturbances; (h) telecommunication breakdowns, power outages or shortages, lack of warehouse or storage space, inadequate transportation services, or inability or delay in obtaining supplies of adequate or suitable materials; and (i) other similar events beyond the reasonable control of the Impacted Party. The Impacted Party shall give notice within ten (10) days of the Force Majeure Event to the other Party, stating the period of time the occurrence is expected to continue. The Impacted Party shall use diligent efforts to end the failure or delay and ensure the effects of such Force Majeure Event are minimized. The Impacted Party shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. In the event that the Impacted Party's failure or delay remains uncured for a period of fifteen (15) days following written notice given by it under this Section 23, the other Party may thereafter terminate this Agreement upon fifteen (15) days' written notice.

24. Publicity. Unless the a Party provides the other Party with written notice to the contrary or of any reasonable restrictions or requirements, such Party acknowledges and agrees that the other Party shall have the right to use such Party's name, likeness, and logos in any digital, online, and printed publicity or marketing materials prepared by the other Party and in presentations to current or prospective clients and others.

Appendix

Specific Qualifications & Experience

HydroCorp™ is a professional service organization that specializes in Cross Connection Control Programs. Cross Connection Control Program Management & Training is the main core and focus of our business. We are committed to providing water utilities and local communities with a cost-effective and professionally managed cross-connection control program in order to assist in protecting the public water supply.

- HydroCorp conducts over 110,000 Cross Connection Control Inspections ***annually***.
- HydroCorp tracks and manages over 135,000+ backflow prevention assemblies for our Municipal client base.
- Our highly trained staff works in an efficient manner in order to achieve maximum productivity and keep program costs affordable. We have a detailed **system** and **process** that each of our field inspectors follow in order to meet productivity and quality assurance goals.
- Our municipal inspection team is committed to providing outstanding customer service to the water users in each of the communities we serve. We teach and train customer service skills in addition to the technical skills since our team members act as representatives of the community that we service.
- Our municipal inspection team has attended training classes and received certification from the following recognized Cross Connection Control Programs: UF TREEO, UW-Madison, and USC – Foundation for Cross Connection Control and Hydraulic Research, American Backflow Prevention Association (ABPA), American Society for Sanitary Engineering (ASSE). HydroCorp recognizes the importance of Professional Development and Learning. We invest heavily in internal and external training with our team members to ensure that each Field Service and Administrative team member has the skills and abilities to meet the needs of our clients.
- We have a trained administrative staff to handle client needs, water user questions and answer telephone calls in a professional, timely, and courteous manner. Our administrative staff can answer most technical calls related to the cross-connection control program and have attended basic cross-connection control training classes.
- HydroCorp currently serves over 550 communities in Michigan, Wisconsin, Minnesota, Maryland, Delaware, Virginia, California, Idaho, Utah & Florida. We still have our first customer!
- HydroCorp and its' staff are active members in many water industry associations including: National Rural Water Association, State Rural Water Associations, National AWWA, State AWWA Groups, HydroCorp is committed to assisting these organizations by providing training classes, seminars, and assistance in the area of Cross Connection Control.
- Several Fortune 500 companies have relied on HydroCorp to provide Cross Connection Control Surveys, Program Management & Reporting to assist in meeting state/local regulations as well as internal company guidelines.

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Consideration of professional services agreement with MSA for bridge investigation, report and design services for an amount not to exceed $59,170.00. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Staff requested proposals from five qualified bridge engineers to inspect and prepare reports with recommendations to repair two structures. Two of the five did not prepare a proposal. The structures are located at Maple Road over the Goldendale Creek and Division Road over the Jefferson Creek. This work includes follow-up inspection, preparing a report, meeting with Village staff, and preparing drawings and specifications to complete the repair work. The anticipated schedule to complete the inspections and report is winter 2025-2026. The summary of the proposals to prepare a report for necessary repairs at the Maple Road structure (V66-041) is outlined below:

Firm	Hours	Amount
MSA	130	$19,495
TKDA	188	$31,801
Jewell	217	$31,900

For the Maple Road structure (V66-041), Staff requested additional hours for “If Authorized” work to prepare plans a specifications, where MSA budgeted 92 hours and TKDA budgeted 154 hours. In addition, given the unknown nature of the full extent of the "If Authorized Work", the consultant with Jewell provided labor rates of $205/hr Project Mngr and $140/hr for Staff Engr. For MSA, their additional 92 hours amount to an additional $13,660, and their total scope of work amounts to **$33,155**.

The summary of the proposals to prepare a report for necessary repairs at the Division Road structure (B-66-144) is outlined below:

Firm	Hours	Amount
MSA	129	$19,465
Jewell	184	$27,900
TKDA	217	$34,908

For the Division Road structure (B-66-144), Staff requested additional hours for “IF

Authorized” work to prepare plans a specifications, where MSA budgeted 44 hours and TKDA budgeted 172 hours. In addition, given the unknown nature of the full extent of the "If Authorized Work", the consultant with Jewell provided labor rates of $205/hr Project Mngr and $140/hr for Staff Engr. For the MSA, their additional 44 hours amount to an additional $6,550, and their total scope of work amounts to **$26,015.**

Once the reports are completed then Village staff will seek pricing from qualified contractors to complete the bridge repair work. This repair work is anticipated for spring-summer 2026.

ATTACHMENT:

1. Ex A - MSA Proposal for Germantown Maple Road Bridge and Division Road Bridge (1)

STAFF RECOMMENDATION:

Staff requests a positive recommendation to the Village Board.

ACTION BY COMMITTEE:

PROPOSAL TO PROVIDE BRIDGE ENGINEERING CONSULTANT SERVICES TO PREPARE SITE EVALUATION STUDIES FOR

Maple Road Bridge over Goldendale Creek (#2603)
Division Road Bridge over Jefferson Creek (#2603-A)

Prepared for:
Village of Germantown
October 24, 2025

MSA

1702 Pankratz Street
Madison, WI 53704
(608) 242-7779
www.msa-ps.com

October 24, 2025

Kevin R. Driscoll, Village Engineer
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Re: Proposal to Provide Bridge Engineering Consultant Services to Prepare Site Evaluation Studies for Maple Road Bridge over Goldendale Creek (#2603) and Division Road Bridge over Jefferson Creek (#2603-A)

Dear Kevin,

The Village of Germantown's initiative to assess and rehabilitate the Maple Road and Division Road bridges represents a vital investment in public safety and infrastructure reliability. The recent inspection findings and flood-related scour damage highlight the importance of timely action, and we are here to support the Village's commitment to advancing this work.

MSA Professional Services is pleased to submit our proposal for this effort. Our team recently designed replacement bridges for the townships of Jackson and Kewaskum, providing us with familiarity with local expectations and agency coordination practices. We also visited both Germantown bridge sites during the proposal stage—an effort that allows us to better understand field conditions, access limitations, and identify potential construction challenges. This early insight helps us tailor our recommendations and approach to the Village's specific needs.

Our bridge design team has delivered hundreds of similar projects for municipalities and counties across Wisconsin. We offer broad expertise in structural evaluation, hydraulic modeling, utility coordination, right-of-way planning, and public engagement. With in-house specialists in roadway design, environmental documentation, and hazardous materials, we are well-positioned to support the Village throughout the full lifecycle of this project, as well as future infrastructure improvements.

We appreciate your consideration and look forward to the opportunity to collaborate with the Village of Germantown on this important infrastructure initiative.

Sincerely,
MSA Professional Services, Inc.

Julia Zehner, PE
Project Manager
P: (608) 355-8878; E: jzehner@msa-ps.com

Leah Rhodes, PE
Bridge Team Leader | Sr. Structural Engineer
P: (608) 355-8945; E: lrhodes@msa-ps.com

Maple Road Bridge

Division Road Bridge

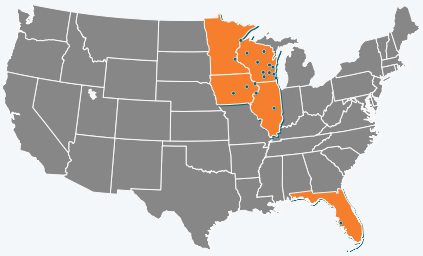
FIRM PROFILE

MSA Professional Services, Inc. (MSA) specializes in the sustainable development of communities. We achieve this by building honest, open relationships that go beyond the project to become a trusted source of expertise and support for immediate challenges and long-term goals. Big or small, we do whatever it takes to meet each need, working to make communities stronger in the process. **It's more than a project. It's a commitment.**

MSA's roots reach back to 1919. Our firm is over 500 employees strong, including engineers, architects, landscape architects, planners, funding experts, surveyors, GIS specialists, environmental scientists, and other specialists who serve clients nationally. MSA excels at helping clients identify grant and funding sources and then delivering high-quality, cost-effective solutions.

WE'RE PROUD TO BE 100%
EMPLOYEE-OWNED

500+ TEAM MEMBERS



18 OFFICE LOCATIONS

POSITIVELY IMPACTING
THE LIVES OF OTHERS SINCE 1919

44 INDUSTRY AWARDS EARNED SINCE 2017

$625+ MILLION
GRANTS & LOW-INTEREST LOANS
We've helped our clients secure to help offset the cost of infrastructure projects

WHAT SETS MSA APART?

MSA'S SPECIFIC EXPERTISE & ADVANTAGES

MSA's purpose is to positively impact the lives of others. To support your needs, we have assembled a group of engineers, technicians, and support staff, all with diverse backgrounds who have a track record of conducting successful projects together. Our team is highly experienced in managing and designing bridge replacement projects, inspecting highway structures, and overseeing a wide variety of structure rehabilitation efforts. Our philosophy is to be an extension of your staff, partnering in project delivery with available, qualified staff.

QA/QC

QA/QC is a top priority for our team. We recently completed an update to our corporate Quality Assurance Policy to integrate into each of our service lines. Each service has developed consistent Quality Control procedures specific to their areas of expertise, projects, and disciplines to provide quality deliverables. Ultimately, quality begins with each employee embracing the practices and methods that promote meeting client expectations and enhancing our reputation for quality, ethical work practices.

CLIENT EXPERIENCE

Below, you'll find the percentage of clients who say MSA met or exceeded their expectations based on the following categories.

98% ACCURACY

96% HELPFULNESS

98% RESPONSIVENESS

98% SCHEDULE

99% QUALITY

97% SCOPE & FEES

Julia Zehner, PE
PROJECT MANAGER

Julia will be the project manager and main point of contact for your projects. She will oversee the structural design and analysis of the rehabilitated structures. With ten years of engineering experience, primarily in Wisconsin bridge design, Julia has served as the structural engineer on numerous structure rehabilitation projects. She has also performed hydraulics and structure sizing for bridge and culvert design. Her structural design expertise includes single- and multi-span pre-stressed girder and concrete slab bridges, box culverts, retaining walls, and rehabilitated structures. She is proficient in Autodesk Civil 3D for drafting structure and roadway plans and has successfully managed multiple Wisconsin bridge projects in compliance with the WisDOT FDM and the WisDOT LRFD Bridge Manual.

Education
B.S., Civil Engineering, University of Wisconsin-Platteville

Registration
Professional Engineer, WI, MN, IA

Selected Project Experience
- Badger Road over Kewaskum Creek, Town of Kewaskum, Washington County, WI
- Townline Road over Tributary Milwaukee River, Town of Kewaskum, Washington County, WI
- STH 35 Bridge and Culvert Rehabilitations, Crawford County, WI
- STH 35 Bridge Rehabilitations, Vernon County, WI
- Cottage Grove Road over IH-39 Bridge Rehabilitation, Dane County, WI
- Hanson Road over IH-39 Bridge Rehabilitation, Dane County, WI
- STH 77 Bridge Rehabilitation, Sawyer County, WI
- STH 42 Bridge and Culvert Rehabilitations, Manitowoc County, WI
- Castle Mound Road over IH-94 Bridge Rehabilitation, Jackson County, WI
- STH 54 over IH-94 Bridge Rehabilitation, Jackson County, WI
- North Main Street over Trib. to Westfield Creek, Marquette County, WI
- 29th Drive over Austin Creek, Waushara County, WI
- CTH A over Deerskin River, Vilas County, WI
- CTH Q over Branch S. Branch Creek, Vernon County, WI

Leah Rhodes, PE
SR. STRUCTURAL ENGINEER
BRIDGE TEAM LEADER

Leah will provide senior leadership and mentoring to the structural design team. Leah leads our Bridge Design team at MSA. She provides project management and bridge design services for transportation projects involving the replacement and rehabilitation of bridges, road approach reconstruction and realignment, public involvement, construction staging, utility and agency coordination, and right-of-way plats. Her structural expertise includes the design and analysis of steel and prestressed concrete girder bridges, slab structures, retaining walls, and box culverts. She has extensive knowledge of and experience complying with the WisDOT design and PS&E process, and she frequently coordinates with the WisDOT Bureau of Structures. Leah also participates in the Bridge Technical Meetings hosted by BOS in order to stay current on upcoming changes in the industry. She has excellent communication skills and has successfully managed WisDOT projects to meet milestones and provide quality deliverables.

Education
M.S., Structural Engineering, Washington University in St. Louis
B.S., Civil Engineering, Washington University in St. Louis

Registration
Professional Engineer, WI, MN, IA, MI

Selected Project Experience
- Badger Road over Kewaskum Creek, Town of Kewaskum, Washington County, WI
- Townline Road over Tributary Milwaukee River, Town of Kewaskum, Washington County, WI
- Cedar Creek Road over Cedar Creek, Town of Jackson, Washington County, WI
- CTH M over Milwaukee River, Washington County, WI
- CTH P over Warner Creek, Vernon County, WI
- Cornell Lane over Branch Coon Creek, Vernon County, WI
- Dodson Hollow Road over Dodson Hollow Creek, Vernon County, WI
- CTH H over Gault Hollow Creek Bridge, Richland County, WI
- CTH D over Pecatonica River, Lafayette County, WI
- Polzin Road Bridge, Rock County, WI
- CTH T over Spring Valley Creek, Town of Kickapoo, Vernon County, WI
- Fish School Road over Branch Knapp Creek, Richland County, WI

Joey Hoeser, EIT
STRUCTURAL ENGINEER

Joey has more than four years of engineering experience, including bridge design on WisDOT and MnDOT projects and bridge and culvert inspection. Joey's structure inspection experience includes Routine Inspections for the City of Ripon, Ashland County, Bayfield County, Buffalo County, Douglas County and Sauk County. Joey has also performed Timber Non-Destructive Testing inspections for WisDOT. Joey is a certified Team Leader in Wisconsin.

Joey has completed the FHWA training for the Safety Inspection of In-Service Bridges. He has completed the most recent WisDOT DTSD NHI Bridge Inspection Refresher Training and WisDOT DTSD Specifications for the National Bridge Inventory (SNBI) training for 2024.

Education
B.S., Civil Engineering, University of Wisconsin-Madison

Registration
Engineer in Training, WI
Certified Bridge Inspector, WI

Selected Project Experience
- Drogseth Road Bridge, La Crosse County, WI
- CTH M, Fleming Creek Bridge, La Crosse County, WI
- Promen Drive Bridge Replacement, Fond du Lac, WI
- CTH BB Bridge over Koshkonong Creek Replacement, Dane County, WI
- CTH GG over McCarthy Creek, Ashland, WI
- CTH O over Spirit R, Bridge Design, Lincoln County, WI
- CTH TT Bridge over Maunesha River Replacement, Dane County, WI
- Diamond Hill Rd Bridge Design, Freedom Township,WI
- Twin Bridge Road Bridge Design, Lafayette County, WI
- Chesak Road over Br Scotch Creek, Marathon County, WI
- STH 108 Bridge Rehabilitation, Jackson County, WI
- CTH P over Warner Creek, Vernon County, WI
- Cornell Lane over Branch Coon Creek, Vernon County, WI
- Dodson Hollow Road over Dodson Hollow Creek, Vernon County, WI
- Columbus Street, Marathon County, WI
- CTH P Buffalo County, WI
- STH 23 over Shannahan Valley Creek and over Honey Creek, Sauk County, WI

Ron Rabska
STRUCTURAL CADD TECHNICIAN

Ron has been the lead bridge CAD technician at MSA for 39 years and has produced over 600 structural plan sets meeting WisDOT standards. These plans encompass replacement and rehabilitation bridge projects, box culverts, box culvert extensions, timber slabs, concrete slabs, prestressed concrete, structural steel, and numerous retaining walls and sign bridges

Education
A.S., Structural Technology, District One Technical Institute

Selected Project Experience
- Badger Road over Kewaskum Creek, Town of Kewaskum, Washington County, WI
- Townline Road over Tributary Milwaukee River, Town of Kewaskum, Washington County, WI
- Cedar Creek Road over Cedar Creek, Town of Jackson, Washington County, WI
- CTH M over Milwaukee River, Washington County, WI
- Polzin Road over Marsh Creek, Rock County, WI
- Freedom Road Bridge over Seeley Creek, Sauk County WI
- CTH X Bridge over Sheboygan River, Manitowoc County, WI
- Dolphin Road Bridge over Mill Creek, Monroe County, WI
- CTH XX Bridge over Halfway Creek, La Crosse County, WI
- CTH B Bridge over Bostwick Creek, La Crosse County, WI
- CTH M Bridge over Mormon Creek, La Crosse County, WI
- CTH T Bridge over Spring Valley Creek, Vernon County, WI
- Brewery Hollow Road Bridge over Postoi Branch, Grant County, WI
- Mill Street Bridge over White River, Walworth County, WI
- Sheridan Springs Road over White River, Town of Lyons, Walworth County, WI
- Milwaukee Street Bridge over West Branch Starkweather Creek, Madison, WI
- Main Street Bridge over Beaver Creek, Sparta, WI
- Meridian Avenue over East Fork Popple River, Clark County, WI
- South Hutchinson Road over Soft Maple Creek, Rusk County, WI
- CTH AB over Yahara River, Dane County, WI
- CTH M over S Crossing Little Eau Pleine River, Marathon County, WI
- Hatton Road Hatton Creek Bridge, Waupaca County, WI
- Shadow Road Crystal River Bridge, Waupaca County, WI

BADGER ROAD BRIDGE

TOWN OF KEWASKUM, WI

This project consists of replacing the structurally deficient steel deck girder bridge carrying Badger Road over Kewaskum Creek and necessary roadway approach work. The Bureau of Structures (BOS) Standard Bridge Design Tool was utilized in the design and plan preparation for the new bridge. This project was considered a spot improvement and Badger Road was closed to thru traffic for the duration of construction.

The existing Badger Road bridge was a single span steel deck girder bridge built in 1930. The structure had a 20 Ton load posting and was narrow with substandard open metal railing that did not meet current crash standards. The existing structure had been widened at one point with the outer 4 feet of deck and exterior girders considered additions to the original construction. The steel form at the widened portion and all of the beams were rusted with section loss.

The structure design work involved sizing a new bridge within the parameters required by the Standard Bridge Design Tool. MSA sized a new 32-foot span concrete flat slab bridge with a 10 degree skew to match the skew of the channel downstream of the bridge. A type A5 sill abutment with wings angled at 45 degrees is the only abutment type provided with the use of the Standard Bridge Design Tool. This abutment type was a good fit for the site and the bridge utilized 6-foot high abutments supported on HP 10x42 piling driven into the underlying dolomite bedrock.

The project reconstruction limits extended for a total project length of 300 feet and consisted of two 11-foot paved travel lanes, paved shoulders, and beam guard. Three-foot paved shoulders within the project limits were included to accommodate bicycle traffic. The vertical profile was adjusted slightly to improve drainage over the bridge and to increase the design speed of Badger Road from 25 MPH to 45 MPH, which exceeds the minimum required design speed of 40 MPH for the posted speed limit. The new structure improved the navigational clearance underneath the bridge.

Reference: Scott Wollner, Town Chairman, (262) 483-6720, townkewaskum@gmail.com

CTH M OVER THE MILWAUKEE RIVER

WASHINGTON COUNTY, WI

This Local Bridge Program project consisted of replacing a structurally deficient, three-span steel deck girder bridge over the Milwaukee River and necessary roadway approach work. The existing bridge was built in 1952 and required replacement due to the existing deterioration on the deck, moderate to heavy corrosion on the steel girders, and scouring along the abutments.

MSA designed a three-span concrete haunched slab bridge with abutments and piers at a 20-degree skew to match the existing piers and alignment of the river. The project is within proximity of a Section 4(f) resource, with minor impacts to the property. This project highlights our experience with structures over the Milwaukee River. Construction was completed in the spring of 2020.

Reference: Scott M. Schmidt, Chief Public Works Officer, (262) 335-4435, webhwy@washcowisco.gov

USH 12, CNW RR BRIDGE

ST. CROIX COUNTY, WI

This project will replace the concrete bridge deck of a 183.6-foot long three-span prestressed concrete girder bridge. USH 12 carries a mix of local, regional, agricultural, and tourism traffic and also serves as an alternate route for IH 94. The design includes details for traffic to be detoured during construction. Additional structure improvements include **concrete repairs and fiber wrapping on several deteriorated concrete beams,** replacement of the steel bearings, replacement of the expansion joints, concrete surface repairs at the abutments and girders, replacement of the southwest wingwall top, and replacement of the concrete pavement approach slabs and beam guard transitions.

REGION WIDE BRIDGE MAINTENANCE, WIS 73, WIS 64, WIS 32/55

WOOD, LINCOLN, & FOREST COUNTIES, WI

This project was a maintenance project for three unique structures: A historic arch bridge over the Prairie River requiring retaining wall and foundation repairs, a steel girder bridge over the Wisconsin River requiring a large expansion joint assembly replacement, and a joint replacement over pre-stressed girder bridge over the Canadian National Railroad. **The historic arch bridge over the Prairie River was experiencing scour around the pier foundations and required remediation to prevent further streambed erosion.**

Maple Road Bridge

Division Road Bridge

PROJECT UNDERSTANDING & APPROACH

The Village of Germantown is planning to rehabilitate and extend the service life of two bridges. The first structure is a concrete channel beam bridge that carries Maple Road over Goldendale Creek. The western exterior beam of this structure is exhibiting notable deterioration, including spalled concrete and exposed, rusted rebar. The second structure is a precast concrete arch bridge supported on shallow spread footings, carrying Division Road over Jefferson Creek. Recent flooding has caused streambed scour around the Division Road bridge, and stabilization of the scour-critical shallow foundations is recommended to help maintain the safety and functionality of this important route.

TASK 1 – DATA COLLECTION

We will begin by reviewing available plans and inspection reports for the Maple Road and Division Road structures. This task is already underway, and we have familiarized ourselves with each structure and its unique challenges. In addition to the information provided in the RFP, we have accessed plans and past inspection reports from WisDOT's HSI database for the Division Road bridge (Structure No. B-66-144). The Maple Road bridge has limited documentation available, as it was recently inspected for the first time under the small structure program (6-foot to 20-foot span) and assigned Structure No. V-66-41.

TASK 2 – FIELD VERIFICATION

MSA's Bridge Department includes experienced designers, technicians, and WisDOT-certified bridge inspectors. While formal bridge inspections are not included in the scope of this project, a certified inspector will conduct site visits to assess the condition of each structure and collect the necessary data and measurements for the Site Evaluation Study. Their combined expertise in bridge inspection and structural design supports the identification of potential issues and the development of practical recommendations. For the Division Road bridge, a surveyor will accompany the inspector to collect streambed scour data. Due to the timing of the site visit in December, ice conditions may limit data collection. If necessary, an additional site visit may be proposed for the spring. Any such visit would be considered outside the current scope of services and subject to separate authorization.

TASK 3 – SITE EVALUATION STUDY

Following the site visits, we will prepare a Site Evaluation Study summarizing our observations and providing recommendations for each structure. As outlined in the RFP, the study will include:

- Executive Summary
- Background
- Analysis
- Fiscal Impacts
- Conclusions and Recommendations

We will develop up to three repair alternatives for each structure, presenting the advantages and disadvantages of each in terms of cost, anticipated repair effectiveness, and potential service life extension. Our recommended alternative will be informed by site conditions, our experience with bridge rehabilitation, and our understanding of the Village's goals and priorities. This task includes up to two virtual meetings per structure with Village staff to review the findings and discuss next steps. If the two bridge sites are awarded to a single consultant, it is assumed that the meetings for each structure would be combined.

With no plans available for the Maple Road bridge, the rebar size and spacing within the concrete channel beams is unknown, and load rating calculations cannot be performed. The proposed repair alternatives will be conceptual in nature and will not include structural design calculations at this phase. If a replacement beam or other structural support system is selected as the preferred alternative, structural calculations will be performed for any new structural elements under Task 5.

TASK 4 – REPAIR PACKAGE FOR QUOTATIONS

Upon selection of a preferred repair alternative, MSA will prepare a repair package with sufficient detail to support contractor preparation of preliminary quotations. The package is expected to include general concepts and estimated quantities. Detailed plans and specifications are not included in this phase.

TASK 5 – REPAIR PLANS AND SPECIFICATIONS

If authorized, this task includes the preparation of final repair plans and specifications for construction. Bid items and specifications will reference the Wisconsin Department of Transportation Standard Specifications for Highway and Structure Construction. The repair concepts will address the primary deterioration issues identified in the RFP: the western beam deterioration on the Maple Road bridge and streambed scour at the Division Road bridge. Additional repair needs identified during the site evaluation will be summarized in the Site Evaluation Study. Preparation of plans and specifications for any additional repair items is not included in the current scope but may be provided upon request and authorization.

The fees associated with Task 5 assume that a steel support beam or new concrete channel beam will be designed as the preferred solution. If the preferred solution does not require a structural design, the design fees for this task will be less than those presented in this proposal. Task 5 services will be provided on a time and materials basis due to the unknown nature of the preferred solution.

OTHER SERVICES

The following services are not included in the scope of work or fee summary but may be provided upon request on a time-and-materials basis:

- Topographic or utility survey
- Utility coordination
- Coordination with DNR or other regulatory agencies
- Permitting
- Right-of-way exhibits
- Traffic control plans
- Load rating calculations
- Public involvement meetings
- Hazardous materials investigation (including asbestos)
- Bidding services
- Construction-phase services (e.g., oversight, shop drawing review)

PROJECT SCHEDULE

MILESTONE	COMPLETION
Contract Awarded	November 17, 2025
Kick-Off Meeting	December 5, 2025
Data Collection	December 23, 2025
Field Verification	December 23, 2025
Site Evaluation Study	January 30, 2026
Repair Package for Quotations	March 27, 2026
Repair Plans and Specifications	April 30, 2026

Maple Road Bridge

Division Road Bridge

MAPLE ROAD BRIDGE (V-66-041)

TASK	TASK DESCRIPTION	HOURS	COSTS
1	Data Collection	5	$820
2	Site Investigation	9	$1,375
3	Letter Report with Repair Recommendations (Draft and Final with Cost Estimates)	82	$12,290
4	Prepare Package to Generate Quotations for Repair Work	34	$5,010
5	If Authorized, Preparation of Plans and Specifications to Complete Repair	92	$13,660
		TOTAL	**$33,155**

DIVISION ROAD BRIDGE (B-66-144)

TASK	TASK DESCRIPTION	HOURS	COSTS
1	Data Collection	5	$820
2	Site Investigation	14	$2,165
3	Letter Report with Repair Recommendations (Draft and Final with Cost Estimates)	82	$12,290
4	Prepare Package to Generate Quotations for Repair Work	28	$4,190
5	If Authorized, Preparation of Plans and Specifications to Complete Repair	44	$6,550
		TOTAL	**$26,015**

The fees noted above assume that the structures may be awarded to more than one consultant. If MSA is selected for both structures, Task 2 can be reduced by 3 hours ($465) per structure and Task 3 can be reduced by 10 hours ($1,550) per structure.

Maple Road Bridge

Division Road Bridge

BUSINESS OF THE PUBLIC SAFETY COMMITTEE
GERMANTOWN, WI

MEETING DATE: December 1, 2025

AGENDA ITEM: Action

ITEM TITLE: 2026 Squad Purchase

SUBMITTED BY: Chief Patrick Merten

SUMMARY EXPLANATION:

With the order window for the 2026 Ford Utility AWD closing on December 31, 2025, I am requesting authorization to order five (5) 2026 Police Interceptor Utility AWD squad cars, as approved in the 2026 budget. This purchase will be funded through Account 40541000-592200 (Capital – Police Administration) in the amount of $240,500.00.

These five vehicles will replace existing squad cars that have exceeded 100,000 miles, several of which are experiencing mechanical issues. The units scheduled for replacement include:

- 2013 Chevy 109,663 miles
- 2016 Ford 137,000 miles
- 2020 Ford 120,799 miles
- 2020 Ford 120,000 miles
- 2021 Ford 113,491 miles

The purchase of these vehicles will support our ongoing fleet rotation plan, ensuring continued stability, efficiency, and operational reliability within the Police Department.

ATTACHMENT: ORDINANCE___ RESOLUTION_____ OTHER___X___

RECOMMENDATION:

A motion to recommend approval to proceed with the purchase of five (5) 2026 Ford Utility AWD squad cars.

Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Germantown Police Department

Prepared For: Chief Pat Merten

262-253-7788

pmerten@germantownpolicewi.gov

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD

Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Quote Worksheet

		MSRP
Base Price		$48,550.00
Dest Charge		$1,695.00
Total Options		$5,095.00
	Subtotal	**$55,340.00**
	Subtotal Pre-Tax Adjustments	**$0.00**
Less Customer Discount		($7,051.00)
	Subtotal Discount	**($7,051.00)**
Trade-In		$0.00
	Subtotal Trade-In	**$0.00**
	Taxable Price	**$48,289.00**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$48,289.00**

Comments:

2026 Ford Interceptor Utility with Aluminum Wheels to the specifications as detailed. Registration fees are not included. Due to current market, lead time can not be guaranteed.

1-Dark Blue-LK
1-Carbonized Gray-M7

Dealer Signature / Date

Customer Signature / Date

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Data Version: 26712. Data Updated: Oct 12, 2025 6:48:00 PM PDT.

Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Standard Equipment

Mechanical

Engine: 3.3L V6 Direct-Injection Hybrid System -inc: 136-MPH top speed (STD)

Transmission: 10-Speed Automatic (STD)

3.73 Axle Ratio (STD)

50-State Emissions System

Transmission w/Driver Selectable Mode and Oil Cooler

Automatic Full-Time All-Wheel

Engine Oil Cooler

92-Amp/Hr 850CCA Maintenance-Free Battery

Hybrid Electric Motor 220 Amp Alternator

Class III Towing Equipment -inc: Hitch

Trailer Wiring Harness

Police/Fire

6840# Gvwr 1500# Maximum Payload

Gas-Pressurized Shock Absorbers

Front And Rear Anti-Roll Bars

Electric Power-Assist Steering

19 Gal. Fuel Tank

Dual Stainless Steel Exhaust

Permanent Locking Hubs

Strut Front Suspension w/Coil Springs

Multi-Link Rear Suspension w/Coil Springs

Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Lithium Ion (li-Ion) Traction Battery 1.5 kWh Capacity

Exterior

Wheels w/Hub Covers

Wheels: 18" x 8" 5-Spoke Painted Black Steel -inc: polished stainless steel hub cover and center caps

Tires: 255/60R18 AS BSW

Steel Spare Wheel

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Exterior

Full-Size Spare Tire Mounted Inside Under Cargo

Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent and 1 Tow Hook

Body-Colored Rear Bumper w/Black Rub Strip/Fascia Accent

Body-Colored Bodyside Cladding and Black Wheel Well Trim

Black Side Windows Trim and Black Front Windshield Trim

Black Door Handles

Black Power Side Mirrors w/Convex Spotter and Manual Folding

Fixed Rear Window w/Wiper, Heated Wiper Park and Defroster

Deep Tinted Glass

Speed Sensitive Variable Intermittent Wipers

Galvanized Steel/Aluminum Panels

Lip Spoiler

Black Grille

Liftgate Rear Cargo Access

Tailgate/Rear Door Lock Included w/Power Door Locks

Auto On/Off Projector Beam Led Low/High Beam Headlamps

LED Brakelights

Entertainment

Radio w/Seek-Scan, Clock, Speed Compensated Volume Control and External Memory Control

Radio: AM/FM/MP3 Capable -inc: 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem, Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts, Device enables optional telematics services through Ford or authorized providers via paid subscription, Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673)

SYNC Phoenix Communication & Entertainment System -inc: hands-free voice command support compatible w/most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack

4 Speakers

Integrated Roof Antenna

Wireless Phone Connectivity

1 LCD Monitor In The Front

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Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Interior

Driver Seat

Passenger Seat

35-30-35 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Engine Hour Meter, Traction Battery Level, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

Selective Service Internet Access

Compass

Remote Keyless Entry

Remote Releases -Inc: Power Cargo Access

Cruise Control w/Steering Wheel Controls

Dual Zone Front Automatic Air Conditioning

Rear HVAC

HVAC -inc: Underseat Ducts

Locking Glove Box

Driver Foot Rest

Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), passenger 8-way power track w/2-way power recline and 2 -way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks

Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Metal-Look Interior Accents

Full Cloth Headliner

Urethane Gear Shifter Material

Day-Night Rearview Mirror

Driver And Passenger Visor Vanity Mirrors

Mini Overhead Console w/Storage and 2 12V DC Power Outlets

Front And Rear Map Lights

Fade-To-Off Interior Lighting

Full Vinyl/Rubber Floor Covering

Carpet Floor Trim

Cargo Features -inc: Cargo Tray/Organizer

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Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Interior

Cargo Space Lights

Smart Device Remote Engine Start

Fleet Telematics Modem Tracker System

Smart Device Integration

Dashboard Storage, Driver And Passenger Door Bins

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks

Driver Information Center

Redundant Digital Speedometer

Trip Computer

Digital/Analog Appearance

Seats w/Vinyl Back Material

Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints

Perimeter Alarm

2 12V DC Power Outlets

Air Filtration

Safety-Mechanical

Electronic Stability Control (ESC) And Roll Stability Control (RSC)

ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Emergency Sos Capability

Reverse Sensing System Rear Parking Sensors

BLIS (Blind Spot Information System) Blind Spot

Pre-Collision Assist with Pedestrian Detection

Rear Cross-Traffic Braking

Collision Mitigation-Front

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Safety-Interior

Tire Specific Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags

Curtain 1st And 2nd Row Airbags

Airbag Occupancy Sensor

Passenger Knee Airbag

Rear Child Safety Locks

Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners

Back-Up Camera w/Washer

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 100,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Hybrid/Electric Components Years: 8
Hybrid/Electric Components Miles/km: 100,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
K8A	2026 Ford Police Interceptor Utility AWD	$48,550.00

COLORS

CODE	DESCRIPTION
LK	Dark Blue

ENGINE

CODE	DESCRIPTION	MSRP
99C	Engine: 3.0L V6 EcoBoost -inc: 148-MPH top speed, Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank w/21.4-gallon tank, 3.31 Axle Ratio	$2,850.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
44U	Transmission: 10-Speed Automatic (44U)	$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
500A	Order Code 500A	$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
___	3.31 Axle Ratio	Inc.

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
LK	Dark Blue	$0.00

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

SEAT TYPE

CODE	DESCRIPTION	MSRP
9W	Charcoal Black, Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, driver 6 -way power track (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), passenger 8-way power track w/2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks	$0.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
153	Front License Plate Bracket	$0.00
21L	Front Warning Auxiliary LED Lights -inc: driver side - red/passenger side - blue	$580.00
59E	Keyed Alike - 1435x	$50.00
64E	Wheels: 18" Painted Aluminum -inc: 18" conventional (Police) black steel spare wheel	$475.00
66A	Front Headlamp Lighting Solution -inc: LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue), Wiring and LED lights included (in headlamps only; grille lights not included), Controller not included, Grille LED Lights, Siren & Speaker Pre-Wiring	$900.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
18D	Global Lock/Unlock Feature -inc: Door-panel switches will lock/unlock all doors and rear liftgate, Eliminates the 45-second liftgate lock release + paitro timer, Overhead liftgate button and blue liftgate release button on key fob will not have any function when pressed w/this option	$0.00
60R	Noise Suppression Bonds (Ground Straps)	$100.00
68G	Rear-Door Controls Inoperable -inc: Locks, handles and windows, Can manually remove window or door disable plate w/special tool, Locks/windows operable from driver's door switches	$80.00
85R	Rear Console Plate -inc: Contours through 2nd row; channel for wiring	$60.00
	Options Total	**$5,095.00**

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Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	$48,550.00
Total Options	$5,095.00
Vehicle Subtotal	$53,645.00
Destination Charge	$1,695.00
Grand Total	**$55,340.00**

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Germantown Police Department

Prepared For: Chief Pat Merten

262-253-7788

pmerten@germantownpolicewi.gov

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD

Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Quote Worksheet

		MSRP
Base Price		$48,550.00
Dest Charge		$1,695.00
Total Options		$4,760.00
	Subtotal	**$55,005.00**
	Subtotal Pre-Tax Adjustments	**$0.00**
Less Customer Discount		($7,031.00)
	Subtotal Discount	**($7,031.00)**
Trade-In		$0.00
	Subtotal Trade-In	**$0.00**
	Taxable Price	**$47,974.00**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$47,974.00**

Comments:

MARKED 2026 Ford Interceptor Utility to the specifications as detailed. Registration fees are not included. Due to current market, lead time can not be guaranteed.

Dealer Signature / Date

Customer Signature / Date

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Standard Equipment

Mechanical

Engine: 3.3L V6 Direct-Injection Hybrid System -inc: 136-MPH top speed (STD)

Transmission: 10-Speed Automatic (STD)

3.73 Axle Ratio (STD)

50-State Emissions System

Transmission w/Driver Selectable Mode and Oil Cooler

Automatic Full-Time All-Wheel

Engine Oil Cooler

92-Amp/Hr 850CCA Maintenance-Free Battery

Hybrid Electric Motor 220 Amp Alternator

Class III Towing Equipment -inc: Hitch

Trailer Wiring Harness

Police/Fire

6840# Gvwr 1500# Maximum Payload

Gas-Pressurized Shock Absorbers

Front And Rear Anti-Roll Bars

Electric Power-Assist Steering

19 Gal. Fuel Tank

Dual Stainless Steel Exhaust

Permanent Locking Hubs

Strut Front Suspension w/Coil Springs

Multi-Link Rear Suspension w/Coil Springs

Regenerative 4-Wheel Disc Brakes w/4-Wheel ABS, Front And Rear Vented Discs, Brake Assist and Hill Hold Control

Lithium Ion (li-Ion) Traction Battery 1.5 kWh Capacity

Exterior

Wheels w/Hub Covers

Wheels: 18" x 8" 5-Spoke Painted Black Steel -inc: polished stainless steel hub cover and center caps

Tires: 255/60R18 AS BSW

Steel Spare Wheel

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Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Exterior

Full-Size Spare Tire Mounted Inside Under Cargo

Body-Colored Front Bumper w/Black Rub Strip/Fascia Accent and 1 Tow Hook

Body-Colored Rear Bumper w/Black Rub Strip/Fascia Accent

Body-Colored Bodyside Cladding and Black Wheel Well Trim

Black Side Windows Trim and Black Front Windshield Trim

Black Door Handles

Black Power Side Mirrors w/Convex Spotter and Manual Folding

Fixed Rear Window w/Wiper, Heated Wiper Park and Defroster

Deep Tinted Glass

Speed Sensitive Variable Intermittent Wipers

Galvanized Steel/Aluminum Panels

Lip Spoiler

Black Grille

Liftgate Rear Cargo Access

Tailgate/Rear Door Lock Included w/Power Door Locks

Auto On/Off Projector Beam Led Low/High Beam Headlamps

LED Brakelights

Entertainment

Radio w/Seek-Scan, Clock, Speed Compensated Volume Control and External Memory Control

Radio: AM/FM/MP3 Capable -inc: 100 watt siren/speaker prep kit, clock, 4 speakers, 1 USB port, 8" color LCD screen center-stack smart display, supports Android Auto and Apple CarPlay and fleet telematics modem, Allows data to be provided to support Ford Pro telematics and data services via optional subscription, including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts, Device enables optional telematics services through Ford or authorized providers via paid subscription, Subscribe at https://fordpro.com/en-us/telematics/ or call 1-833-811-FORD (3673)

SYNC Phoenix Communication & Entertainment System -inc: hands-free voice command support compatible w/most Bluetooth connected mobile devices, 911 Assist, VHR, SYNC Services, AppLink, Bluetooth, steering wheel controls, USB port and auxiliary input jack

4 Speakers

Integrated Roof Antenna

Wireless Phone Connectivity

1 LCD Monitor In The Front

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Data Version: 26712. Data Updated: Oct 12, 2025 6:48:00 PM PDT.

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Interior

Driver Seat

Passenger Seat

35-30-35 Folding Split-Bench Front Facing Fold Forward Seatback Rear Seat

Manual Tilt/Telescoping Steering Column

Gauges -inc: Speedometer, Odometer, Engine Coolant Temp, Tachometer, Engine Hour Meter, Traction Battery Level, Trip Odometer and Trip Computer

Power Rear Windows and Fixed 3rd Row Windows

Selective Service Internet Access

Compass

Remote Keyless Entry

Remote Releases -Inc: Power Cargo Access

Cruise Control w/Steering Wheel Controls

Dual Zone Front Automatic Air Conditioning

Rear HVAC

HVAC -inc: Underseat Ducts

Locking Glove Box

Driver Foot Rest

Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, driver 6-way power track (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), passenger 8-way power track w/2-way power recline and 2 -way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks

Interior Trim -inc: Metal-Look Instrument Panel Insert, Metal-Look Door Panel Insert and Metal-Look Interior Accents

Full Cloth Headliner

Urethane Gear Shifter Material

Day-Night Rearview Mirror

Driver And Passenger Visor Vanity Mirrors

Mini Overhead Console w/Storage and 2 12V DC Power Outlets

Front And Rear Map Lights

Fade-To-Off Interior Lighting

Full Vinyl/Rubber Floor Covering

Carpet Floor Trim

Cargo Features -inc: Cargo Tray/Organizer

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Data Version: 26712. Data Updated: Oct 12, 2025 6:48:00 PM PDT.

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Interior

Cargo Space Lights

Smart Device Remote Engine Start

Fleet Telematics Modem Tracker System

Smart Device Integration

Dashboard Storage, Driver And Passenger Door Bins

Power 1st Row Windows w/Driver And Passenger 1-Touch Up/Down

Delayed Accessory Power

Power Door Locks

Driver Information Center

Redundant Digital Speedometer

Trip Computer

Digital/Analog Appearance

Seats w/Vinyl Back Material

Manual Adjustable Front Head Restraints and Manual Adjustable Rear Head Restraints

Perimeter Alarm

2 12V DC Power Outlets

Air Filtration

Safety-Mechanical

Electronic Stability Control (ESC) And Roll Stability Control (RSC)

ABS And Driveline Traction Control

Safety-Exterior

Side Impact Beams

Safety-Interior

Dual Stage Driver And Passenger Seat-Mounted Side Airbags

Emergency Sos Capability

Reverse Sensing System Rear Parking Sensors

BLIS (Blind Spot Information System) Blind Spot

Pre-Collision Assist with Pedestrian Detection

Rear Cross-Traffic Braking

Collision Mitigation-Front

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Data Version: 26712. Data Updated: Oct 12, 2025 6:48:00 PM PDT.

Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Safety-Interior

Tire Specific Low Tire Pressure Warning

Dual Stage Driver And Passenger Front Airbags

Curtain 1st And 2nd Row Airbags

Airbag Occupancy Sensor

Passenger Knee Airbag

Rear Child Safety Locks

Outboard Front Lap And Shoulder Safety Belts -inc: Rear Center 3 Point, Height Adjusters and Pretensioners

Back-Up Camera w/Washer

WARRANTY

Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 100,000
Corrosion Years: 5
Corrosion Miles/km: Unlimited
Hybrid/Electric Components Years: 8
Hybrid/Electric Components Miles/km: 100,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000

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Ewald Automotive Group

Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Selected Model and Options

MODEL

CODE	MODEL	MSRP
K8A	2026 Ford Police Interceptor Utility AWD	$48,550.00

COLORS

CODE	DESCRIPTION
UM	Agate Black

ENGINE

CODE	DESCRIPTION	MSRP
99C	Engine: 3.0L V6 EcoBoost -inc: 148-MPH top speed, Deletes regenerative braking and lithium-ion battery pack; adds 250-amp alternator and replaces 19-gallon tank w/21.4-gallon tank, 3.31 Axle Ratio	$2,850.00

TRANSMISSION

CODE	DESCRIPTION	MSRP
44U	Transmission: 10-Speed Automatic (44U)	$0.00

OPTION PACKAGE

CODE	DESCRIPTION	MSRP
500A	Order Code 500A	$0.00

AXLE RATIO

CODE	DESCRIPTION	MSRP
___	3.31 Axle Ratio	Inc.

PRIMARY PAINT

CODE	DESCRIPTION	MSRP
UM	Agate Black	$0.00

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

SEAT TYPE

CODE	DESCRIPTION	MSRP
9W	Charcoal Black, Unique HD Cloth Front Bucket Seats w/Vinyl Rear -inc: reduced bolsters, driver 6 -way power track (fore/aft, up/down, tilt w/manual recline, 2-way power lumbar), passenger 8-way power track w/2-way power recline and 2-way power lumbar and built-in steel intrusion plates in both driver/passenger seatbacks	$0.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	MSRP
153	Front License Plate Bracket	$0.00
21L	Front Warning Auxiliary LED Lights -inc: driver side - red/passenger side - blue	$580.00
51P	Driver Only Spot Lamp Prep Kit -inc: Does not include spot lamp housing and bulb	$140.00
59E	Keyed Alike - 1435x	$50.00
66A	Front Headlamp Lighting Solution -inc: LED low beam/high beam headlamp, wig-wag function and (2) red/blue/white LED side warning lights in each headlamp (factory configured: driver's side white/red/passenger side white/blue), Wiring and LED lights included (in headlamps only; grille lights not included), Controller not included, Grille LED Lights, Siren & Speaker Pre-Wiring	$900.00

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	MSRP
18D	Global Lock/Unlock Feature -inc: Door-panel switches will lock/unlock all doors and rear liftgate, Eliminates the 45-second liftgate lock release + paitro timer, Overhead liftgate button and blue liftgate release button on key fob will not have any function when pressed w/this option	$0.00
60R	Noise Suppression Bonds (Ground Straps)	$100.00
68G	Rear-Door Controls Inoperable -inc: Locks, handles and windows, Can manually remove window or door disable plate w/special tool, Locks/windows operable from driver's door switches	$80.00
85R	Rear Console Plate -inc: Contours through 2nd row; channel for wiring	$60.00
	Options Total	**$4,760.00**

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Ewald Automotive Group
Chrissy Gensch | 262-673-9400 | chrissy.gensch@ewaldauto.com

Vehicle: [Fleet] 2026 Ford Police Interceptor Utility (K8A) AWD (✓ Complete)

Price Summary

PRICE SUMMARY

	MSRP
Base Price	$48,550.00
Total Options	$4,760.00
Vehicle Subtotal	$53,310.00
Destination Charge	$1,695.00
Grand Total	**$55,005.00**

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BUSINESS OF THE PUBLIC SAFETY COMMITTEE
GERMANTOWN, WI

MEETING DATE: December 1, 2025

AGENDA ITEM: Action

ITEM TITLE: Lateral Transfer Side Agreement Update

SUBMITTED BY: Chief Patrick Merten

SUMMARY EXPLANATION:

The Lateral Transfer Side Agreement approved in 2021 allowed the Chief of Police to grant up to 16 days of vacation to incoming officers with seven or more years of prior law enforcement experience. However, the 2021 agreement did not clearly state whether a lateral transfer officer would begin accruing vacation at the zero-year level or at a level consistent with their actual years of prior service.

The updated Side Letter resolves this ambiguity by explicitly authorizing the Chief of Police to place a lateral transfer candidate appropriately on both the wage scale and the vacation accrual schedule, based on their verified prior law enforcement experience.

Attracting and retaining highly qualified and experienced lateral transfer officers is essential to maintaining an effective and professional police department. Clarifying how wage scale placement and vacation accrual are determined promotes fairness, competitiveness, and supports long-term retention efforts.

Under this updated agreement, an incoming lateral transfer officer with eight years of prior law enforcement experience will begin accruing vacation at the eight-year level rather than starting from zero.

ATTACHMENT: ORDINANCE___ RESOLUTION_____ OTHER___X_____

RECOMMENDATION:

A motion to recommend approval of the updated verbiage in the Lateral Transfer Side Agreement and authorize its attachment to the current Germantown Professional Police Association (GPPA) contract.

Side Letter of Agreement Between
The Village of Germantown and
Germantown Professional Police Association
December ____, 2025

This Side Letter of Agreement (hereinafter “the Agreement”) is entered into by and between the Village of Germantown (hereinafter “the Village”) and the Germantown Professional Police Association (hereinafter “GPPA”) related to LATERAL TRANSFERS.

WHEREAS, the Village and GPPA are parties to a collective bargaining agreement; and

WHEREAS, the Village and GPPA agree and realize that it is in both parties’ interest to establish a Lateral Transfer Program; and

WHEREAS, the parties agree to modify their collective bargaining agreement, as reflected herein, to provide for a Lateral Transfer Program.

NOW THEREFORE, in consideration of the terms and conditions contained herein, the parties agree as follows:

1. The parties agree to create Section 4.05 in their collective bargaining agreement to read as follows:

   > “The Lateral Entry Program will provide accelerated salary incentives for qualified candidates. Candidates may be credited with years of service for prior law enforcement years of service. At the discretion of the Chief of Police, experienced candidates may be placed in any step in Appendix A of this agreement.”

2. Further, the parties agree to create Section 10.04 in their collective bargaining agreement to read as follows:

   > “Candidates who qualify for the Lateral Entry Program may be credited with prior law enforcement years of service for determining vacation allowance and vacation accrual. The Chief of Police may place a candidate anywhere in the current wage scale contained in Appendix A of this agreement and anywhere in the current vacation accrual system of the agreement, based on experience. Vacation can be used by lateral transfers after the successful completion of Field Training.”

3. This Agreement shall be incorporated into the parties’ successor collective bargaining agreement, unless negotiated in a different form in bargaining of that agreement.

This Agreement contains the complete agreement and understanding between the parties in reference to all of the matters herein agreed upon and no representations, promises, agreements or understandings, written or oral, not herein contained shall be of force or effect.

Signatures on Next Page

VILLAGE OF GERMANTOWN

_____
Village President

_____
Chief of Police

_____
Village Administrator

GERMANTOWN PROFESSIONAL POLICE ASSOCIATION

_____
GPPA President

BUSINESS OF THE PUBLIC SAFETY COMMITTEE
GERMANTOWN, WI

MEETING DATE: December 1, 2025

AGENDA ITEM: Action

ITEM TITLE: K9 Side Agreement

SUBMITTED BY: Chief Patrick Merten

SUMMARY EXPLANATION:

The previous K9 side agreement, established in 2004, was written when the Police Department employed only one K9 and one handler. The department has since expanded its program and now operates three K9s with three handlers. Of these, two are dual-purpose K9s and one is a therapy K9.

The original agreement did not distinguish between dual-purpose and therapy K9s. The updated language now explicitly recognizes both categories—dual-purpose and/or therapy dogs. This revision does not alter any existing benefits for K9 handlers; it simply modernizes the agreement to reflect current classifications within the K9 program.

ATTACHMENT: ORDINANCE___ RESOLUTION_____ OTHER__X__

RECOMMENDATION:

I recommend adopting this K9 Side Letter of Agreement to accompany the current GPPA contract.

Side Letter of Agreement Between
The Village of Germantown and
Germantown Professional Police Association
December ____, 2025

As of the date of full and final execution (the “Effective Date”), this side letter of Agreement (hereinafter “the Agreement”) is entered into by and between the Village of Germantown (hereinafter “the Village”) and the Germantown Professional Police Association (hereinafter “GPPA”) related to CANINE HANDLER COMPENSATION.

WHEREAS, the Village and GPPA agree and realize that it is in both parties’ interest to establish a CANINE HANDLER COMPENSATION Agreement.

NOW THEREFORE, in consideration of the terms and conditions contained herein, the parties agree as follows:

1. The canine handler (dual purpose & therapy) will be allowed to dedicate the last half (.5) hour of his/her shift solely to the daily/routine care, feeding, and grooming of the canine. These tasks can be performed either at the Police Department, or at the canine handler’s personal residence. If the handler is diverted to other non-canine specific tasks during this final half (.5) hour of the shift (or any portion thereof), the canine handler shall earn compensatory time or paid overtime for the actual amount of time spent caring for the canine in excess of the handler’s regular 8.5 hour shift, not to exceed a half (.5) hour.

2. The canine handler (dual purpose & therapy) will receive one (1) hour compensatory time or paid overtime on his/her regularly scheduled off-days for daily/routine care, feeding, and grooming of the canine. The officer will not be compensated additional compensatory time or paid overtime where the handler takes the entire 8.5 hour shift off using sick, compensatory, holiday, vacation days, or any combination thereof.

3. The Chief of Police or his designee may, at his or her discretion, adjust the handler’s work schedule to accommodate the time needed to train the canine, provide veterinary care for the canine, and transport the canine to and from work. Veterinarian visits are not considered daily/routine care. Any time spent in excess of the handler’s work schedule shall earn compensatory time or paid overtime. It shall be recognized that the long-term viability of the canine program is enhanced by the judicious expenditure of overtime. The Village intends to comply with the requirements of the Fair Labor Standards Act in compensating the canine handler in connection with the program.

4. The canine handler (dual purpose dog) will be allowed to have a “take-home squad” at his/her residence to facilitate response to off-duty requests for the canine unit. The canine handler (therapy dog) will not have a “take-home squad.”

5. This Agreement shall be incorporated into the successor collective bargaining agreement, unless negotiated in a different form in bargaining of that agreement.

This Agreement contains the complete agreement and understanding between the parties in reference to all of the matters herein agreed upon and no representations, promises, agreements or understandings, written or oral, not herein contained shall be of force or effect.

Signatures on Next Page

VILLAGE OF GERMANTOWN

_____
Village President

_____
Chief of Police

_____
Village Administrator

GERMANTOWN PROFESSIONAL POLICE ASSOCIATION

_____
GPPA President

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: 2025 Police Department Budget Amendment to account for insurance proceeds that offset previously unbudgeted expenditures (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

CVMIC Insurance Payments for Damaged Squad Vehicles

- The Village received $91,030.52 in insurance proceeds from CVMIC related to recently damaged squad vehicles.
- These funds will be used to offset the replacement costs of the affected vehicles.

Budget Adjustment:

- **Increase Capital Outlay – Vehicles (10541000-552700):** $91,030.52
- **Increase Insurance Recoveries (10541000-472500):** ($91,030.52)

Fiscal Impact:
There is no net impact on the General Fund, as the additional expenses are fully offset by the corresponding insurance revenues.

ATTACHMENT:

STAFF RECOMMENDATION:

Staff recommends approval of the Police Department budget amendment as outlined above to ensure accurate financial reporting and proper use of restricted or reimbursed funds.

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: 2025 Fire Department Budget Amendment to account for grant proceeds that offset previously unbudgeted expenditures (ACTION)

SUBMITTED BY: Matthew Uselding, Finance Director

SUMMARY EXPLANATION:

The Village recently received an Act 102 funding award from the Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care, EMS Section. Although this revenue is not budgeted—per program requirements—we maintain a designated line item for Act 102 funds.

Historically, the Village receives approximately $10,000 annually; however, the amount awarded varies based on the number of departments that apply statewide. For 2025, staff applied for and received additional funding through the program. The award letter is attached for reference.

Budget Amendment:
- **Increase Act 102 Revenue (10551000-432000):** $74,848.52
- **Increase Act 102 Expense (10551000-532200):** $74,848.52

Fiscal Impact:
There is no net impact on the General Fund, as the additional expenses are fully offset by the corresponding Act 102 revenue.

ATTACHMENT:

1. SFY 2025 FAP Award Letter Germantown Fire Department (6001321)

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

Staff recommends approval of the Fire Department budget amendment as outlined above to ensure accurate financial reporting and proper use of restricted or reimbursed funds.

Tony Evers
Governor

Kirsten L. Johnson
Secretary

State of Wisconsin
Department of Health Services

DIVISION OF PUBLIC HEALTH

1 WEST WILSON STREET
PO BOX 2659
MADISON WI 53701-2659

Telephone: 608-266-1251
Fax: 608-267-2832
TTY: 711 or 800-947-3529

March 6, 2025

Germantown Fire Department (6001321)
N115 W18752 Edison Drive
Germantown, WI 53022

RE: Emergency Medical Services Funding Assistance Program Award

Dear Service Director:

The Wisconsin Department of Health Services, Division of Public Health, Office of Preparedness and Emergency Health Care, EMS Section is pleased to notify you of your Emergency Medical Services Funding Assistance Program award based on your service's application for state fiscal year 2025 (July 1, 2024-June 30, 2025). Please retain this letter for your records as it contains the breakdown of your award. Payments will be going out via automated clearing house (ACH) payment transferred electronically to the designated account. If you receive this letter and do not see an ACH payment, please check with your municipality as the payment may have been sent directly to the designated municipal payee before being forwarded to your service.

According to Wis. Stat. §§ 256.12(4) and (5), funding is based on two separate calculations.

The first amount fulfills Wis. Stat. § 256.12(4) and includes the base amount of **$10,000** plus **$2.98** per capita. An additional **$10.50** was equally distributed to services reporting population to expend remaining funds that could not be further divided per capita. Your emergency medical responder department or ambulance service may use support and improvement funds for the purchase of ambulance service vehicles or vehicle equipment, emergency medical service supplies or equipment, nondurable or disposable medical supplies or equipment, medications, or emergency medical training for personnel. With the recent statutory change allowing u**p to 15%** of this award to purchase nondurable or disposable medical supplies or equipment and medications, a separate line listing 15% percent of your support and improvement award is provided for your reference. Per Wis. Stat. § 256.12(4), support and improvement funds shall supplement existing, budgeted moneys of, or provided to, an ambulance service and may not be used to replace, decrease, or release for alternative purposes the existing, budgeted moneys of, or provided to, the ambulance service provider.

The second amount fulfills Wis. Stat. § 256.12(5) and is determined by dividing $1,000,000 equally among all qualified services applying for emergency medical services practitioner and emergency medical responder training and examination aid. This allotment can only be used to purchase the training and/or administration of the examination required for licensure and renewal of licensure as an emergency medical technician or for certification and renewal of certification as an emergency medical responder. Services that did not request or are ineligible (i.e. private-for-profit services) for training and examination funds will not have this amount listed.

Support and improvement per § 256.12 (4)	**Amount: $ 72,450.44**
• 15% of Support and improvement award	**Amount: $ 10,867.57**
Training and examination aid per § 256.12 (5)	**Amount: $ 2,398.08**

Per Wis. Stat. § 256.12(4) and § 256.12(5), the department shall require that all recipients of funds submit a financial report on the expenditure of funds received to the department.

Please review the resources located on the EMS Funding Assistance Program web page and direct any questions regarding the program to DHSFAP@dhs.wisconsin.gov.

Sincerely,

M. Mandler

Mark Mandler
EMS Section Manager
Office of Preparedness and Emergency Health Care
Wisconsin Department of Health Services

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: 2025 Fire Department Budget Amendment to account for County grant proceeds that offset previously unbudgeted expenditures (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

Washington County Fire/EMS Grant Program – Budget Amendment

The Village received $177,000 through the Washington County Fire/EMS Grant Program to support Fire Department operations. A budget amendment is requested to recognize the additional revenue and allocate funds toward unbudgeted expenditures.

Budget Adjustment:

- **Increase County Grant Revenues (10551000-432700):** $177,000
- **Increase Personnel Overtime (10551000-511600):** $77,000
- **Increase Personnel Overtime (10552000-511600):** $100,000

Fiscal Impact: There is no net impact on the General Fund, as the additional expenses are fully offset by the corresponding insurance revenues.

ATTACHMENT:

1. Resolution 02-2025 Accept Funds for EMS and Fire Grant

STAFF RECOMMENDATION:

Staff recommends approval of the Fire Department budget amendment as outlined above to ensure accurate financial reporting and proper use of restricted or reimbursed funds.

ACTION BY COMMITTEE:

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 02-2025

A RESOLUTION ACCEPTING FUNDS FROM THE WASHINGTON COUNTY EMERGENCY MEDICAL SERVICE (EMS) & FIRE GRANT PROGRAM

WHEREAS, Washington County has allocated a pool of dollars to create a grant program to provide direct assistance to partner fire and Emergency Medical Services (EMS) agencies in the County; and

WHEREAS, the County has created a distribution formula and has calculated the award amounts for each eligible municipality; and

WHEREAS, Washington County has awarded $ 177,000 to Village of Germantown for this purpose; and

WHEREAS, Village of Germantown has reviewed the terms and conditions of the grant program, as described in the program description.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown does hereby accept the grant award in accordance with the Washington County Emergency Medical Service (EMS) & Fire Grant Program.

Adopted: March 17, 2025

Dean M. Wolter, Village President

ATTEST:

Donna Ott, Village Clerk

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Renewal of FLOCK Camera 5-year contract (ACTION)

SUBMITTED BY: Patrick Merten, Police Chief

SUMMARY EXPLANATION:

In recent years, Flock cameras have played a vital role in assisting law enforcement with numerous arrests — including suspects involved in attempted homicides, sexual assaults, robberies, burglaries, thefts, wanted criminals, missing children and more. These cameras have proven to be an invaluable tool in combating crime within Germantown, enhancing both investigative capabilities and community safety.

When the Flock camera program was first introduced, it was presented as being fully funded through donations. However, we have now reached a point where these cameras have become a critical necessity for solving crimes and protecting residents from violent offenders.

To maintain this essential public safety resource, I am seeking funding to retain our existing Flock cameras for the next five years. Attached is a proposed five-year contract from Flock Safety at a rate of $33,500 per year, which will lock in current pricing and ensure reliable funding for continued operation.

The Germantown Police Department will continue to pursue donations and community partnerships to help offset these costs. Funding was approved as part of the 2026 Budget. Donations received for the Flock camera program will be directed to reimburse the Village. In 2025, we successfully secured $7,500 in donations**,** and we will continue working with Flock Safety and local businesses to promote ongoing financial support for this important public safety initiative.

ATTACHMENT:

1. Flock Contract - 5-year

STAFF RECOMMENDATION:

A motion to recommend approval of the 5-year Flock Camera contract

ACTION BY COMMITTEE:

Flock Safety + WI - Germantown PD

Flock Group Inc.
1170 Howell Mill Rd, Suite 210
Atlanta, GA 30318

MAIN CONTACT:
Alex Graber
alex.graber@flocksafety.com
414-881-9494

flock safety

EXHIBIT A

ORDER FORM

Customer:	WI - Germantown PD	Initial Term:	64 Months
Legal Entity Name:	WI - Germantown PD	Renewal Term:	24 Months
Accounts Payable Email:	jbarth@germantownpolicewi.gov	Payment Terms:	Net 30
Address:	N112w16877 Mequon Rd Germantown, Wisconsin 53022	Billing Frequency:	Annual
		Retention Period:	30 Days

Hardware and Software Products

Annual recurring amounts over subscription term

Item	Cost	Quantity	Total
Flock Safety Platform			**$33,500.00**
Flock Safety Platform			
Flock Safety Platform - Essentials	Included	1	Included
Flock Safety LPR Products			
Flock Safety LPR Flex, fka Falcon Flex	Included	1	Included
Flock Safety LPR, fka Falcon	Included	10	Included
Flock Safety LPR, fka Falcon	Included	10	Included
Flock Safety LPR Flex, fka Falcon Flex	Included	1	Included

Professional Services and One Time Purchases

Item	Cost	Quantity	Total
One Time Fees			

Subtotal Year 1:	$33,500.00
Annual Recurring Subtotal:	$33,500.00
Estimated Tax:	$0.00
Contract Total:	$178,666.67

*Taxes shown above are provided as an estimate. Actual taxes are the responsibility of the Customer. This Agreement will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form (each, a "**Renewal Term**") unless either Party gives the other Party notice of non-renewal at least thirty (30) days prior to the end of the then-current term.*

The Term for Flock Hardware shall commence upon first installation and validation, except that the Term for any Flock Hardware that requires self-installation shall commence upon execution of the Agreement. In the event a Customer purchases more than one type of Flock Hardware, the earliest Term start date shall control. In the event a Customer purchases software only, the Term shall commence upon execution of the Agreement.

Special Terms:

• The Term of this contract shall be from 09/01/2025 - 12/31/2030. This Agreement supersedes any and all previously executed agreement between the Parties, relating to the provision of services by Flock to Customer and any exhibits attached thereto or incorporated therein by reference. Upon execution of this Agreement, all previously executed agreements pertaining to the Services provided shall run coterminous with the Term of this Agreement. In the event of any overlap in subscription terms and prior invoices, payments will be provided in pro rata credit. Any estimates provided on credits are subject to change based on execution of a new contract. 09/01/2025 - 12/31/2025 Will be invoiced in the amount of $11,166.67 Annual Billing to continue 01/01/2026 - 12/31/2030 in the amount of $33,500.00

Billing Schedule

Billing Schedule	Amount (USD)
Year 1	
At Contract Signing	$33,500.00
Annual Recurring after Year 1	$33,500.00
Contract Total	$178,666.67

*Tax not included

Product and Services Description

Flock Safety Platform Items	Product Description
Flock Safety LPR Flex, fka Falcon Flex	Law enforcement grade tactical deployment (portable + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety Platform - Essentials	An integrated public safety platform that detects, centralizes and decodes actionable evidence to increase safety, improve efficiency, and connect the community.
Flock Safety LPR, fka Falcon	Law enforcement grade infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.
Flock Safety LPR Flex, fka Falcon Flex	Law enforcement grade tactical deployment (portable + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users.

FlockOS Features & Description

FlockOS Features	Description
Community Network Access	The ability to request direct access to feeds from privately owned Flock Safety LPR cameras located in neighborhoods, schools, and businesses in your community, significantly increasing actionable evidence that clears cases.
Unlimited Users	Unlimited users for FlockOS
State Network (License Plate Lookup Only)	Allows agencies to look up license plates on all cameras opted into the Flock Safety network within your state.
Nationwide Network (License Plate Lookup Only)	With the vast Flock Safety sharing network, law enforcement agencies no longer have to rely on just their devices alone. Agencies can leverage a nationwide system boasting 10 billion additional plate reads per month to amplify the potential to collect vital evidence in otherwise dead-end investigations.
Law Enforcement Network Access	The ability to request direct access to evidence detection devices from Law Enforcement agencies outside of your jurisdiction.
Time & Location Based Search	Search full, partial, and temporary plates by time at particular device locations
License Plate Lookup	Look up specific license plate location history captured on Flock devices
Vehicle Fingerprint Search	Search footage using Vehicle Fingerprint™ technology. Access vehicle type, make, color, license plate state, missing / covered plates, and other unique features like bumper stickers, decals, and roof racks.
Insights & Analytics	Reporting tool to help administrators manage their LPR program with device performance data, user and network audits, plate read reports, hot list alert reports, event logs, and outcome reports.
Real-Time NCIC Alerts on Flock ALPR Cameras	Receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI's National Crime Information Center (NCIC) and National Center for Missing & Exploited Children (NCMEC) databases.
Unlimited Custom Hot Lists	Ability to add a suspect's license plate to a custom list and get alerted when it passes by a Flock camera

By executing this Order Form, Customer represents and warrants that it has read and agrees all of the terms and conditions contained in the Terms of Service located at https://www.flocksafety.com/terms-and-conditions

The Parties have executed this Agreement as of the dates set forth below.

FLOCK GROUP, INC.	**Customer: WI - Germantown PD**
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____
	PO Number: _____

Village of Germantown
...Willkommen

Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4704

Village Full Faith and Credit Pledge

The Village of Germantown, as a Wisconsin municipality, is authorized to enter into "municipal obligations," defined in part as every lawful written promise or engagement by a municipality to pay a specified sum of money at a future time. This authority is provided under Wis. Stat. § 67.01(6).

The Village of Germantown intends to enter into a municipal obligation in the form of a Capital Leases with Flock Group Inc. In accordance with Wisconsin Statutes, the Village may levy an irrepealable tax sufficient to provide funds to meet all payment requirements associated with the Capital Lease(s).

The Village of Germantown hereby pledges its full faith and credit, including its irrepealable authority to levy taxes, to ensure the payment of all principal, interest, and lease obligations associated with the attached Capital Lease(s). The Village's taxing powers and full faith and credit stand as security for all payments due under the lease.

VILLAGE OF GERMANTOWN, WISCONSIN

By: _____

Name: Robert Soderberg

Title: Village President

Date: _____

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Appointment of Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2026-2027 Election Term (ACTION)

SUBMITTED BY: Maddy Laufenberg, Deputy Clerk

SUMMARY EXPLANATION:

The Village Clerk's office has received applications or party nominations for the 114 election officials in the attached list for the 2026-2027 election term.

- 79 returning election officials (unaffiliated and affiliated)
- 15 new unaffiliated election officials
- 20 new affiliated election officials (11 of which are designated as Special Voting Deputies only)

Election officials are vetted by the Clerk's office and will complete training before serving as needed for in-person absentee voting, absentee voting at care facilities, office help, Election Day operations, and post-election canvassing and other processes.

ATTACHMENT:

1. Poll Worker Appointments for VB Approval

STAFF RECOMMENDATION:

Appoint the listed Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2026-2027 Election Term

ACTION BY COMMITTEE:

Village of Germantown

Election Inspectors, Special Voting Deputies, and Central Count Election Officials for the 2026-2027 Election Term

D = Democrat R = Republican U = Unaffiliated

Gerald Alt (U)
Georgianne Astin (U)
Sandy Banovich (R)
Paul Barrette (U)
Rosemarie Barette (U)
Holly Blaubach (U)
Linda Britton (U)
Steve Brukbacher (R)
Jillian Buchta (U)
Bill Crowley (R)
David Daniels (D)
Patricia Daniels (D)
Gail Dauss (R)
Santa Maria Dobrogowski (U)
Patrick Doke (R)
Paulette Eck (U)
Paul Fecke (U)
Monica Fedel (D)
Derek Feiertag Lamb (D)
Carol Feit (R)
Joanne Fenske (U)
Lisa Filla (U)
Maureen Fitzgerald (R)
Nancy Fix (R)
Susan Foley (U)
Eileen Ganiere (R)
Terry Garringer (U)
Joy Gettelman (U)
Lisa Gilmore (D)
Elisabeth Gitlewski (R)
Gerald Gitlewski (R)
Steven Grieb (U)
Dennis Gundrum (R)
Linda Gurath (R)
Randy Guse (U)
Susan Hafert (U)
Heidi Hampton-Davis (R)
Jane Hegy (R)
Carol Hein (U)
Barbara Hoffmeier (U)
Robyn Hora (R)
Sharon Isaac (U)
Susan Ishihara (U)
Peggy James Striepling (D)
Norine Janzen (D)
Cynthia Joerres (U)
Ruth Johnson (U)
Ann Kelley-Kuehmichel (U)
Joletta Kerpan (U)
Dennis Kloth (U)
Bonnie Knutson-Shultz (U)
Linda Kons (R)
John Krause Sr (D)
Joseph Kren (U)
Julie Kren (U)
Susan Krueger (U)
Sarah Larson (R)
Sharon Lueders (U)
Chad Matzen (D)
Brian Merkel (U)
Carroll Merry (R)
Jean Merry (R)
Aurelio Mesa (D)
John Moldenhauer (U)
Kristine Murray (U)
Patricia Netko (U)
Toby Netko (U)
Donna Neu (U)
Kathlene Oppitz (R)
Catherine Osborne (U)
Judith Ostermeyer (D)
Brian Ott (U)
John Pie (D)
Gail Prinslow (U)
Janet Radtke (U)
David Rampson (U)
Nicole Rampson (U)
Becky Rasmason (U)
Craig Rider (U)
Donna Rider (U)
Michael Rodriguez (R)
Judith Rogers (U)
Marianne Roider (D)
Neil Roider (U)
Scott Scheife (U)
Susan Scheife (U)
Susan Schilter (U)
Jeffrey Schleif (R)
Fred Schmelzer (U)
Jodi Schneider (U)
Ingolf Schneider (U)
William Schuster (D)
Denise Seegert (U)
Pamela Smith (U)
John Sobczak (U)
Harriet Sporaa (U)
Gary Stroik (U)
Patty Sukalich (R)
Matthew Surdel (D)
Jill Swamp (U)
William Thomas (R)
Mary Jo Thompson (R)
Janelle Topel (U)
Diane Truckenmiller (D)
Jeffrey Vergiels (U)
Renee Vertin (R)
Serena White (U)
Penny Whiting-Stewart (R)
Bart Williams (R)
Mary Witzlib (R)
Christopher Yatchak (D)
Donald Zolandz (U)
Phyllis Zolandz (U)
Kathleen Zunke (U)

BUSINESS OF THE VILLAGE BOARD

GERMANTOWN, WI

MEETING DATE: December 15, 2025

AGENDA ITEM: New Business

ITEM TITLE: Amending the 2024 Trail Plan along Division Road

SUBMITTED BY: Kevin Driscoll – Village Engineer

SUMMARY EXPLANATION:

During design of the Division Road reconstruction project, Village staff identified existing segments of asphalt pavement/sidewalk were omitted from the "2024 Trail Plan" along Division Road.

Staff is requesting the Village Board approve the Parks and Recreation Commission unanimous vote to revise the "2024 Trail Plan". Sidewalk extensions in the right-of-way are being designed based on Public Information Meetings and the Public Works and Highways Committee concurrence to improve connectivity and safety along Division Road. On November 27, staff requested that the Parks and Recreation Commission also consider updating the "2024 Trail Plan" north of Lilac Lane for connectivity, safety, and consistency with the Division Road reconstruction project.

Another update to the "2024 Trail Plan" is to identify an extension for a future sidewalk section from Mequon Road south along the west side of Division Road to the existing sidewalk in the right-of-way at Virginia Avenue, previously omitted from the Trail Plan. See attached exhibits.

ATTACHMENT: ORDINANCE_____ RESOLUTION____ OTHER__X___
Existing and Revised "Trail Plan" Exhibits for Division Road
Ordinance 8.02

RECOMMENDATION:
Staff requests the Village Board amend the "Trail Plan" to design for safety improvements and connectivity of sidewalks, including the Division Road Reconstruction project.

COMMITTEE ACTION:
A motion to support and a vote "Aye" is in the affirmative to update the Trail Plan.

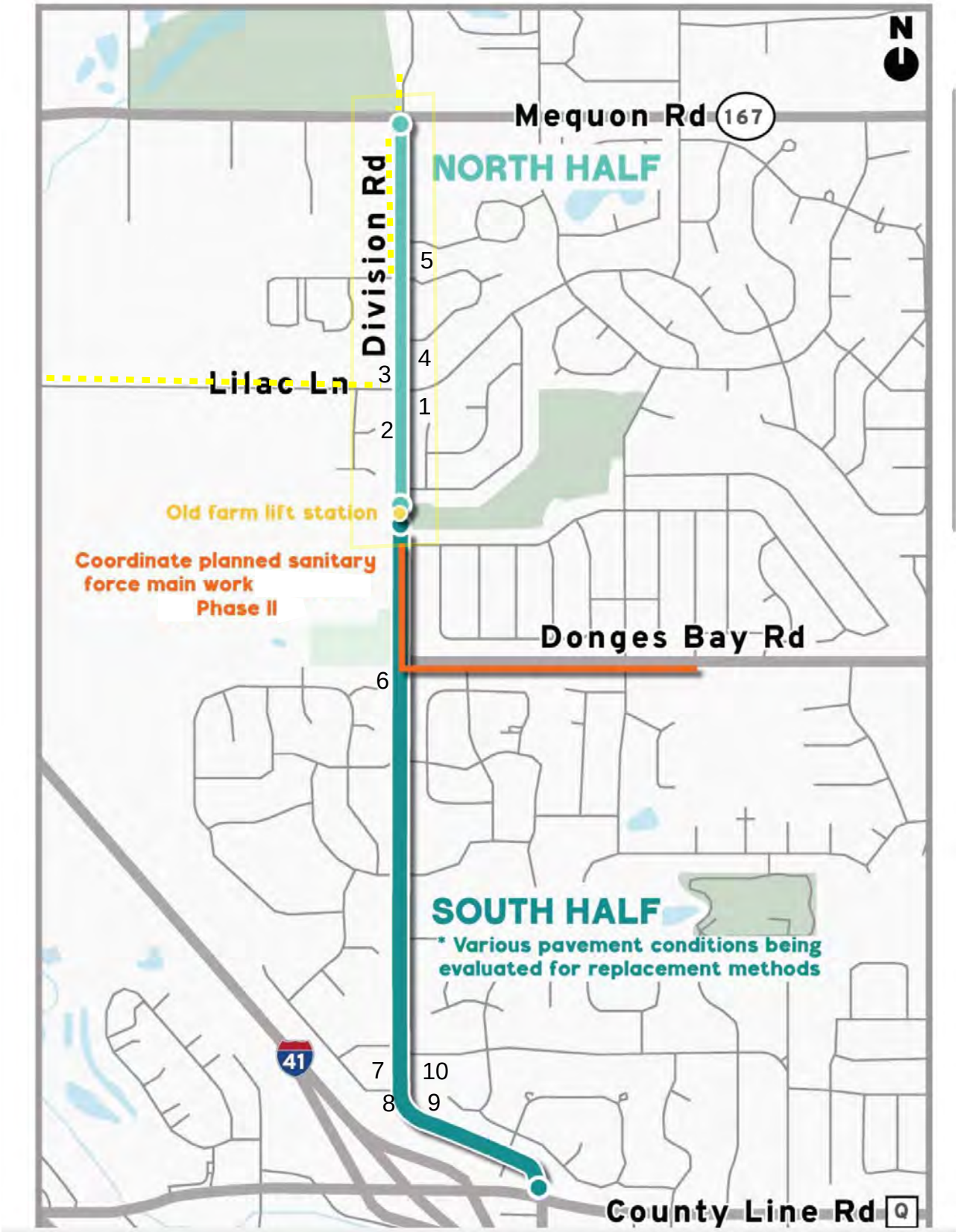
List of Exhibits

Exhibit A - Overview Map

Exhibit B – “2024 Trail Plan” Update

Exhibit C – Update to Sidewalk Ordinance

Project Overview



1-South of Hawthorne, Sidewalk Realignment as a safety improvement to create space between turn lane and sidewalk

2-South of Lilac Lane, Shoulder Work for safety and drainage improvement south of Lilac

3- Between Virginia and Lilac, pedestrian sidewalk connectivity improvement, sidewalk realignment and widening

4-South of Ava Ct, sidewalk improvements include sidewalk realignment to straighten and widen

5- At Virginia, sidewalk connectivity improvement

6- Donges Bay Rd cross walk, install rapid flashing beacon

7- Between Wendy and Doty, sidewalk connectivity improvement

8&9- near Wendy Ln, install speed notification signs at curve

10 – Revere Ln to County Line, Evaluating sidewalk on east side of Division Road

List of Exhibits

Exhibit A - Overview Map

Exhibit B – “2024 Trail Plan” Update

Exhibit C – Update to Sidewalk Ordinance

Village of Germantown GIS
Division at Ava (south)

DISCLAIMER:

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

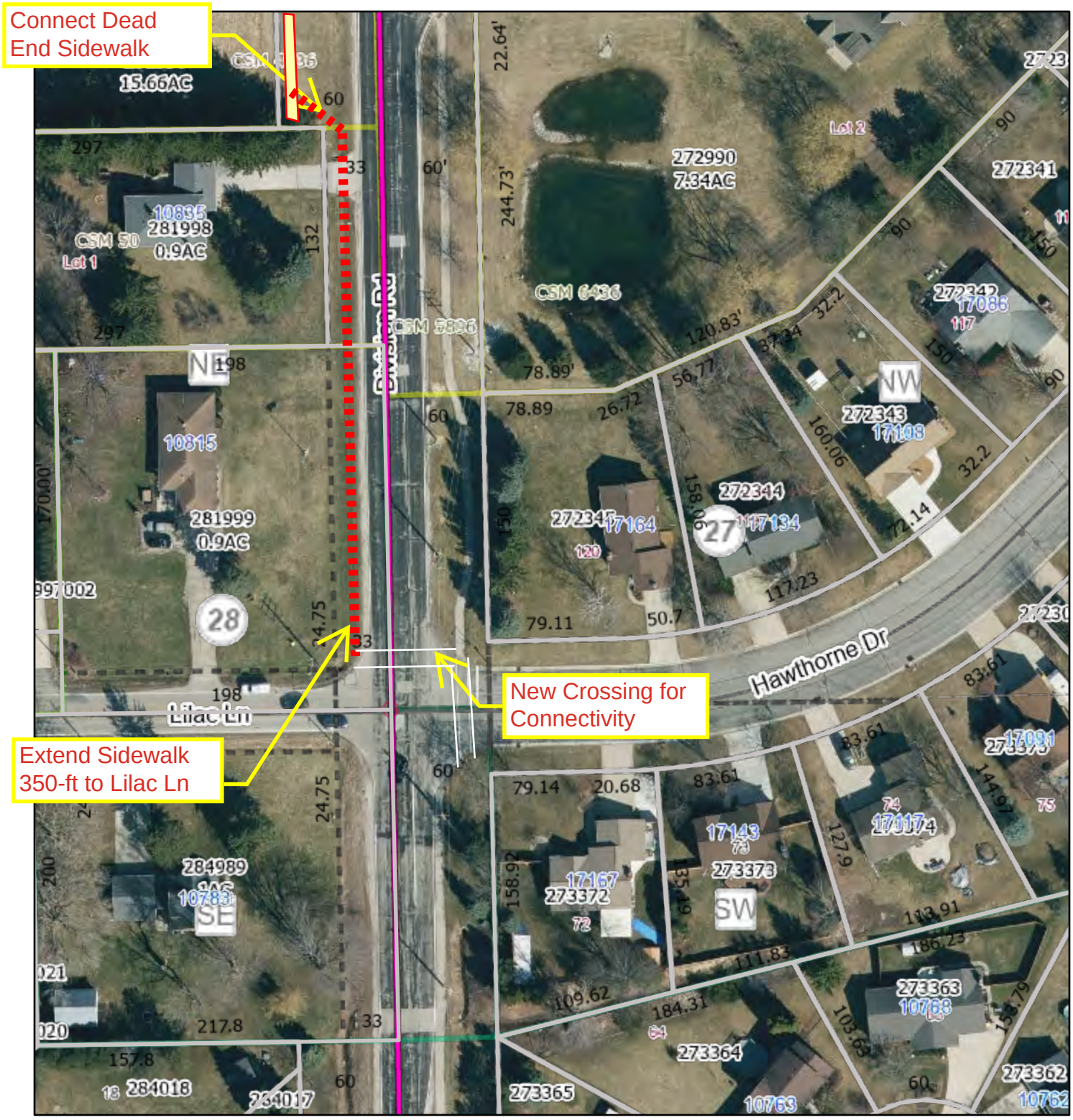
The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1 = 50'

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

Print Date: 12/3/2024

Washington County, Wisconsin



12/27/2024, 2:28:47 AM

1:1,000

0 45 90 180 ft

0 12.5 25 50 m

- Current Parcel
- Address Point
- Existing on Street Path
- Sidepath
- Lot Number
- Certified Survey Number
- Condominium Name
- Subdivision Name
- Leader Lines
- Parcel Taxkey & Acreage
- PLSS Boundary
- PLSS Section
- PLSS Quarter
- Lot
- Plat
- Certified Survey Map
- Condominium
- Assessor Plat; Cemetery Plat; Subdivision
- Right-of-Way
- Municipality
- Local Road Labels
- Local Road
- PLSS Monument

Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Calvin Lawrence, Dennis Weise, Nina Rihn | Washington County, USDA, Esri, Maxar

PEDESTRIAN/BICYCLE TRAIL MASTER PLAN

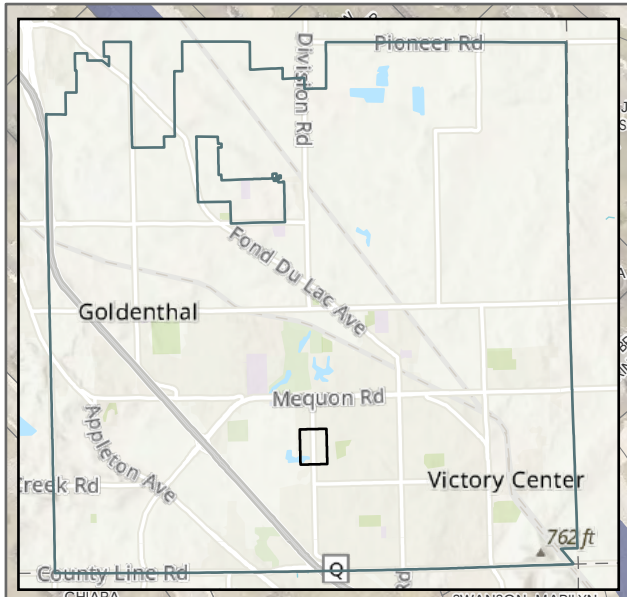
VILLAGE OF GERMANTOWN

Village of Germantown

GRAEF

Adopted January 15, 2024
Proposed Revision November 12, 2025

Division Road Trail Plan
Germantown Trail Master Plan



Redwood Ln
Sequoia Ct
Aspen Ct
Aspen Ln
Juniper Dr
Division Rd
Lilac Ln
Willow Wood Ct
Willow Wood Dr
Wildflower Ln
Beaver Creek Way

PRAKRUT BHAVSAR, KAVITA P BHAVSAR
BARRY M TENPAS, DIANE M TENPAS
JUDITH A SCHMECHEL
GARY VOGT, CAREYANN KUTZ VOGT
DAVID P FRYDACH, DEBRA A FRYDACH
JEFFREY P CAIN, MARY L CAIN
MICHAEL REGO TRUST
JANEKA MLODZIK, KEITH MLODZIK
PATRICK T KENNEDY, LORIE B KENNEDY
ANTON M FUS, MELISSA A FUS
SEAN C SAMPLE, EMILY L USINGER
STEVEN J MOHAR, KATHRYN S MOHAR
GARY T GASZAK, KATHLEEN M GASZAK
PETER A MOLVIE TRUST, LINDA L MOLVIE TRUST
VILLAGE OF GERMANTOWN
EBENT TRUST
COLE N FENSKE, JOANNE M FENSKE
ROBERT H UITZ
JOEL D KNUDSON, JULIE A KNUDSON
MATTHEW S BINNINGER
PAUL A SPITZ, ELIZABETH A SPITZ
SAMUEL WEINER, CARRIE V BECK
MICHAEL BLUE, JEANETTE BLUE
DIANE FENSKE
JASON ESPOSITO, AMY ESPOSITO
DEBRA LYNN KOEHLER
RANDALL J RYSKOSKI, MARY S RYSKOSKI
JESSE R BURNS, KRISTIN M BURNS
CHIARA COMMUNITIES INC
SWANSON, MARILYN W SWANSON
GUOLIN XU
VOSEN TRUST
GERALD P LARSON, JANE L LARSON
MICHAEL P PIERCE
MATTHEW A ZYDZIK, ERIN A ZYDZIK
KATHLEEN J BURG REVOCABLE LIV TRUST
DEBBIE GIRON
CARY A ROSS, ANNA M ROSS
ADAM J ZETTEL
VILLAGE OF GERMANTOWN
THOMAS TRUSE, PAMELA A TRUSE
NATHAN P REIGLE
LARRY W BARTLETT, MARCIA L BARTLETT
DARYL K GIBOUR
DAVID SHANNON, MICHELE SHANNON
DAVID WELCH, CHRISTINE WELCH
MARY LOUISE DOMBROCK
SKIP K TOPEL, CHRISTINE M TOPEL
CHRISTOPH HUWATCHECK, JEANNE K MAGILL
MORGAN L WEBER, RYAN A BERNARD
JOHN P BARNES
VILLAGE OF GERMANTOWN
VILLAGE OF GERMANTOWN
R & G PROPERTY MANAGEMENT LLC
VILLAGE OF GERMANTOWN

Show existing asphalt sidewalk

Legend

Proposed Trails
- 10ft Proposed Asphalt Sidepath
- 8ft Proposed Asphalt Sidepath
- 5ft Proposed On-street Facility

Existing Pedestrian/ Bicycle Facilities

Width
- 4.5ft
- 5ft
- 6ft
- 8ft
- 10ft or Greater
- Variable Width Bike Lane

Material
- Asphalt
- Concrete
- Gravel

- 100 Year Floodplain
- WWI Wetlands
- Isolated Natural Resource Area
- Environmental Corridor
- Stream and River
- Lake and Pond
- Parcel
- Municipalities

GRAEF

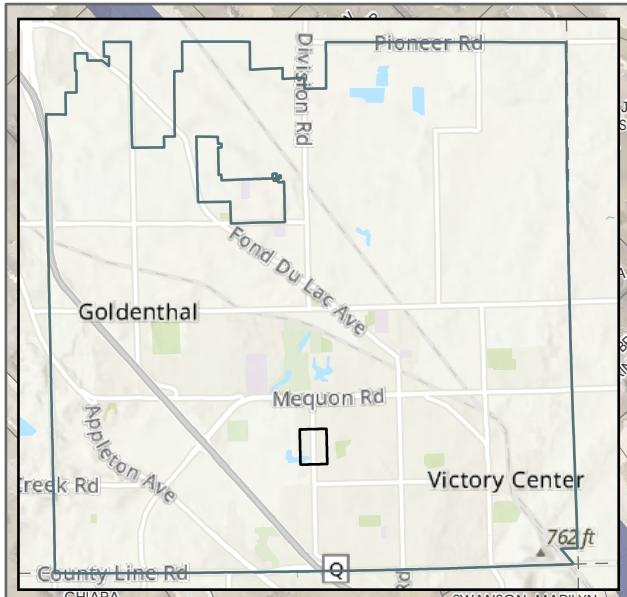
Data Source:
Environmental Corridors - SEWRPC
Wetlands - WDNR
Floodplain - FEMA
Basemap Data - Washington County

200 Feet

1 in = 200 ft

Page 2 of 5

Division Road Trail Plan
Germantown Trail Master Plan



Proposed sidewalk
Division Road Phase I

Existing sidewalk

350'

135'

200'

Redwood Ln
Sequoia Ct
Aspen Ct
Aspen Ln
Division Rd
Lilac Ln
Willow Wood Ct
Willow Wood Dr
Juniper Dr

PRAKRUT BHAVSAR, KAVITA P BHAVSAR
JUDITH A SCHMECHEL
PATRICK T KENNEDY, LORIE B KENNEDY
ANTON M FUS, MELISSA A FUS
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CLAUDIA M HOYEN, HARRY A HOYEN
JEFFREY D PERSCHKE
R & G PROPERTY MANAGEMENT LLC
JOSEF SCHERER TRUST, ANNA MARIE SCHERER TRUST

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- WWI Wetlands
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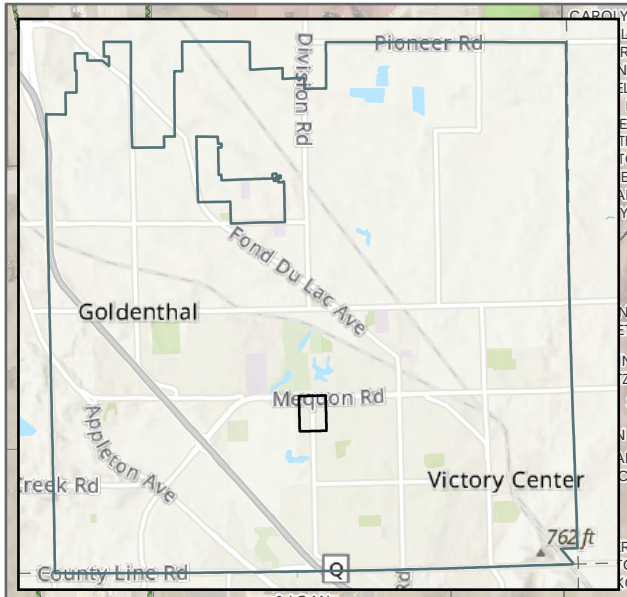
- Environmental Corridor
- Stream and River
- Lake and Pond
- Parcel
- Municipalities

GRAEF

Data Source:
Environmental Corridors - SEWRPC
Wetlands - WDNR
Floodplain - FEMA
Basemap Data - Washington County

200 Feet
1 in = 200 ft

Division Road Trail Plan
Germantown Trail Master Plan



Existing asphalt sidewalk

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GRAEF

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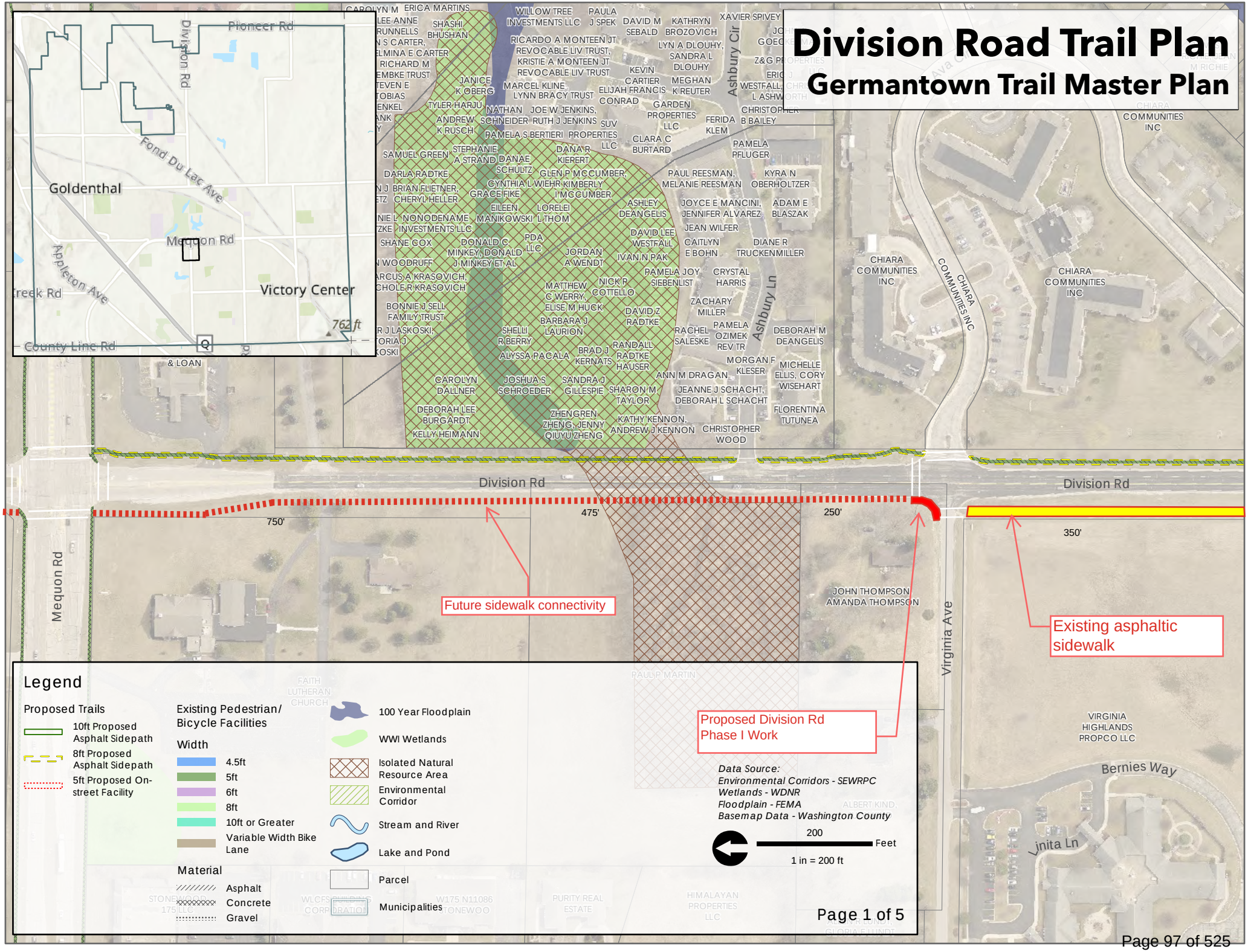
Division Road Trail Plan
Germantown Trail Master Plan



List of Exhibits

Exhibit A - Overview Map

Exhibit B – “2024 Trail Plan” Update

Exhibit C – Update to Sidewalk Ordinance

8.02 SIDEWALK/PATHWAY CONSTRUCTION, REPAIR AND SNOW REMOVAL. (Rep. & Recr. Ord. #15-91)

(1) **INITIAL SIDEWALK/PATHWAY CONSTRUCTION.** See section 18.08(6) of this Code.

(2) **SIDEWALK/PATHWAY REPAIR AND REPLACEMENT.** The Director of Public Works is directed to inspect all Village sidewalks/pathways at least annually and if, in his judgment, any such sidewalks/pathways are in need of repair or replacement, he shall cause the same to be repaired or replaced at Village expense.

(3) **SIDEWALK SNOW REMOVAL.** The Director of Public Works is directed to remove the snow from all Village sidewalks as soon as convenient after Village streets are plowed.

(4) **DEFINITIONS.** (Cr. Ord. #14-91; Am. Ord. #01-14) For the purpose of this section, the following definitions shall be used:

(a) Pathway. A specific area designated for the movement of pedestrian or bicycle traffic which may be constructed of asphalt, concrete, permeable surfacing, stone or wood chips, and located in Village easements, parks or parkways.

(b) Sidewalk. A specific area designated for the movement of pedestrian or bicycle traffic, which is constructed of asphalt, concrete, or permeable surfacing, and is located within the right-of-way of Village streets.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. 26-2025

AN ORDINANCE TO AMEND SECTION 8.02 OF THE GERMANTOWN MUNICIPAL CODE RELATED TO RESPONSIBILITY FOR SNOW AND ICE REMOVAL ON SIDEWALKS

WHEREAS, the Village Board previously adopted section 8.02 of the Germantown Municipal Code which adopted standards for sidewalk maintenance, including snow removal; and

WHEREAS, the Village Board desires to amend that section to align Germantown snow removal practices with neighboring communities, delineate Village of Germantown responsibility and adjacent property owner responsibility, and adopt a sidewalk winter maintenance map;

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

SECTION I

Section 8.02 of the Germantown Municipal Code is amended to read as follows (NOTE: added text is double underlined; Deleted text is ~~struck-through~~):

8.02 - SIDEWALK/PATHWAY CONSTRUCTION, REPAIR AND SNOW AND ICE REMOVAL.

(1) **INITIAL SIDEWALK/PATHWAY CONSTRUCTION.** See section 18.08(6) of this Code.

(2) **SIDEWALK/PATHWAY REPAIR AND REPLACEMENT.** The Director of Public Works is directed to inspect all Village sidewalks/pathways at least annually and if, in his judgment, any such sidewalks/pathways are in need of repair or replacement, he shall cause the same to be repaired or replaced at Village expense.

(3) **SIDEWALK SNOW AND ICE REMVOAL.** ~~The Director of Public Works is directed to remove the snow from all Village sidewalks as soon as convenient after Village streets are plowed.~~

(a) Allocation of Responsibilities. The Village Board may adopt a Sidewalk Snow and Ice Removal Map ("Maintenance Map") by resolution which shall assign and allocate the responsibility for snow and ice removal between the Village and the adjacent property owner. Any such approved Maintenance Map is incorporated by reference as is fully set forth herein. The Director of Public Works shall recommend to the Village Board updates to the Maintenance Map to reflect growth of the sidewalk network or changes in responsibility. Updates to the Maintenance Map take effect upon Village Board adoption by resolution. The Maintenance Map shall be on file in the office of the Village Clerk and published on the Village's website.

(b) Adjacent Property Owner Responsibility.

1. Except where the Maintenance Map assigns responsibility to the Village, the property owner of any property that is adjacent to a sidewalk shall remove snow and ice from such sidewalk. If a segment of sidewalk is not depicted on the Maintenance Map, the adjacent property owner shall be responsible for snow and ice removal.

2. The adjacent property owner may assign responsibility for winter maintenance to an occupant, tenant, contractor, or another person in control of the property. Such assignment shall be effective only as between the adjacent owner and the assignee. Enforcement of this code by the Village shall be against the owner.

3. For the purposes of this section, adjacent property owner shall mean the condominium association or homeowners association where a sidewalk is within an area subject to joint common ownership such as the common elements of a condominium or an outlot of a subdivision.

(c) Snow and Ice Removal Standards. The adjacent property owner shall remove snow and ice from the entire paved width of the sidewalk except that if the sidewalk is greater than 4 feet in width than a minimum of 4 feet shall be cleared. The adjacent property owner shall remove snow and ice from curb ramps and keep them free of edge ridges and windrows. Winter maintenance shall further comply with the following:

1. Time to Clear. Remove snow and ice within 24 hours after snowfall ceases.

2. Ice Treatment. When icy conditions exist, spread an appropriate deicer.

3. Windrows. Remove windrows created by plowing activity that obstruct a sidewalk and/or curb ramp adjacent to the property within 24 hours after snowfall ceases. If a windrow is created after the adjacent property owner completes snow removal as required in subd. 1, the windrow shall be removed within 12 hours of formation.

4. Corner Lots. Adjacent owners must clear the full width of both sidewalks and all curb ramps at the corner, including connecting pedestrian connections across driveway aprons.

5. Depositing Snow. No person shall deposit snow or ice onto any public street, sidewalk, curb ramp. Snow deposited within a terrace shall be done in a manner that does not obstruct pedestrian or vehicular traffic.

(c) Removal by Village. For those sidewalks designated as Village responsibility on the Maintenance Map, the Village will generally remove snow and ice to maintain a passable condition, prioritizing curb ramps and crosswalks. Snow removal on sidewalks will begin upon completion of snow removal from public streets, or the next business day if snow removal from streets ends after 2:00 p.m. Monday through Friday.

(d) No Removal Sidewalks. Any sidewalk designated as a no removal sidewalk on the Maintenance Map shall not be cleared by the Village or adjacent property owner.

(e) Enforcement; Abatement.

1. Inspection. The Director of Public Works may inspect sidewalks after the compliance deadline.

2. Notice. If not compliant, the Village may post or deliver a notice allowing 6 hours to cure the non-compliant condition.

3. Village Abatement; Costs. Upon failure to cure, the Village may remove snow/ice and charge the costs (labor, equipment, materials, administration) to the property owner pursuant to Wis. Stat. 66.0907(5). as a special charge or assessment against the property.

4. Emergency Abatement. If conditions pose an immediate hazard, the Village may abate without prior notice and assess costs.

5. Penalties. In addition to any costs charged against the property owner under subd. 3, violations of this section shall also be subject to a penalty under sec. 8.13.

(4) **DEFINITIONS.** For the purpose of this section, the following definitions shall be used:

(a) Pathway. A specific area designated for the movement of pedestrian or bicycle traffic which may be constructed of asphalt, concrete, permeable surfacing, stone or wood chips, and located in Village easements, parks or parkways.

(b) Sidewalk. A specific area designated for the movement of pedestrian or bicycle traffic, which is constructed of asphalt, concrete, or permeable surfacing, and is located within the right-of-way of Village streets.

(c) Curb ramp. Includes traditional curb ramps, detectable-warning areas and mid-block crossings.

(d) Windrow. Snow deposited by public or private plowing operations across a sidewalk, curb ramp or driveway crossing.

(e) Director of Public Works. The Director of Public Works, or their designee.

SECTION II

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

SECTION III

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

SECTION IV

This ordinance shall take effect and be in full force on June 1, 2026 upon its passage and publication.

Adopted: October 27, 2025

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

Approved as to form:

_____
Brian C. Sajdak, Village Attorney

Published:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Senior Center fire protection system repair, replacement, or removal. (ACTION)

SUBMITTED BY: John Delain, Fire Chief

SUMMARY EXPLANATION:

Please review the attached memo from Chief Delain.

ATTACHMENT:

1. Senior Center well
2. Senior Center sprinkler

STAFF RECOMMENDATION:

Pass a motion recommending a course of action for staff to pursue.

ACTION BY COMMITTEE:

Well Construction Report
WISCONSIN UNIQUE WELL NUMBER NG830

Drinking Water and Groundwater - DG/5
Department of Natural Resources, Box 7921
Madison WI 53707
Form 3300-077A

Property Owner: GERMANTOWN, VILLAGE OF/FIREMAN'S PARK		Phone #
Mailing Address: N112 W17001 MEQUON R		
City: GERMANTOWN	State: WI	Zip Code: 53022

County	Co. Permit #	Notification #	Completed
Washington			09-22-1999

Well Constructor (Business Name)	Lic. #	Facility ID # (Public Wells)
GROTH WATER WELLS INC	639	267198030

Address: W69 N949 WASHINGTON AVE
CEDARBURG WI 53012

Well Plan Approval #

Approval Date (mm-dd-yyyy)

Hicap Permanent Well #	Common Well #	Specific Capacity
		2.5

3. Well serves # of PARK REST ROOMS
Non-community
Heat Exchange____# of drillholes

Hicap Well ? No
Hicap Property ? No
Hicap Potable ?

1. Well Location
Village of GERMANTOWN

Fire # (if avail.)

Street Address or Road Name and Number
W162 N11862 PARK AVE

Subdivision Name	Lot #	Block #
FIREMANS PARK		

Latitude / Longitude in Decimal Degree (DD) °N °W

Method Code

NW NE or Govt Lot #	Section	Township	Range
	22	9 N	20 E

2. Well Type Replacement
of previous unique well # constructed in

Reason for replaced or reconstructed well ?

Construction Type: Drilled

4. Potential Contamination Sources - ON REVERSE SIDE

5. Drillhole Dimensions and Construction Method

Dia. (in.)	From (ft.)	To (ft.)
8	Surface	100
6	100	214

Upper Enlarged Drillhole — Lower Open Bedrock

Yes Rotary - Mud Circulation .....
Rotary - Air .....
Rotary - Air & Foam .....
Drill-Through Casing Hammer
Reverse Rotary
Cable-tool Bit ____in. dia...
Dual Rotary .....
Temp. Outer Casing ____in. dia
Removed? ____depth ft. (If NO explain on back side)

8. Geology

Geology Codes				Type, Caving/Noncaving, Color, Hardness, etc...	From (ft.)	To (ft.)
		C	S	SANDY CLAY	Surface	6
		L		LIMESTONE	6	214

6. Casing, Liner, Screen

Dia. (in.)	Material, Weight, Specification Manufacturer & Method of Assembly	From (ft.)	To (ft.)
6	18:97#, ASTM, A-53 PE IPSCO	Surface	100
Dia. (in.)	Screen type, material & slot size	From (ft.)	To (ft.)

7. Grout or Other Sealing Material

Method HALLIBURTON SINGLE PLUG

Kind of Sealing Material	From (ft.)	To (ft.)	# Sacks Cement
NEAT CEMENT GROUT	Surface	100	12 S

9. Static Water Level
18 ft. below ground surface

10. Pump Test
Pumping level 30 ft. below surface
Pumping at 30 GP M for 2 Hrs.
Pumping Method ?

11. Well Is
18 in. above grade
Developed ? Yes
Disinfected ? Yes
Capped ? Yes

12. Notified Owner of need to fill & seal ?

Filled & Sealed Well(s) as needed?

13. Constructor / Supervisory Driller	Lic #	Date Signed
HG		09-25-1999
Drill Rig Operator	Lic or Reg #	Date Signed

4a. Potential Contamination Sources Is the well located in floodplain ? No

Type	Qualifier	Distance	Type	Qualifier	Distance
Building Drain - Sanitary		33	Collector Sewer - San or Storm		300
Building Overhang		27	Sewer - Building Sanitary		12

Comment:

Created On: 01-12-2000 Updated On: 11-20-2013

TO: Public Works Committee

From: John Delain, Fire Chief

Ref: Senior Center Sprinkler System

Date: 11/25/2025

Summary:

Over the past year many problems have been discovered with the sprinkler system at the Senior Activity Center. Currently there are three major problems.

1. It is run off a private well that is rated at 30 gallons per min. Required flow is 1500 gpm. For 2 hours or a minimum of 600 gpm for quick response sprkinlers.
2. The glycol antifreeze is only rated to -1degree.
3. The antifreeze is no longe UL listed.

While analyzing solutions to the above problems staff determined that,

1. This building does not require a sprinkler system by state code (sps 362.0903(18)(am), IBC 903.2.1.3 Group A3.
2. This was installed in accordance to municipal code 5.18(9)(a),

INTERIM INSTALLATIONS.

(a) Unless or until such time as a municipal water supply is available to serve a building in which installation of an automatic sprinkler is required, connection of the system to a water supply shall not be required; however, all design characteristics of systems installed under this section shall include provisions for eventual connection to a municipal water supply. In addition, such interim installations shall also include:

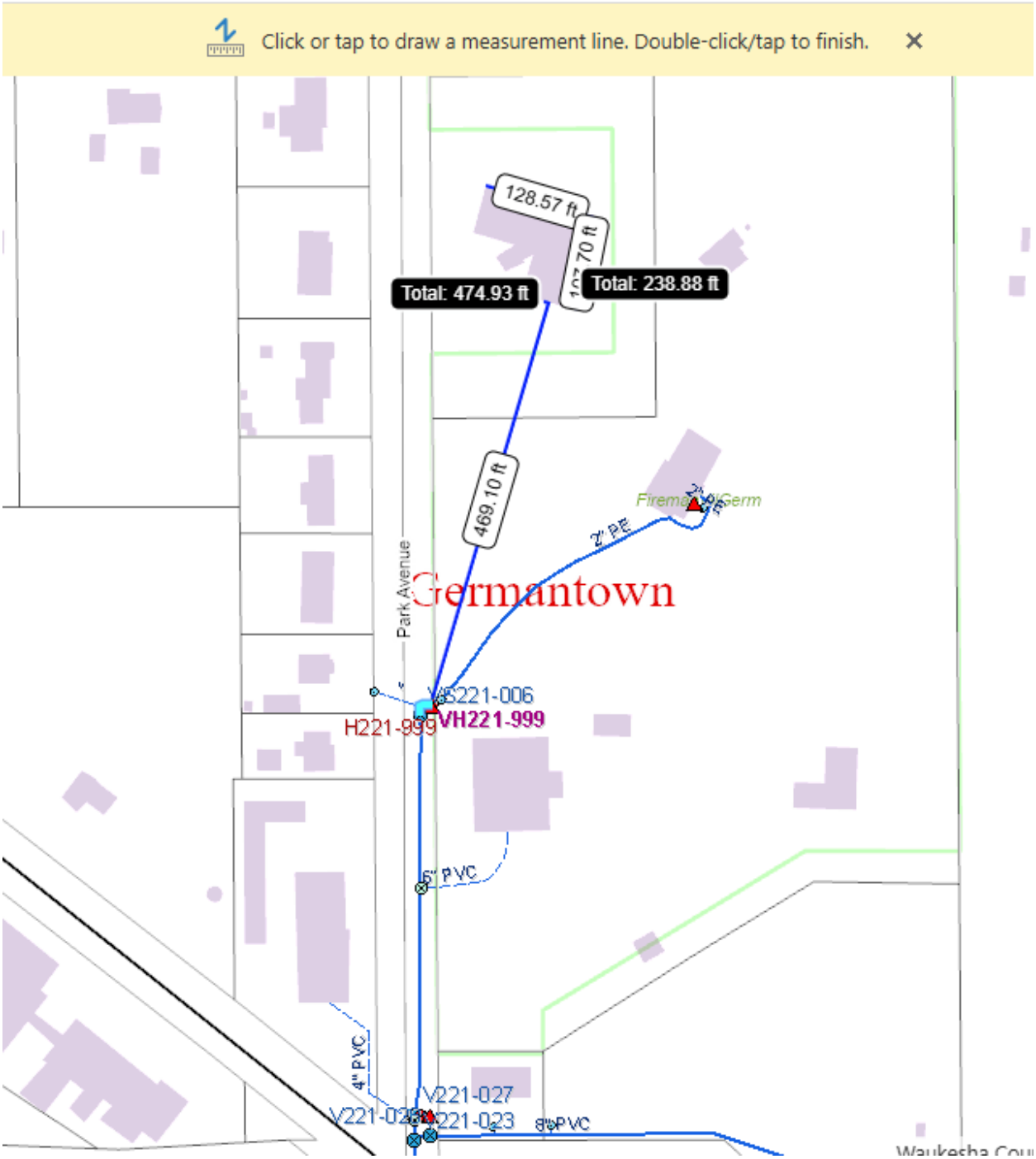
1.One or more Fire Department connections with 2 female couplings with National Standard Threads attached to a header of adequate size in accordance with fire protection engineering standards, but not less than 4 inches, to supply the system.

2. An automatic fire detection and alarm system of a type approved by the Fire Chief or his designee having jurisdiction.

(b) All fire sprinkler systems installed under the requirements of this section shall be connected to a municipal water system within 6 months after water mains to serve the building are available for use.

Options:

1. Remove sprinkler system.
2. Keep the existing system and replace antifreeze with new non-UL listed antifreeze (approx. $14,000).
3. Add water tanks to current system to provide adequate water flow.
4. Convert system to a dry system (will require replumbing the system).
5. Convert to new UL listed antifreeze, which would require replumbing the system and new heads.
6. Connect system to municipal water supply,


Click or tap to draw a measurement line. Double-click/tap to finish.
128.57 ft
Total: 474.93 ft
Total: 238.88 ft
469.10 ft
2" PE
Park Avenue
Germantown
VH221-999
6" PVC
4" PVC
V221-027
8" PVC

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Approval of the 10-Year Road Program (2026-2035). (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The 10-year Road Program is presented for approval. This plan takes the 2025 PASER rating, traffic volume, potential grant funding, sequencing and continunity, and other factors into consideration for prioritizing roads for reconstruction. Staff are seeking approval for 2026-2027 roads. The two-year approval allows us to work ahead and avoid rushing through our design, which has led to complications in previous years. The 2026 projects are firm. The 2027 projects include a provision to move one road out if the Village is successful in obtaining ARIP funding for Pioneer Road. Should substantial changes be made to the 2027 budget, we will reevaluate the plan.

It is important to note that for projects listed in 2028-2035, this document makes *projections only*. Staff and residents can use it as a guide for the *approximate time* roads will be reconstructed. There are various circumstances that result in a road being pulled forward or pushed back. *The immediate two years are firm*. Changes to the road program affecting 2026-2027 after this point will negatively impact our ability to do a thorough job.

The 10-year Road Program and a map will be placed on the DPW-Engineering website following approval. The updated 5-year Sealcoat Program will be presented in January.

ATTACHMENT:

1. 2026-2035 Road Program

STAFF RECOMMENDATION:

Staff requests you make a positive recommendation to the Village Board.

ACTION BY COMMITTEE:

2026 - PAVING PROGRAM

Reconstruction Modifier*: $108/LF
Mill & Overlay Modifier*: $88/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Heritage Parkway	Lincoln Dr	Wilson Dr	450	3	$470,000	Heritage Hills
Heritage Hills Parkway	Wilson Dr	Donges Bay Rd	1825	3		
Wilson Drive	Heritage Pkwy	Heritage Hills Pkwy	1115	4		
Wilson Circle	Heritage Pkwy	Termini	300	4		
Wilson Drive Loop	Wilson Dr	Wilson Dr	200	4		
Heritage Hills Pkwy Loop	Heritage Hills Pkwy	Heritage Hills Pkwy	200	3		
Esquire Court	Western Ave	Termini	1175	4	$660,000	Esquire Estates Full Depth Mill and Reconstruct
Kings Way	Western Ave	Esquire Ct	1800	3		
Kings Ct	Kings Way	Termini	250	3		
Queens Court	North Termini	South Termini	340	4		
Hawthorne Drive	Western Ave	Western Ave	425	3		
Western Avenue	Mequon Rd	Hawthorne Dr	1750	3		
Squire Drive	Mequon Rd	Main St	2600	4	$450,000	Full Reconstruct
					-$63,000	LRIP Reimbursement from 2024-25 Biennium
Colonial Drive	Concord Road	Concord Road	350	3	$38,000	

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

Potential inclusion of miscellaneous storm structure improvements at Oak Ln, Maple Rd, and Concord Rd.

Total Est: $1,555,000	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

2027 - PAVING PROGRAM

Reconstruction Modifier*: $109/LF
Mill & Overlay Modifier*: $89/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Heritage Pkwy	Bell Aire Ln	Drainageway	1700	3	$615,850	Full Depth Pavement Removal and Reconstruction
Lincoln Dr	Bell Aire Ln	Termini	2200	4		
Harrison Ave	Monroe Ct	Termini	850	4		
Monroe Ct	Termini	Termini	900	4		
Division Road	Main St	Cove Ct	1000	6	$89,000	50% Full depth 50% mill and overlay between Main and Mequon
Division Road	Cove Ct	Mequon Rd	1500	3	$163,500	
					-$63,000	LRIP Reimbursement from 2026-27 Biennium
Old 145	STH 145	Termini	422	4	$45,576	Use as alternate in 2026 bid
Fond Du Lac Ave	Pilgrim Rd	Termini	845	4	$166,879	Possible Water Utility Work Coordination, Potential Curb Addition
Gettysburg Dr	Fond Du Lac Ave	Potomac Cir	686	4		
Pleasant View Drive	Freistadt	Lovers Lane	2650	3	$100,000	WISDOT ARIP 90% Reimbursement
Kleinmann Drive**	Mequon Rd	675' South	675	3	$74,250	Full Depth Pavement Removal and Reconstruction
Mequon Rd.	I-41 Bridge	Meeker Hill Ln	3200	3	$283,800	Full Depth Pavement Removal and Reconstruction
Meeker Hill Lane	STH 175	STH 175	1500	3		

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

Total Est:	$1,639,355

Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

**Replace Kleinman Drive with Pioneer Road from CTH G to CTH M (pending WisDOT ARIP selection) at a cost of approximately $55,000 (10% municipal contribution estimated of total project cost).

Potential inclusion of Storm Sewer Work on Rockfield Road as part of ARIP, $20,000 estimated expense after reimbursement.

2028 - PAVING PROGRAM

Reconstruction Modifier*: $110/LF
Mill & Overlay Modifier*: $90/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Sunny View Ave	Roberrts Dr	Williams Dr	920	3	$595,650.00	Pleasant View Reconstruct and repave. Misc ditch work. Coordinate with utility relays.
Daniels Dr	Roberts Dr	N of Williams Dr	1110	3		
Kurt Drive	Roberts Drive	Termini	1115	3		
Williams Drive	Pilgrim Rd	Kurt Dr	1120	3		
Roberts Dr	Sunny View	Valley Dr	1150	3		
Roger Dr	Termini	Donges Bay Rd	1250	3	$335,500.00	Donges Bay Village
Regency Way	North	South	1800	3		
Potomac Circle**	Termini	Termini	2170	6	$475,000.00	Green Meadows and Brownstone Subdivisions 2" Mill and Overlay
Vicksburg Avenue **	Potomac Cir	Potomac Cir	1100	5		
Gettysburg Drive**	Potomac Cir	+700' West	700	5		
Valley Drive **	Potomac Cir	Brownstone Ct	500	5		
Valley Court **	Brownstone Ct	Termini	525	5		
Brownstone Court **	Valley Dr	Termini	200	5		
Lincoln Drive	Bel Aire Ln	Preserve Pkwy	1625	4	$177,125.00	Full Depth Mill and Reconstruct
Heritage Parkway	Bel Aire Ln	Lincoln Dr	1000	4		
Emmer Rd	River Crest Dr	CTH Q	750	4	$100,000	Add new curb along south edge of roadway

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

**Replace Green Meadows with Amy Belle Road (pending jurisditional agreement with the Village of Richfield at an approximate cost of $480,000.

Possible inclusion of an LRIP project for Cedar Lane with potential partnership with the Town of Germantown.

Total Est:	$1,792,275

Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

2029 - PAVING PROGRAM

Reconstruction Modifier*: $110/LF
Mill & Overlay Modifier*: $90/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Jefferson Ln	Pilgrim Rd	Hamilton Ct	700	3	$136,800.00	Yorktowne Estates
Hamilton Ct	Pilgrim Rd	Termini	500	3		
Bel Aire Lane	STH 145	Preserve Pkwy	3175	4	$349,250.00	Full Depth Pavement Removal and Reconstruction
Carnegie Drive	Mequon Rd	Maple Rd	1500	4	$166,500.00	Full Depth Pavement Removal, Consider Concrete Upgrade
Hilltop Road	Friestadt Rd	1500' South	1500	3	$165,000	LRIP CANDIDATE - RECONSTRUCT AND REPAVE
					-$64,000	LRIP Reimbursement from 2028-29 Biennium
Orchard Drive	Appleton Ave	Termini	660	5	$72,600.00	Alternate for 2027
McCormick Road	Friestadt Rd	Mequon Rd	5280	3	$580,800.00	Full Depth Pavement Removal, Consider Concrete Upgrade
Squire Drive	Mequon Rd	Hawthorne Dr	1450	4	$417,010	Full Depth Pavement Removal and Repaving. Significant Curb Work Needed.
Cromwell Road	Catskill Ln	Squire Rd	1000	4		
Briarcliff Court	Cromwell Rd	Termini	475	4		
Catskill Lane	Squire Rd	Meadow Dr	866	4		
				Total Est:	$1,823,960	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

2030 - PAVING PROGRAM

Reconstruction Modifier*: $111/LF
Mill & Overlay Modifier*: $91/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Mequon Road	Goldendale Rd	Lannon Rd	3175	4	$285,750.00	Full Depth Pavement Removal, Consider Concrete Upgrade
Neptune Dr	CTH Q	Mars Dr	2900	4	$790,875.00	Starlite Subdivision Drainage Work Needed. Neptune Culvert to be shifted North.
Mars Dr	Moonlite Dr	Termini	725	4		
Moonlite Dr	Termini	Termini	1400	3		
Venus Ct	Moonlite Dr	Termini	725	4		
Starlite Dr	Pilgrim Rd	Termini	1375	4		
Mohawk Dr	Donges Bay Rd	Council Bluffs Dr	1500	3	$365,200	Yorktowne South Reconstruct and repave
Founders Ln	Termini	Mohawk Dr	460	4		
Yorktowne Ln	Termini	Mohawk Dr	640	4		
Flintlock Tr	Termini	Mohawk Dr	720	4		
Catskill Lane	Meadow Dr	Legend Ave	927	4	$441,447.00	
Abbot Court	Catskill Ln	Termini	450	4		
Potters Court	Catskill Ln	Termini	200	4		
Meadow Drive/Court	Hidden Glen Dr	Termini	2400	4		

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

Total Est: $1,883,272

Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

2031 - PAVING PROGRAM

Reconstruction Modifier*: $112/LF
Mill & Overlay Modifier*: $92/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Santa Fe Drive	Wagon Trail	Council Bluffs Drive	2450	5	$651,952.00	Park View Hills Traffic Calming Measures on Santa Fe, Remove Pavement and Repave.
Apache Court	Santa Fe Drive	Termini	368	4		
Indianwood Drive	Santa Fe Drive	Termini	720	4		
Cherokee Court	Santa Fe Drive	Termini	372	4		
Commanche Court	Santa Fe Drive	Termini	386	4		
Shoshone Court	Council Bluffs Drive	Termini	250	4		
Pawnee Court	Council Bluffs Drive	Termini	325	4		
Council Bluffs Drive	Santa Fe Drive	Pilgrim Road	950	5		
Heritage Hills Parkway	Donges Bay Rd	Raintree Dr	1575	6	$257,600.00	Sunberry Downs Addition 1 Mill & Overlay
Hawkey Ct	Heritage Pkwy	Termini	375	6		
Kings Hill Road	Heritage Pkwy	+200'	325	6		
Providence Court	Heritage Pkwy	Termini	525	6		
Carnegie Drive	Maple Rd	Whitney Dr	950	3	$471,750.00	Full Depth Pavement Removal, Consider Concrete Upgrade
Whitney Drive	Carnegie Dr	Edison Dr	1400	4		
Clinton Drive	Maple Rd	Whitney Dr	950	4		
Edison Drive	Maple Rd	Whitney Dr	950	3		
Country Aire Drive S.	Mequon Rd	STH 145	3150	4	$346,500.00	Pulverize and Reconstruct
					-63000	LRIP Reimbursement from 2030-31 Biennium
					Total Est: $1,664,802	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

2032 - PAVING PROGRAM

Reconstruction Modifier*: $113/LF
Mill & Overlay Modifier*: $93/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Windsong Circle	Windsong Rd	Windsong Rd	5700	6	$823,400.00	Windsong Subdivision Mill & Overlay
Windsong Rd	Donges Bay Rd	Windsong Cir	300	6		
Whetherfirld Ct	Windsong Cir	Termini	300	6		
Raintree Ct	Windsong Cir	Termini	450	6		
Summer Hill Ct	Windsong Cir	Termini	250	5		
Windsong Ct	Windsong Cir	Termini	250	6		
Snow Hill Ct	Windsong Cir	Termini	200	4		
Raintree Dr	Windsong Cir	+100'	1000	6		
Rimrock Rd	Windsong Cir	+300'	300	6		
Kingshill Rd	Windsong Cir	+200'	200	5		
Fulton Dr	McCormick	Maple Rd	1942	4	$213,620.00	Full Depth Pavement Removal, Consider Concrete Upgrade
Daniels Drive	Williams Dr	Pilgrim Rd	1300	5	$185,094.00	Kuhn's Pleasant View Full Depth Pavement Removal and Repave
Catherine Court	Daniels Dr	Termini	338	5		
Friestadt Rd	Goldendale Rd	Maple Rd	5280	4	$591,360.00	
Clinton Drive	McCormick Dr	Maple Rd	1900	4	$425,600.00	Full Depth Pavement Removal, Consider Concrete Upgrade
Edison Drive	McCormick Dr	Maple Rd	1900	4		
				Total Est:	$1,813,474	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

2033 - PAVING PROGRAM

Reconstruction Modifier*: $114/LF
Mill & Overlay Modifier*: $94/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Bunsen Drive	McCormick	River Ln	4600	4	$1,142,850	Full Depth Pavement Removal, Consider Concrete Upgrade
Fulton	Maple Rd	River Ln	2675	4		
Morse Dr	Fulton Dr	River Ln	2750	4		
Creek Terrace	Captains Dr	Cobbler Ln	1200	4	$783,750.00	Yorktowne Estates/Brookhollow 2
Cobbler Ln	Creek Ter	Hudson Dr	1200	4		
Catskill Lane	Creek Ter	Hudson Dr	1075	4		
Captains Drive	Creek Ter	Hudson Dr	900	5		
Jackson Lane	Catskill Ln	Cobbler Ln	575	4		
Cobblers Court	Hudson Dr	Termini	125	4		
Hudson Drive	Pilgrim Rd	Legend Ave	1500	4		
Captains Court	Hudson Dr	Termini	300	4		
				Total Est:	$1,926,600	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

2034 - PAVING PROGRAM

Reconstruction Modifier*: $115/LF
Mill & Overlay Modifier*: $95/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Catskill Lane	Hudson Dr	Legend Ave	2300	5	$609,500.00	Legend Acres
Legend Avenue	Hudson Dr	Mequon Rd	1200	4		
Preachers Court	Legend Ave	Termini	275	4		
Blacksmiths Court	Legend Ave	Termini	275	5		
Deacons Court	Catskill Ln	Termini	225	5		
Candlers Court	Catskill Ln	Termini	250	5		
Prophets Court	Catskill Ln	Termini	275	4		
Weavers Court	Catskill Ln	Termini	150	4		
Traders Court	Catskill Ln	Termini	175	5		
Tinkers Court	Catskill Ln	Termini	175	4		
Lyle Lane	Pilgrim Rd	Bel Aire	1800	4	$541,500	The Preserve
Bel Aire Lane	Pilgrim Rd	Bel Aire	1950	4		
Honeysuckle Lane	Preserve Pkwy	Bel Aire	1000	4		
Maple Road	Friestadt Rd	Mequon Rd	5500	5	$632,500	Full Depth Pavement Removal, Consider Concrete Upgrade

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

Total Est:	$1,783,500

Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

2035 - PAVING PROGRAM

Reconstruction Modifier*: $116/LF
Mill & Overlay Modifier*: $96/LF

Road	Begin Termini	End Termini	Road Length (LF)	2025 PASER	Estimated Cost	Comments
Vienna Court	Legend Ave	Termini	450	4	$159,500.00	Woodside Terrace Subdivision
Legend Avenue	Mequon Rd	Catskill Ln	925	4		
Raintree Drive	Donges Bay Rd	Windsong Cir	2525	6	$524,900	Sunberry Downs/Sunberry Downs South
Rainberry Court	Raintree Dr	Termini	550	6		
Sunberry Court	Raintree Dr	Termini	400	6		
Sun Valley Trail	Raintree Dr	Ridgefield Rd	350	6		
Sunberry Road	Raintree Dr	Sunburst Tr	700	6		
Mountbrooke Drive	Mequon Rd	Termini	2450	5	$371,200.00	Mountbrooke Subdivision
Springhill Lane	Mountbrooke Dr	Termini	750	5		
Magnolia Drive	Donges Bay Rd	Wooded Hills Dr	2500	5	$820,700.00	Wooded Hills Subdivision
Wooded Hills Drive	Magnolia Dr	Bel Aire Ln	3450	5		
Amen Court	Magnolia Dr	Termini	225	5		
Overlook Court	Wooded Hills Dr	Termini	375	5		
White Pine Court	Wooded Hills Dr	Termini	525	5		

* The modifiers are estimates based on average roadway costs across previous years per linear foot of roadway completed, with inflation incresses year-to-year. This approximation includes allowances for curb and gutter, some storm utility work, base patching within the roadway, and restoration. Reconstruction indicates full pulverization or removal of existing pavement, base patching, and repaving. A Mill & Overlay is a 2" typical removal of pavement, with a 2" replacement of pavement in-kind.

Total Base Est:	$1,876,300	Additional roads from the next 2 years and any roads not completed from the previous year may be included as Alternates

FLOODPLAIN ZONING ORDINANCE AMENDMENT / FEMA FLOOD INSURANCE STUDY (FIS) & FLOOD INSURANCE RATE MAP (FIRM) UPDATE

12/8/25 Plan Commission Meeting

Community Development Department

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

The Community Development Department is presenting an amended Floodplain Zoning Ordinance (Chapter 23 of the Germantown Municipal Code) and updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs) for review and adoption to comply with federal and state floodplain management requirements and maintain the Village's eligibility in the Federal National Flood Insurance Program (NFIP).

Background

As stated in the purpose section of the Village's Floodplain Zoning Ordinance, the primary purposes of the regulations and standards contained therein are to "protect life, health and property" and "minimize rescue and relief efforts undertaken at the expense of the taxpayers". To that end, the Village of Germantown is a "participating community" in the National Flood Insurance Program (NFIP) administered through the Department of Homeland Security's Federal Emergency Management Agency (FEMA). In exchange for adopting and enforcing a floodplain management ordinance, Federal flood insurance and disaster relief is made available to residents, property owners, and businesses throughout the Village because of our status as a "participating community". The NFIP was established in 1968 and the Village of Germantown has been an ongoing participating community since 1974.

As a participating community in the NFIP, the Village is responsible for making sure its floodplain management regulations enforced under the Village's Floodplain Zoning Code (Chapter 23) meet or exceed the minimum requirements of the NFIP under both federal and state requirements:

- Section 60.3(d) Title 44 of the Code of Federal Regulations (44 CFR); and
- Chapter NR 116 Wisconsin Administrative Code (Wisconsin's Floodplain Management Program)

One of the critical NFIP requirements is that each time FEMA provides updated and/or additional flood hazard information concerning the Village of Germantown, the Village is required to adopt that information, including any new or updated Flood Insurance Rate Maps (FIRMs) and/or Flood Insurance Studies (FIS). Also, Under NR 116, the Village is required to update its floodplain management requirements to meet or exceed the standards adopted by the DNR under NR 116.

Historically, the Village has been required to adopt new and/or updated FIRMs and floodplain zoning regulations every few years. In 2021, the Village adopted a revised floodplain ordinance, updated FIS, and FIRMs covering the north part of the Village within the Cedar Creek watershed. In 2015 the Village adopted a revised floodplain ordinance, updated FIS, and FIRMs along the west side of the Village resulting from a detailed study of the Rock River watershed including Amy Belle Creek and the Bark River in the Village of Richfield. In 2013, the Village adopted a revised FIS and FIRMs covering the entire Village as a part of FEMA's nationwide "Flood Map Modernization" program that was intended to create more reliable and accurate floodplain maps in a digital format overlayed on aerial photo images vs. previous "old school" paper maps.

Proposal

The latest updated FIS and FIRMs were prepared by FEMA in cooperation with the DNR following a multi-year effort involving multiple projects intended to update vertical survey data for Washington County and re-evaluate the rivers and streams that are tributary to and within the Milwaukee River and Rock River watersheds. The overall project reached FEMA's Letter of Final Determination (LFD) as of August 20, 2025. That date starts a 6-month period within which affected municipalities are required to adopt the updated FIS and FIRMs. Almost all jurisdictions in Washington County are affected and have until February 20, 2026, to adopt the revised FIS, FIRMs, and revisions to their own floodplain zoning ordinances to meet or exceed the DNR's recommended ordinance. Adoption of these items will allow the Village of Germantown to remain in good standing with FEMA and the National Flood Insurance Program (NFIP).

As shown in Figure 1, the Village of Germantown is covered by twelve (12) FIRM map "panels".

As shown in Figure 2, each FIRM panel shows an aerial image with the 100-year floodplain, floodway, and flood elevations associated with the streams, rivers, and other navigable waterways in that area.

Except for FIRM Panel #289 covering the far northeast corner of the Village (which has an effective date of February 25, 2022), the remaining (11) panels have been revised and will become effective on February 20, 2026.

Figure 1- FIRM Panel Index

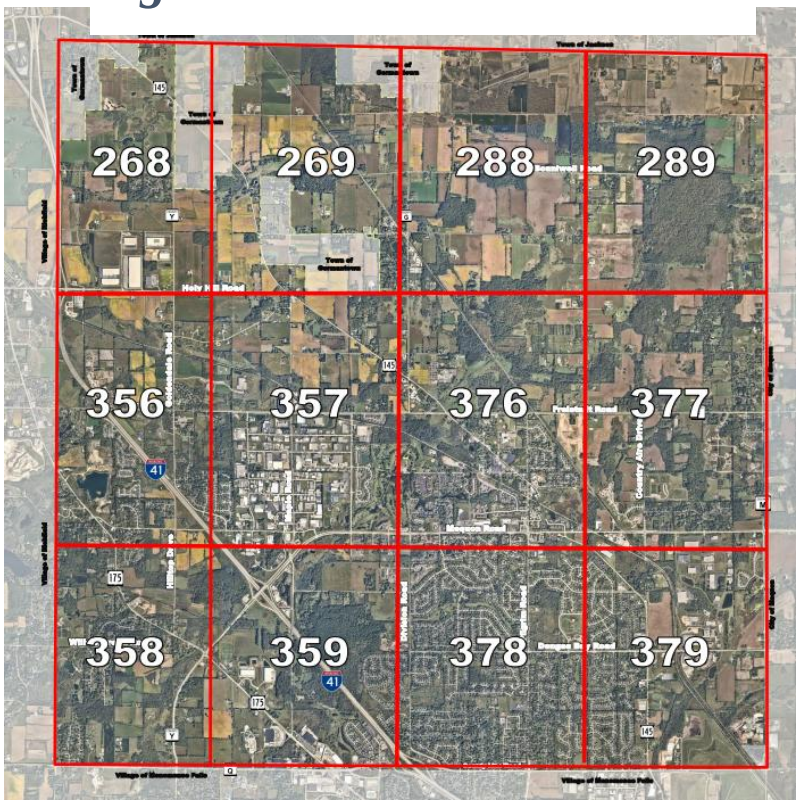


Figure 2- PANEL 268

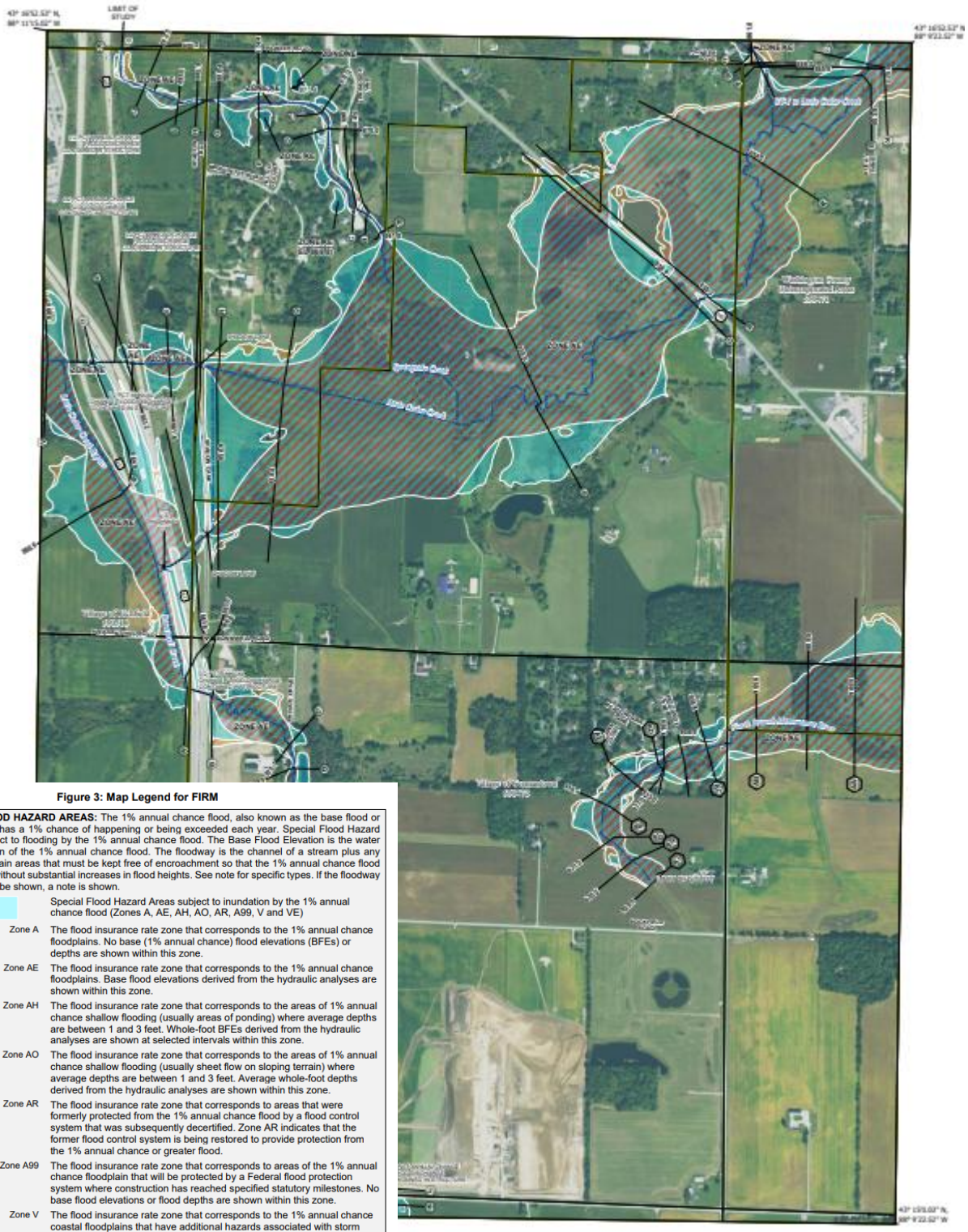


Figure 3: Map Legend for FIRM

SPECIAL FLOOD HAZARD AREAS: The 1% annual chance flood, also known as the base flood or 100-year flood, has a 1% chance of happening or being exceeded each year. Special Flood Hazard Areas are subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. See note for specific types. If the floodway is too narrow to be shown, a note is shown.

	Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Zones A, AE, AH, AO, AR, A99, V and VE)
Zone A	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. No base (1% annual chance) flood elevations (BFEs) or depths are shown within this zone.
Zone AE	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. Base flood elevations derived from the hydraulic analyses are shown within this zone.
Zone AH	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. Whole-foot BFEs derived from the hydraulic analyses are shown at selected intervals within this zone.
Zone AO	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average whole-foot depths derived from the hydraulic analyses are shown within this zone.
Zone AR	The flood insurance rate zone that corresponds to areas that were formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
Zone A99	The flood insurance rate zone that corresponds to areas of the 1% annual chance floodplain that will be protected by a Federal flood protection system where construction has reached specified statutory milestones. No base flood elevations or flood depths are shown within this zone.
Zone V	The flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations are not shown within this zone.
Zone VE	Zone VE is the flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations derived from the coastal analyses are shown within this zone as static whole-foot elevations that apply throughout the zone.
	Regulatory Floodway determined in Zone AE.

The Flood Insurance Study (FIS) report contains flood hazard information and data sources used as the basis for developing the Flood Insurance Rate Maps (FIRMs). The updated FIS covers the entire geographic area of Washington County.

All twelve (12) of the updated FIRM panels and all nine (9) volumes of the updated Flood Insurance Study (FIS) are available for review on the Village website at the following link:

https://www.germantownwi.gov/731/Floodplain-Mapping-Update---FIRM-Panels

In addition, a unique "Floodplain Map Viewer" that one can use to see the differences between the current and the proposed updated FIRM panels in an interactive side-by-side format can be found on the Washington County website at the following link:

https://washingtoncowi.maps.arcgis.com/apps/instant/basic/index.html?appid=97a0ffb6ae7947d8aa3516d65f69282d

With respect to the proposed Floodplain Zoning Ordinance (copy attached), the changes between the current ordinance and the updated ordinance are minor. The DNR recommends that municipalities adopt DNR's version of an up-to-date Floodplain Zoning Ordinance to ensure ongoing compliance with Wis Stats and federal regulations each time a new FIS & FIRM is adopted by the municipality. Since Germantown just adopted a new ordinance back in 2021, the latest up-to-date DNR model ordinance is not much different than our current ordinance. The proposed up-to-date ordinance has the following:

1. Updated references to the new Flood Insurance Study (FIS) and Flood Insurance Rate Map panels (FIRMs) with an effective date of February 20, 2026;
2. Specific standards for the "flood storage district", a new component of the floodplain that is now shown separately on the FIRMs;
3. One new term & definition used within the ordinance standards ("Breakaway Wall"); and
4. Minor language revisions in the Administration Section of the ordinance

Staff Comment

Although Staff recommends that the updated FIS and FIRMs be adopted to ensure the Village retains its status as a participating community and eligibility in the National Flood Insurance Program (NFIP), it is not without some degree of hesitancy. First and foremost, it is critical that the Village retain its eligibility in the NFIP. The only way to do that is to adopt the new FIS, FIRMs, and floodplain zoning ordinance put forth by FEMA and the DNR before the February 20, 2026 deadline. Currently, there are twelve (12) property owners in the Village with federally-subsidized NFIP flood insurance "policies in force" insuring up to $3.95M in property value *(source: Sarah Rafajko, Floodplain Management Coordinator & State National Flood Insurance Program Coordinator, Wisconsin DNR).*

This does not include an equal if not greater number of property owners with private flood insurance whose lenders also rely on FEMA FIRMs for the basis of issuing flood insurance policies.

However, Staff is aware that the updated FIS and FIRMs are not without flaws. The recent 1,000-year flood event in August provided evidence observed by Staff that many locations in the Village that the new FIRMs indicate should have been flooded were, in fact, only slightly impacted if not entirely untouched by the flood water. Unfortunately, despite regular attempts to point out these obvious flaws in the FIS and FIRM development process, nothing short of significant and comprehensive hydrologic and hydraulic engineering analysis that proves the FIS and FIRMs to be wrong is enough for the Village to be successful in getting FEMA to revise the FIRMs.

That is not to say that the FIRMs cannot be changed. In fact, there is a process that individual property and business owners can follow to request that FEMA consider approving a site or property-specific change to the flood zone for their particular property. This process involves submitting an application to FEMA for a formal determination of the property's location and elevation relative to the 100-year flood zone (a.k.a. the SFHA or “special flood hazard area”). This process is called a Letter of Map Change (LOMC) request. Details on the LOMC process are available on the FEMA website here:
https://www.fema.gov/flood-maps/change-your-flood-zone#:~:text=How%20to%20Submit%20a%20Letter,Learn%20How%20to%20Access%20eLOMA

After FEMA reviews the LOMC request, it will issue a determination letter either approving or denying the map change. There are three (3) types of determinations documents one can seek in an LOMC request:

1. Letter of Map Amendment (LOMA) is a letter from FEMA stating that an existing structure or parcel of land would not be inundated by a 100-year flood; and

2. Letter of Map Revision Based on Fill (LOMR-F) is a letter from FEMA stating that an existing structure or parcel of land that has been elevated by the placement of earthen fill would not be inundated by the 100-year flood.

3. Letter of Map Revision (LOMR) is a letter from FEMA officially revising a FIRM to show changes to floodplain, floodway, or flood elevations. LOMR are associated with large scale map changes or larger commercial or residential subdivision developments. Unlike LOMA and LOMR-F, when a LOMR is issued by FEMA the affected FIRM will be reissued, physically changing the map to reflect the results of the LOMR.

With either determination, if FEMA grants the map amendment or revision request, property owner(s) may no longer be required to pay flood insurance by providing the FEMA determination document to their lender and request that any federal flood insurance requirement be removed.

It is important to point out that although FIRMs are not always physically revised to show approved LOMCs in a particular community, all LOMCs are documented and kept in a FEMA database and available to the public for viewing. Currently, there are forty-one (41) LOMCs in effect in the Village of Germantown according to FEMA.

Another important fact is that once a new FIS and FIRMs are adopted, not all previously approved LOMCs remain in effect. FEMA publishes lists of LOMCs that will and those that will not be "re-certified" after the effective date of a new FIS and FIRMs. FEMA provides a (very) brief explanation why certain LOMCs will not be re-certified. This can put property owners in a position of having to re-file an LOMC request using new survey and/or hydrologic & hydraulic engineering data to prove their property(ies) are not in a flood hazard area… despite what the revised FIRM indicates. According to FEMA twelve (12) previously approved LOMCs for property in the Village will NOT be re-certified and will expire after February 20, 2026.

STAFF RECOMMENDATION

APPROVE the proposed Floodplain Zoning Ordinance as drafted which includes updated references to the updated Flood Insurance Study (FIS) and Flood Insurance Rate Map panels (FIRMs) having an effective date of February 20, 2026.

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 N112 W17001 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, December 8, 2025
TIME: 6:30 p.m. or later

VILLAGE OF GERMANTOWN FLOODPLAIN ZONING ORDINANCE

The purpose of said hearing is to solicit public comments from any and all parties, their attorneys or agents, for or against an amendment to the Village of Germantown Floodplain Zoning Ordinance (Section 23 of the Village of Germantown Municipal Code) that includes the adoption of revised Flood Insurance Rate Maps (FIRM's) and a revised Flood Insurance Study (FIS) with an effective date of February 20, 2026, as required by state and federal law in order for the Village of Germantown to remain compliant with and participate in the National Flood Insurance Program (NFIP). The revised FIRM floodplain maps are the latest Flood Insurance Rate Maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA).

The Floodplain Zoning Ordinance, Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM) are intended to protect life, health and property in floodplain areas, govern permitted land uses and development of property located within and/or affected by mapped floodplains, and allow continued participation in the National Flood Insurance Program (NFIP).

A copy of the revised Floodplain Zoning Ordinance, Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRM's) are on file in the Planning & Zoning Services counter of the Community Development Department in the Village Hall, N112 W17001 Mequon Road, and can be viewed on the Village's website by following link:

Website: https://www.germantownwi.gov

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 12th day of November 2025

To Be Published On: November 19th and November 26th, 2025

VILLAGE OF GERMANTOWN
FLOODPLAIN ZONING ORDINANCE
Effective: FEBRUARY 20, 2026

Adoption schedule:

1. Public Hearing Date: December 8, 2025
2. Adoption Date: December 15, 2025
3. Publication Dates: November 19 & November 26, 2025
4. Notice of Enacted Ordinance Publication Date: TBD

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. _____-2025

AN ORDINANCE AMENDING SECTION 23 (FLOODPLAIN ZONING CODE) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE

WHEREAS, The Wisconsin legislature recognizes that floodplain zoning is a necessary tool to protect human life, health and to minimize property damages and economic losses; and

WHEREAS, all municipalities including the Village of Germantown are required under s. 87.30 (1), Wis. Stats., to adopt reasonable and effective floodplain zoning ordinances to regulate land use and development within all floodplains where serious flood damage may occur; and

WHEREAS, The Federal Emergency Management Agency (FEMA) produces and updates Flood Insurance Rate Maps (FIRMs) that show areas at risk to flooding based on engineering studies called Flood Insurance Studies (FIS) that are designed to identify areas at risk of having a 1-percent chance of being flooded in any given year (a.k.a. a 100-year flood); and

WHEREAS, FEMA provides flood insurance to property owners, renters, and businesses through the National Flood Insurance Program (NFIP) but only in those communities that adopt the FIRMs and enforce minimum floodplain management standards and regulations designed to help avoid and/or minimize the effects of flooding; and

WHEREAS, The Wisconsin Department of Natural Resources (DNR) has been working in cooperation with FEMA to update the FIRMs for the Milwaukee River and Rock River watersheds that affect municipalities in Washington County since 2022 with a preliminary set of update FIRMs released on March 20, 2024; and

WHEREAS, following a comment and appeal period from September, 2024 to December, 2024, this project and the updated FIRMs and FIS that were produced has entered the final 6-month adoption phase beginning on August 20, 2025, where municipalities are required to adopt the updated FIRMs and FIS no later than February 20, 2026, to remain in good standing with FEMA and the NFIP;

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

SECTION I

That Section 23 of the Village of Germantown Municipal Code is repealed and recreated as set forth in Exhibit 1 (with all sections to be renumbered upon codification).

SECTION II

This ordinance shall take effect and be in full force on February 20, 2026, after its passage and publication as provided by law and approval by the Wisconsin Department of Natural Resources (DNR) and Federal Emergency Management Agency (FEMA) of the United States Department of Homeland Security.

SECTION III

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 IV

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

SECTION V

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

Adopted: December 15, 2025

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

Approved as to form:

_____

Brian C. Sajdak, Village Attorney

Published:

EXHIBIT 1

Floodplain Zoning Ordinance
For the Village of Germantown, Wisconsin

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1.0 STATUTORY AUTHORIZATION, FINDING OF FACT, STATEMENT OF PURPOSE, TITLE, AND GENERAL PROVISIONS

1.1 STATUTORY AUTHORIZATION
This ordinance is adopted pursuant to the authorization in s. 61.35 and 62.23, for villages and cities; and the requirements in s. 87.30, Stats.

1.2 FINDING OF FACT
Uncontrolled development and use of the floodplains and rivers of this municipality would impair the public health, safety, convenience, general welfare, and tax base.

1.3 STATEMENT OF PURPOSE
This ordinance is intended to regulate floodplain development to:

(1) Protect life, health and property;
(2) Minimize expenditures of public funds for flood control projects;
(3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
(4) Minimize business interruptions and other economic disruptions;
(5) Minimize damage to public facilities in the floodplain;
(6) Minimize the occurrence of future flood blight areas in the floodplain;
(7) Discourage the victimization of unwary land and homebuyers;
(8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
(9) Discourage development in a floodplain if there is any practicable alternative to locate the activity, use or structure outside of the floodplain.

1.4 TITLE
This ordinance shall be known as the Floodplain Zoning Ordinance for the Village of Germantown, Wisconsin.

1.5 GENERAL PROVISIONS
(1) AREAS TO BE REGULATED
This ordinance regulates all areas of special flood hazard identified as zones A, AO, AH, A1-30, or AE on the Flood Insurance Rate Map. Additional areas identified on maps approved by the Department of Natural Resources (DNR) and local community may also be regulated under the provisions of this ordinance, where applicable.

(2) OFFICIAL MAPS & REVISIONS
Special Flood Hazard Areas (SFHA) are designated as zones A, A1-30, AE, AH, or AO on the Flood Insurance Rate Maps (FIRMs) based on flood hazard analyses summarized in the Flood Insurance Study (FIS) listed in subd. (a) below. Additional flood hazard areas subject to regulation under this ordinance are identified on maps based on studies approved by the DNR and listed in subd. (b) below. These maps and revisions are on file in the office of the Director, Community Development Department, Germantown Village Hall, Germantown, WI.

(a) OFFICIAL MAPS: Based on the Flood Insurance Study (FIS):
1. Flood Insurance Rate Map (FIRM), panel number 55131C0289E dated 02/25/2022.
2. Flood Insurance Rate Map (FIRM), panel numbers 55131C0268F, 55131C0269F, 55131C0288F, 55131C0356G, 55131C0357E, 55131C0358F, 55131C0359E, 55131C0376E, 55131C0377E, 55131C0378E, and 55131C0379E, dated 02/20/2026.
3. Flood Insurance Study (FIS) for Washington County dated 02/20/2026.

Approved by: The DNR and FEMA

(b) OFFICIAL MAPS**:** Based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

1. Flood Storage Map, panel number 11 and 12, dated 02/20/2026, approved by the DNR.

(3) ESTABLISHMENT OF FLOODPLAIN ZONING DISTRICTS

The flood hazard areas regulated by this ordinance are divided into districts as follows:

a) The Floodway District (FW), is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to s. 5.1(5).

b) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to s. 5.1(5), within A Zones shown on the FIRM.

c) The General Floodplain District (GFP) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary has not been delineated on the FIRM and also includes shallow flooding areas identified as AH and AO zones on the FIRM.

d) The Flood Storage District (FSD) is that area of the floodplain where storage of floodwaters is calculated to reduce the regional flood discharge.

(4) LOCATING FLOODPLAIN BOUNDARIES

Discrepancies between the exterior boundaries of zones A1-30, AE, AH, or A on the official floodplain zoning map and actual field conditions may be resolved using the criteria in subd (a) or (b) below. If a significant difference exists, the map shall be amended according to s. 8.0 *Amendments*. The Zoning Administrator can rely on a boundary derived from a profile elevation to grant or deny a land use permit, whether or not a map amendment is required. The Zoning Administrator shall be responsible for documenting actual pre-development field conditions and the basis upon which the district boundary was determined. Disputes between the Zoning Administrator and an applicant over the district boundary line shall be settled according to s. 7.3(3) and the criteria in (a) and (b) below**.** Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to s. 8.0 *Amendments*.

a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.

b) Where flood profiles do not exist for projects, including any boundary of zone A, or AO the location of the boundary shall be determined by the map scale.

(5) REMOVAL OF LANDS FROM FLOODPLAIN

a) Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to s. 8.0 *Amendments.*

b) The delineation of any of the Floodplain Districts may be revised by the community where natural or man-made changes have occurred and/or where more detailed studies have been conducted. However, prior to any such change, approval must be obtained from the Wisconsin Department of Natural Resources and Federal Emergency Management Agency. A completed Letter of Map Revision is a record of this approval. The floodplain administrator shall not sign a community acknowledgement form unless all criteria set forth in the following paragraphs are met:

1. The land and/or land around the structure must be filled at least two feet above the regional or base flood elevation;

2. The fill must be contiguous to land outside the floodplain; Applicant shall obtain floodplain development permit before applying for a LOMR or LOMR-F;

c) Removal of lands from the floodplain may also occur by operation of §87.30(1)(e), Wis. Stat. if a property owner has obtained a letter of map amendment from the federal emergency management agency under 44 C.F.R. 70.

(6) COMPLIANCE

a) No structure or use within areas regulated by this ordinance shall hereafter be located, erected, constructed, reconstructed, repaired, extended, converted, enlarged, or altered without full compliance with the terms of these regulations and all other applicable regulations that apply to uses within the jurisdiction of these regulations.

b) Failure to obtain a floodplain development permit shall be a violation of these regulations and shall be punishable in accordance with s. 9.0.

c) Floodplain development permits issued on the basis of plans and applications approved by the Floodplain Administrator authorize only the use, and arrangement, set forth in such approved plans and applications, or amendments thereto if approved by the Floodplain Administrator. Use, arrangement, or construction contrary to that authorized shall be deemed a violation of these regulations and punishable in accordance with s. 9.0.

(7) MUNICIPALITIES AND STATE AGENCIES REGULATED

Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this ordinance and obtain all necessary permits. State agencies are required to comply if s. 13.48(13), Stats., applies. The construction, reconstruction, maintenance and repair of state highways and bridges by the Wisconsin Department of Transportation is exempt when s. 30.2022, Stats., applies. Although exempt from a local zoning permit and permit fees, DOT must provide sufficient project documentation and analysis to ensure that the community is in compliance with Federal, State, and local floodplain standards. If a local transportation project is located within a Zone A floodplain and is not a WisDOT project under s. 30.2022, then the road project design documents (including appropriate detailed plans and profiles) may be sufficient to meet the requirements for issuance of a local floodplain permit if the following apply: The applicant provides documentation to the Floodplain Administrator that the proposed project is a culvert replacement or bridge replacement under 20’ span at the same location, the project is exempt from a DNR permit under s. 30.123(6)(d), the capacity is not decreased, the top road grade is not raised, and no floodway data is available from a federal, state, or other source. If floodway data is available in the impacted area from a federal, state, or other source that existing data must be utilized by the applicant in the analysis of the project site.

(8) ABROGATION AND GREATER RESTRICTIONS

a) This ordinance supersedes all the provisions of any municipal zoning ordinance enacted under s. 61.35 for villages; or s. 87.30, Stats., which relate to floodplains. A more restrictive ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.

b) This ordinance is not intended to repeal, abrogate, or impair any existing deed restrictions, covenants, or easements. If this ordinance imposes greater restrictions, the provisions of this ordinance shall prevail.

(9) INTERPRETATION

In their interpretation and application, the provisions of this ordinance are the minimum requirements liberally construed in favor of the governing body and are not a limitation on or repeal of any other powers granted by the Wisconsin Statutes. If a provision of this ordinance, required by ch. NR 116, Wis. Adm. Code, is unclear, the provision shall be interpreted in light of the standards in effect on the date of the adoption of this ordinance or in effect on the date of the most recent text amendment to this ordinance.

(10) WARNING AND DISCLAIMER OF LIABILITY

The flood protection standards in this ordinance are based on engineering experience and research. Larger floods may occur, or the flood height may be increased by man-made or natural causes. This ordinance does not imply or guarantee that non-floodplain areas or permitted floodplain uses will be free from flooding and flood damages. This ordinance does not create liability on the part of, or a cause of action against, the municipality or any officer or employee thereof for any flood damage that may result from reliance on this ordinance.

(11) SEVERABILITY

Should any portion of this ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected.

(12) ANNEXED AREAS FOR CITIES AND VILLAGES

The Washington County floodplain zoning provisions in effect on the date of annexation shall remain in effect and shall be enforced by the municipality for all annexed areas until the municipality adopts and enforces an ordinance which meets the requirements of ch. NR 116, Wis. Adm. Code and 44 CFR 59-72, *National Flood Insurance Program* (NFIP). These annexed lands are described on the municipality's official zoning map. County floodplain zoning provisions are incorporated by reference for the purpose of administering this section and are on file in the office of the municipal Zoning Administrator. All plats or maps of annexation shall show the regional flood elevation and the floodway location.

2.0 GENERAL STANDARDS APPLICABLE TO ALL FLOODPLAIN DISTRICTS

The community shall review all permit applications to determine whether proposed building sites will be reasonably safe from flooding and assure that all necessary permits have been received from those governmental agencies whose approval is required by federal or state law.

1) If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall:

   a. be designed and anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

   b. be constructed with flood-resistant materials;

   c. be constructed by methods and practices that minimize flood damages; and

   d. Mechanical and utility equipment must be elevated to or above the flood protection elevation.

2) If a subdivision or other proposed new development is in a flood-prone area, the community shall assure that:

   a. such proposed subdivision or other proposed new development is consistent with the need to minimize flood damage within the flood-prone area;

   b. public utilities and facilities such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and

c. adequate drainage is provided to reduce exposure to flood hazards.

All subdivision proposals (including manufactured home parks) shall include regional flood elevation and floodway data for any development that meets the subdivision definition of this ordinance and all other requirements in s. 7.1(2).

2.1 HYDRAULIC AND HYDROLOGIC ANALYSES

1) No floodplain development shall:

   a. Obstruct flow, defined as development which blocks the conveyance of floodwaters by itself or with other development, causing any increase in the regional flood height; or

   b. Cause any increase in the regional flood height due to floodplain storage area lost.

2) The Zoning Administrator shall deny permits if it is determined the proposed development will obstruct flow or cause any increase in the regional flood height, based on the officially adopted FIRM or other adopted map, unless the provisions of s. 8.0 *Amendments* are met.

2.2 WATERCOURSE ALTERATIONS

No land use permit to alter or relocate a watercourse in a mapped floodplain shall be issued until the local official has notified in writing all adjacent municipalities, the Department and FEMA regional offices, and required the applicant to secure all necessary state and federal permits. The standards of s. 2.1 must be met and the flood carrying capacity of any altered or relocated watercourse shall be maintained.

As soon as is practicable, but not later than six months after the date of the watercourse alteration or relocation and pursuant to s. 8.0 *Amendments,* the community shall apply for a Letter of Map Revision (LOMR) from FEMA. Any such alterations must be reviewed and approved by FEMA and the DNR through the LOMC process.

2.3 CHAPTER 30, 31, WIS. STATS., DEVELOPMENT

Development which requires a permit from the Department, under chs. 30 and 31, Stats., such as docks, piers, wharves, bridges, culverts, dams, and navigational aids, may be allowed if the necessary permits are obtained and amendments to the floodplain zoning ordinance are made according to s. 8.0 *Amendments*.

2.4 PUBLIC OR PRIVATE CAMPGROUNDS

Public or private campgrounds shall have a low flood damage potential and shall meet the following provisions:

1) The campground is approved by the Department of Agriculture, Trade and Consumer Protection;

2) A land use permit for the campground is issued by the Zoning Administrator;

3) The character of the river system and the campground elevation are such that a 72-hour warning of an impending flood can be given to all campground occupants;

4) There is an adequate flood warning procedure for the campground that offers the minimum notice required under this section to all persons in the campground. This procedure shall include a written agreement between the campground owner, the floodplain zoning agency or Zoning Administrator, the municipal emergency government coordinator and the chief law enforcement official which specifies the flood elevation at which evacuation shall occur, personnel responsible for monitoring flood elevations, types of warning systems to be used and the procedures for notifying at-risk parties, and the methods and personnel responsible for conducting the evacuation;

5) This agreement shall be for no more than one calendar year, at which time the agreement shall be reviewed and updated - by the officials identified in sub. (4) - to remain in compliance with all applicable regulations, including those of the state Department of Agriculture, Trade and Consumer Protection and all other applicable regulations;

6) All mobile recreational vehicles placed on site must meet one of the following:

    a. Be fully licensed, if required, and ready for highway use; or

    b. Not occupy any site in the campground for more than 180 consecutive days, at which time the recreational vehicle must be removed from the floodplain for a minimum of 24 hours; or

    c. Meet the requirements in either s. 3.0, 4.0, or 5.1 for the floodplain district in which the structure is located;

    A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

7) All camping units that remain on site for more than 30 days shall be issued a limited authorization by the campground operator, a written copy of which is kept on file at the campground. Such authorization shall allow placement of a camping unit consistent with 2.4(6) and shall ensure compliance with all the provisions of this section;

8) The municipality shall monitor the limited authorizations issued by the campground operator to assure compliance with the terms of this section;

9) The campground shall have signs clearly posted at all entrances warning of the flood hazard and the procedures for evacuation when a flood warning is issued; and

10) All service facilities, including but not limited to refuse collection, electrical service, gas lines, propane tanks, sewage systems and wells shall be properly anchored and placed at or floodproofed to the flood protection elevation; and

11) Standards for structures in a campground:

    a. All structures must comply with section 2.4 or meet the applicable requirements in ss. 3.0, 4.0, or 5.1 for the floodplain district in which the structure is located;

    b. Deck/landing-a portable landing may be allowed for a camping unit for each entry provided that the landing is not permanently attached to the ground or camping unit, is no more than 200 square feet in size, shall be portable, contain no walls or roof, and can be removed from the campground by a truck and/or trailer. Sections of such portable landings may be placed together to form a single deck not greater than 200 square feet at one entry point. Provisions for the removal of these temporary landings during flood events must be addressed within the written agreement with the municipality compliant with section 2.4(4). Any such deck/landing structure may be constructed at elevations lower than the flood protection elevation but must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

    c. Decks/patios that are constructed completely at grade may be allowed but must also comply with applicable shoreland zoning standards.

d. Camping equipment and appurtenant equipment in the campground may be allowed provided that the equipment is not permanently attached to the ground or camping unit, is not used as a habitable structure, and must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood. Provisions for the removal of this equipment during flooding events shall be addressed within the written agreement with the municipality compliant with section 2.4(4).

e. Once a flood warning in the written agreement has been issued for the campground, the campground owner or the designated operator shall ensure that all persons, camping units, decks, camping equipment and appurtenant equipment in the campground shall be evacuated within the timelines specified within the written agreement with the municipality compliant with section 2.4(4).

12) A land use permit shall be obtained as provided under 7.1(2) before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated.

1.0 FLOODWAY DISTRICT (FW)

3.1 APPLICABILITY

This section applies to all floodway areas on the floodplain zoning maps and those identified pursuant to s. 5.1(5).

3.2 PERMITTED USES

The following open space uses are allowed in the Floodway District and the floodway areas of the General Floodplain District, if:

- they are not prohibited by any other ordinance;
- they meet the standards in s. 3.3 and 3.4; and
- all permits or certificates have been issued according to s. 7.1.

1) Agricultural uses, such as: farming, outdoor plant nurseries, horticulture, viticulture, and wild crop harvesting.

2) Nonstructural industrial and commercial uses, such as loading areas, parking areas and airport landing strips.

3) Nonstructural recreational uses, such as golf courses, tennis courts, archery ranges, picnic grounds, boat ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting, trap, and skeet activities, hunting and fishing areas and hiking and horseback riding trails, subject to the fill limitations of s. 3.3(4).

4) Uses or structures accessory to open space uses or classified as historic structures that comply with s. 3.3 and 3.4.

5) Extraction of sand, gravel or other materials that comply with s. 3.3(4).

6) Functionally water-dependent uses, such as docks, piers or wharves, dams, flowage areas, culverts, navigational aids and river crossings of transmission lines, and pipelines that comply with chs. 30 and 31, Stats.

7) Public utilities, streets and bridges that comply with s. 3.3(3).

8) Portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and Ch. SPS 383, Wis. Adm. Code.

9) Public or private wells used to obtain potable water for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code.

10) Wastewater treatment ponds or facilities permitted under s. NR 110.15(3)(b), Wis. Adm. Code.

11) Sanitary sewer or water supply lines to service existing or proposed development located outside the floodway that complies with the regulations for the floodplain area occupied.

3.3 STANDARDS FOR DEVELOPMENT IN THE FLOODWAY

1) GENERAL

a. Any development in the floodway shall comply with s. 2.0 and have a low flood damage potential.

b. Applicants shall provide an analysis calculating the effects of this proposal on the regional flood height to determine the effects of the proposal according to s. 2.1 and 7.1(2)(c). The analysis must be completed by a registered professional engineer in the state of Wisconsin.

c. Any encroachment in the regulatory floodway is prohibited unless the data submitted for subd. 3.3(1)(b) above demonstrates that the encroachment will cause no increase in flood elevations in flood events up to the base flood at any location or removes the encroached area from the regulatory floodway as provided in s. 1.5(5).

2) STRUCTURES

Structures accessory to permanent open space uses, including utility and sanitary facilities, or functionally dependent on a waterfront location may be allowed by permit if the structures comply with the following criteria:

a. Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;

b. Shall either have the lowest floor elevated to or above the flood protection elevation or shall meet all the following standards:

1. Have the lowest floor elevated to or above the regional flood elevation and be dry floodproofed so that the structure is watertight with walls substantially impermeable to the passage of water and completely dry to the flood protection elevation without human intervention during flooding;

2. Have structural components capable of meeting all provisions of Section 3.3(2)(g) and;

3. Be certified by a registered professional engineer or architect, through the use of a Federal Emergency Management Agency Floodproofing Certificate, that the design and methods of construction are in accordance with Section 3.3(2)(g).

c. Must be anchored to resist flotation, collapse, and lateral movement;

d. Mechanical and utility equipment must be elevated to or above the flood protection elevation; and

e. Must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional flood.

f. For a structure designed to allow the automatic entry of floodwaters below the Regional Flood Elevation, the applicant shall submit a plan that meets s. 3.3(2)(a) through 3.3(2)(e) and meets or exceeds the following standards:

1. The lowest floor must be elevated to or above the regional flood elevation;

2. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;

3. the bottom of all openings shall be no higher than one foot above the lowest adjacent grade; openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters, otherwise must remain open.

4. The use must be limited to parking, building access or limited storage.

g. Certification: Whenever floodproofing measures are required, a registered professional engineer or architect shall certify that the following floodproofing measures will be utilized, where appropriate, and are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the regional flood:

1. Reinforcement of floors and walls to resist rupture, collapse, or lateral movement caused by water pressures or debris buildup;

2. Construction of wells, water supply systems and waste treatment systems so as to prevent the entrance of flood waters in such systems and must be in accordance with provisions in Sections 3.4(4) and 3.4(5);

3. Subsurface drainage systems to relieve external pressures on foundation walls and basement floors;

4. Cutoff valves on sewer lines or the elimination of gravity flow basement drains; and

5. Placement of utilities to or above the flood protection elevation.

3) PUBLIC UTILITIES, STREETS AND BRIDGES
Public utilities, streets and bridges may be allowed by permit, if:

a. Adequate floodproofing measures are provided to the flood protection elevation; and

b. Construction meets the development standards of s. 2.1.

4) FILLS OR DEPOSITION OF MATERIALS
Fills or deposition of materials may be allowed by permit, if:

a. The requirements of s. 2.1 are met;

b. No material is deposited in navigable waters unless a permit is issued by the Department pursuant to ch. 30, Stats., and a permit pursuant to s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344 has been issued, if applicable, and all other requirements have been met;

c. The fill or other materials will be protected against erosion by riprap, vegetative cover, sheet piling or bulkheading; and

d. The fill is not classified as a solid or hazardous material.

3.4 PROHIBITED USES

All uses not listed as permitted uses in s. 3.2 are prohibited, including the following uses:

1) Habitable structures, structures with high flood damage potential, or those not associated with permanent open-space uses;

2) Storing materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;

3) Uses not in harmony with or detrimental to uses permitted in the adjoining districts;

4) Any private or public sewage systems, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383, Wis. Adm. Code;

5) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812, Wis. Adm. Code;

6) Any solid or hazardous waste disposal sites;

7) Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b), Wis. Adm. Code; and

8) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations for the floodplain area occupied.

4.0 FLOODFRINGE DISTRICT (FF)

4.1 APPLICABILITY

This section applies to all floodfringe areas shown on the floodplain zoning maps and those identified pursuant to s. 5.1(5).

4.2 PERMITTED USES

Any structure, land use, or development is allowed in the Floodfringe District if the standards in s. 4.3 are met, the use is not prohibited by this, or any other ordinance or regulation and all permits or certificates specified in s. 7.1 have been issued.

4.3 STANDARDS FOR DEVELOPMENT IN THE FLOODFRINGE

Section 2.0 ~~s~~hall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of s. 6.0 *Nonconforming Uses*;

(1) RESIDENTIAL USES

Any structure, including a manufactured home, which is to be newly constructed or moved into the floodfringe, shall meet or exceed the following standards;

a) All new construction, including placement of manufactured homes, and substantial improvement of residential structures, shall have the lowest floor elevated to or above the flood protection elevation on fill. The fill around the structure shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure. No area may be removed from the floodfringe district unless it can be shown to meet s. 1.5(5).

b) Notwithstanding s. 4.3 (1)(a), a basement or crawlspace floor may be placed at the regional flood elevation if the basement or crawlspace is designed to make all portions of the structure below the flood protection elevation watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. No floor of any kind is allowed below the regional flood elevation;

c) Contiguous dryland access shall be provided from a structure to land outside of the floodplain, except as provided in subd. (d).

d) In developments where existing street or sewer line elevations make compliance with subd. (c) impractical, the municipality may permit new development and substantial improvements where roads are below the regional flood elevation, if:

1. The municipality has written assurance from police, fire and emergency services that rescue, and relief will be provided to the structure(s) by wheeled vehicles during a regional flood event; or

2. The municipality has a DNR-approved emergency evacuation plan that follows acceptable hazard mitigation planning guidelines.

(2) ACCESSORY STRUCTURES OR USES

In addition to s. 2.0, new construction and substantial improvements of Accessory structures shall be constructed on fill with the lowest floor at or above the regional flood elevation.

(3) COMMERCIAL USES

In addition to s. 2.0, any commercial structure which is erected, altered, or moved into the floodfringe shall meet the requirements of s. 4.3(1). Subject to the requirements of s. 4.3(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(4) MANUFACTURING AND INDUSTRIAL USES

In addition to s. 2.0, any manufacturing or industrial structure which is erected, altered, or moved into the floodfringe shall have the lowest floor elevated to or above the flood protection elevation or meet the floodproofing standards in s 7.5. Subject to the requirements of s. 4.3(5), storage yards, surface parking lots and other such uses may be placed at lower elevations if an adequate warning system exists to protect life and property.

(5) STORAGE OF MATERIALS

Materials that are buoyant, flammable, explosive, or injurious to property, water quality or human, animal, plant, fish, or aquatic life shall be stored at or above the flood protection elevation or floodproofed in compliance with s. 7.5. Adequate measures shall be taken to ensure that such materials will not enter the water body during flooding.

(6) PUBLIC UTILITIES, STREETS AND BRIDGES

All utilities, streets and bridges shall be designed to be compatible with comprehensive floodplain development plans; and

a) When failure of public utilities, streets and bridges would endanger public health or safety, or where such facilities are deemed essential, construction or repair of such facilities shall only be permitted if they are designed to comply with s. 7.5.

b) Minor roads or non-essential utilities may be constructed at lower elevations if they are designed to withstand flood forces to the regional flood elevation.

(7) SEWAGE SYSTEMS

All sewage disposal systems shall be designed to minimize or eliminate infiltration of flood water into the system, pursuant to s. 7.5(3), to the flood protection elevation and meet the provisions of all local ordinances and ch. SPS 383, Wis. Adm. Code.

(8) WELLS

All wells shall be designed to minimize or eliminate infiltration of flood waters into the system, pursuant to s. 7.5(3), to the flood protection elevation and shall meet the provisions of chs. NR 811 and NR 812, Wis. Adm. Code.

(9) SOLID WASTE DISPOSAL SITES

Disposal of solid or hazardous waste is prohibited in floodfringe areas.

(10) DEPOSITION OF MATERIALS

Any deposited material must meet all the provisions of this ordinance.

(11) MANUFACTURED HOMES

a) Owners or operators of all manufactured home parks and subdivisions shall provide adequate surface drainage to minimize flood damage, and prepare, secure approval, and file an evacuation plan, indicating vehicular access and escape routes, with local emergency management authorities.

b) In existing manufactured home parks, all new homes, replacement homes on existing pads, and substantially improved homes shall:

1. have the lowest floor elevated to the flood protection elevation; and

2. be anchored so they do not float, collapse, or move laterally during a flood;

c) Outside of existing manufactured home parks, including new manufactured home parks and all single units outside of existing parks, all new, replacement and substantially improved manufactured homes shall meet the residential development standards for the floodfringe in s. 4.3(1).

(12) MOBILE RECREATIONAL VEHICLES

All mobile recreational vehicles must be on site for less than 180 consecutive days and be either:

a) fully licensed and ready for highway use; or

b) shall meet the elevation and anchoring requirements in s. 4.3 (11)(b) and (c).

A mobile recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect utilities and security devices and has no permanently attached additions.

5.0 OTHER FLOODPLAIN DISTRICTS

5.1 GENERAL FLOODPLAIN DISTRICT (GFP)

1) APPLICABILITY
The provisions for the General Floodplain District shall apply to development in all floodplains mapped as A, AO, AH, and in AE zones within which a floodway is not delineated on the Flood Insurance Rate Maps identified in s. 1.5(2)(a).

2) FLOODWAY BOUNDARIES
For proposed development in zone A, or in zone AE within which a floodway is not delineated on the Flood Insurance Rate Map identified in s. 1.5(2)(a), the boundaries of the regulatory floodway shall be determined pursuant to s. 5.1(5). If the development is proposed to encroach upon the regulatory floodway, the development is subject to the standards of s 3.0. If the development is located entirely within the floodfringe, the development is subject to the standards of s. 4.0.

3) PERMITTED USES
Pursuant to s. 5.1(5) it shall be determined whether the proposed use is located within the floodway or floodfringe. Those uses permitted in the Floodway (s. 3.2) and Floodfringe (s. 4.2) Districts are allowed within the General Floodplain District, according to the standards of s. 5.1(4) provided that all permits or certificates required under s. 7.1 have been issued.

4) STANDARDS FOR DEVELOPMENT IN THE GENERAL FLOODPLAIN DISTRICT
Section 3.0 applies to floodway areas, determined to pursuant to 5.1(5); Section 4.0 applies to floodfringe areas, determined to pursuant to 5.1(5).

a) New construction and substantial improvement of structures in zone AO shall have the lowest floor, including basement, elevated:

1. To or above the depth, in feet, as shown on the FIRM above the highest adjacent natural grade; or

2. If the depth is not specified on the FIRM, two feet (2) above the highest adjacent natural grade or higher.

b) New Construction and substantial improvement of structures in zone AH shall have the lowest floor, including basement, elevated to or above the flood protection elevation.

c) In AO/AH zones, provide adequate drainage paths to guide floodwaters around structures.

d) All development in zones AO and zone AH shall meet the requirements of s. 4.0 applicable to flood fringe areas.

5) DETERMINING FLOODWAY AND FLOODFRINGE LIMITS
Upon receiving an application for development within zone A, or within zone AE where a floodway has not been delineated on the Flood Insurance Rate Maps, the Zoning Administrator shall:

a) Require the applicant to submit two copies of an aerial photograph or a plan which shows the proposed development with respect to the general floodplain district limits, stream channel, and existing floodplain developments, along with a legal description of the property, fill limits and elevations, building floor elevations and flood proofing measures and the flood zone as shown on the FIRM.

b) Require the applicant to furnish any of the following information deemed necessary by the Department to evaluate the effects of the proposal upon flood height and flood flows, regional flood elevation and to determine floodway boundaries.

1. A Hydrologic and Hydraulic Study as specified in s. 7.1(2)(c).

2. Plan (surface view) showing elevations or contours of the ground; pertinent structure, fill or storage elevations; size, location, and layout of all proposed and existing structures on the site; location and elevations of streets, water supply, and sanitary facilities; soil types and other pertinent information.

3. Specifications for building construction and materials, floodproofing, filling, dredging, channel improvement, storage, water supply and sanitary facilities.

5.2 FLOOD STORAGE DISTRICT

The flood storage district delineates that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional flood discharge. The district protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

(1) APPLICABILITY
The provisions of this section apply to all areas within the Flood Storage District (FSD), as shown on the official floodplain zoning maps.

(2) PERMITTED USES
Any use or development which occurs in a flood storage district must meet the applicable requirements in s. 4.3.

(3) STANDARDS FOR DEVELOPMENT IN FLOOD STORAGE DISTRICTS

a. Development in a flood storage district shall not cause an increase equal or greater than 0.00 of a foot in the height of the regional flood.

b. No development shall be allowed which removes flood storage volume unless an equal volume of storage as defined by the pre-development ground surface and the regional flood elevation shall be provided in the immediate area of the proposed development to compensate for the volume of storage, which is lost, (compensatory storage). Excavation below the groundwater table is not considered to provide an equal volume of storage.

c. If compensatory storage cannot be provided, the area may not be developed unless the entire area zoned as flood storage district – on this waterway – is rezoned to the floodfringe district. This must include a revision to the floodplain study and map done for the waterway to revert to the higher regional flood discharge calculated without floodplain storage, as per s. 8.0 *Amendments* of this ordinance.

d. No area may be removed from the flood storage district unless it can be shown that the area has been filled to the flood protection elevation and is contiguous to other lands lying outside of the floodplain.

6.0 NONCONFORMING USES

6.1 GENERAL

1) Applicability

   a) The standards in this section shall apply to all uses and buildings that do not conform to the provisions contained within a floodplain zoning ordinance or with s. 87.30, Stats. and §§ NR 116.12-14, Wis. Adm. Code and 44 CFR 59-72., these standards shall apply to all modifications or additions to any nonconforming use or structure and to the use of any structure or premises which was lawful before the passage of this ordinance or any amendment thereto. A party asserting existence of a lawfully established nonconforming use or structure has the burden of proving that the use or structure was compliant with the floodplain zoning ordinance in effect at the time the use or structure was created.

   b) As permit applications are received for additions, modifications, or substantial improvements to nonconforming buildings in the floodplain, municipalities shall develop a list of those nonconforming buildings, their present equalized assessed value, and a list of the costs of those activities associated with changes to those buildings.

2) The existing lawful use of a structure or its accessory use which is not in conformity with the provisions of this ordinance may continue subject to the following conditions:

   a) No modifications or additions to a nonconforming use or structure shall be permitted unless they comply with this ordinance. The words "modification" and "addition" include, but are not limited to, any alteration, addition, modification, structural repair, rebuilding or replacement of any such existing use, structure or accessory structure or use. Maintenance is not considered a modification; this includes painting, decorating, paneling and other nonstructural components and the maintenance, repair or replacement of existing private sewage or water supply systems or connections to public utilities. Any costs associated with the repair of a damaged structure are not considered maintenance.

      The construction of a deck that does not exceed 200 square feet and that is adjacent to the exterior wall of a principal structure is not an extension, modification, or addition. The roof of the structure may extend over a portion of the deck in order to provide safe ingress and egress to the principal structure.

   b) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, it is no longer permitted and any future use of the property, and any structure or building thereon, shall conform to the applicable requirements of this ordinance;

   c) The municipality shall keep a record which lists all nonconforming uses and nonconforming structures, their present equalized assessed value, the cost of all modifications or additions which have been permitted, and the percentage of the structure's total current value those modifications represent;

   d) No modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1). The costs of elevating the lowest floor of a nonconforming building or a building with a nonconforming use to the flood protection elevation are excluded from the 50% provisions of this paragraph;

   e) No maintenance on a per event basis to any nonconforming structure or any structure with a nonconforming use, the cost of which would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1). Maintenance to any nonconforming structure, which does not exceed 50% of its present equalized

assessed value on a per event basis, does not count against the cumulative calculations over the life of the structure for substantial improvement calculations.

f) If on a per event basis the total value of the work being done under (d) and (e) equals or exceeds 50% of the present equalized assessed value, the work shall not be permitted unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of this ordinance. Contiguous dry land access must be provided for residential and commercial uses in compliance with s. 4.3(1).

g) Except as provided in subd. (h), if any nonconforming structure or any structure with a nonconforming use is destroyed or is substantially damaged, it cannot be replaced, reconstructed, or rebuilt unless the use and the structure meet the current ordinance requirements. A structure is considered substantially damaged if the total cost to restore the structure to its pre-damaged condition equals or exceeds 50% of the structure's present equalized assessed value.

h) For nonconforming buildings that are substantially damaged or destroyed by a nonflood disaster, the repair or reconstruction of any such nonconforming building shall be permitted in order to restore it to the size and use in effect prior to the damage event, provided that the following minimum requirements are met, and all required permits have been granted prior to the start of construction:

1. Residential Structures

   a. Shall have the lowest floor, including basement, elevated to or above the base flood elevation using fill, pilings, columns, posts, or perimeter walls. Perimeter walls must meet the requirements of s. 7.5(2).

   b. Shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, and shall be constructed with methods and materials resistant to flood damage.

   c. Shall be constructed with electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or elevated so as to prevent water from entering or accumulating within the components during conditions of flooding.

   d. In A Zones, obtain, review, and utilize any flood data available from a federal, state or other source.

   e. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 5.1(4).

   f. in AO Zones, shall have adequate drainage paths around structures on slopes to guide floodwaters around and away from the structure.

2. Nonresidential Structures

   a. Shall meet the requirements of s. 6.1(2)(h)1a-f.

   b. Shall either have the lowest floor, including basement, elevated to or above the regional flood elevation; or, together with attendant utility and sanitary facilities, shall meet the standards in s. 7.5 (1) or (2).

   c. In AO Zones with no elevations specified, shall have the lowest floor, including basement, meet the standards in s. 5.1(4).

3) A nonconforming historic structure may be altered if the alteration will not preclude the structure's continued designation as a historic structure, the alteration will comply with s. 3.3 (1), flood resistant materials are used, and construction practices and floodproofing methods that comply with s. 7.5 are used. Repair or rehabilitation of historic structures shall be exempt from the development standards of s. 6.1 (2)(h)1 if it is determined that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the structure.

4) Notwithstanding anything in this chapter to the contrary, modifications, additions, maintenance, and repairs to a nonconforming building shall not be prohibited based on cost and the building's nonconforming use shall be permitted to continue if:

   a) Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;

   b) The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;

   c) The nonconforming building is permanently changed to conform to the applicable requirements of 2.0;

   d) If the nonconforming building is in the floodway, the building is permanently changed to conform to the applicable requirements of 3.3(1), 3.3(2)(b) through (e), 3.3(3), 3.3(4), and 6.2. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 5.1(5). If the encroachment is in the floodway, it must meet the standards in section 3.3(4);

   e) f the nonconforming building is in the floodfringe and the building does not conform to the applicable requirements of 4.3 and 6.3, the building will remain nonconforming.

   f) Repair or reconstruction of nonconforming structures and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation;

   g) Repair or reconstruction of nonconforming structures and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy:

      i. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of s. 6.1(4)(g) above.

      ii. The community must maintain a record of such certification including the specific elevation to which each such structure is floodproofed;

   h) Fully enclosed areas below the lowest floor of repair or reconstruction of nonconforming structures and substantial improvements in zones A1-30, AE, and AH that are usable solely for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the entry and exit of floodwaters. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity.

Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:

i. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area.

ii. The bottom of all openings must be no higher than one foot above the adjacent grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters;

i) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

j) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement;

k) Recreational vehicles placed on sites within zones A1-30, AH, and AE must either:

i. Be on site for fewer than 180 consecutive days; or

ii. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or

iii. Meet the elevation and anchoring requirements for manufactured homes in s. 6.1(4)(i) above;

l) In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including repair or reconstruction of nonconforming structures, substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge. Subsequent improvements to repaired or reconstructed nonconforming structures must not increase the degree of their nonconformity;

m) In zone A, the community must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring repair or reconstruction of nonconforming structures, substantial improvement, and other development to meet ss. 6.1(4)(f) through (l) (inclusive) above. Any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 5.1(5). If the encroachment is in the floodway, it must meet the standards in section 3.3(4). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

n) In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, repair or reconstruction of nonconforming structures, substantial improvement, or any development that adds additional fill or creates an encroachment in the floodplain from beyond the original nonconforming structure's 3-D building envelope must determine the floodway in accordance with section 5.1(5). If the encroachment is in the floodway, it must meet the standards in section 3.3(4). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity;

o) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified). Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity; or

p) In zone AO, repair or reconstruction of nonconforming structures and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in s. 6.1(4)(g) above. Subsequent improvements to repair or reconstructed nonconforming structures must not increase the degree of their nonconformity.

6.2 FLOODWAY DISTRICT

1) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use in the Floodway District, unless such modification or addition:

a) Has been granted a permit or variance which meets all ordinance requirements;

b) Meets the requirements of s. 6.1;

c) Shall not increase the obstruction to flood flows or regional flood height;

d) Any addition to the existing structure shall be floodproofed, pursuant to s. 7.5, by means other than the use of fill, to the flood protection elevation; and,

e) If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

2) No new on-site sewage disposal system, or addition to an existing on-site sewage disposal system, except where an addition has been ordered by a government agency to correct a hazard to public health, shall be allowed in the Floodway District. Any replacement, repair or maintenance of an existing on-site sewage disposal system in a floodway area shall meet the applicable requirements of all municipal ordinances, s. 7.5(3) and Ch. SPS 383, Wis. Adm. Code.

3) No new well or modification to an existing well used to obtain potable water shall be allowed in the Floodway District. Any replacement, repair, or maintenance of an existing well in the Floodway District shall meet the applicable requirements of all municipal ordinances, s. 7.5(3) and chs. NR 811 and NR 812, Wis. Adm. Code.

6.3 FLOODFRINGE DISTRICT

1) No modification or addition shall be allowed to any nonconforming structure or any structure with a nonconforming use unless such modification or addition has been granted a permit or variance by the municipality and meets the requirements of s. 4.3 except where s. 6.3(2) is applicable.

2) Where compliance with the provisions of subd. (1) would result in unnecessary hardship and only where the structure will not be used for human habitation or be associated with a high flood damage potential, the Board of Appeals, using the procedures established in s. 7.3, may grant a variance from those provisions of subd. (1) for modifications or additions using the criteria listed below. Modifications or additions which are protected to elevations lower than the flood protection elevation may be permitted if:

   a) No floor is allowed below the regional flood elevation for residential or commercial structures;

   b) Human lives are not endangered;

   c) Public facilities, such as water or sewer, shall not be installed;

   d) Flood depths shall not exceed two feet;

   e) Flood velocities shall not exceed two feet per second; and

   f) The structure shall not be used for storage of materials as described in s. 4.3(5).

3) All new private sewage disposal systems, or addition to, replacement, repair or maintenance of a private sewage disposal system shall meet all the applicable provisions of all local ordinances, s. 7.5 (3) and ch. SPS 383, Wis. Adm. Code.

4) All new wells, or addition to, replacement, repair, or maintenance of a well shall meet the applicable provisions of this ordinance, s. 7.5 (3) and ch. NR 811 and NR 812, Wis. Adm. Code.

6.4 FLOOD STORAGE DISTRICTS

No modifications or additions shall be allowed to any nonconforming structure in a flood storage area unless the standards outlined in 5.2(3) are met.

7.0 ADMINISTRATION

Where a Zoning Administrator, planning agency or a board of zoning appeals has already been appointed to administer a zoning ordinance adopted under ss. 59.69, 59.692 or 62.23(7), Stats., these officials shall also administer this ordinance.

7.1 ZONING ADMINISTRATOR

1) DUTIES AND POWERS

   The Zoning Administrator is authorized to administer this ordinance and shall have the following duties and powers:

a) Advise applicants of the ordinance provisions, assist in preparing permit applications and appeals, and assure that the regional flood elevation for the proposed development is shown on all permit applications.

b) Issue permits and inspect properties for compliance with provisions of this ordinance and issue certificates of compliance where appropriate

c) Inspect and assess all damaged floodplain structures to determine if substantial damage to the structures has occurred.

d) Keep records of all official actions such as:
   1. All permits issued, inspections made, and work approved;
   2. Documentation of certified lowest floor and regional flood elevations;
   3. Floodproofing certificates.
   4. Water surface profiles, floodplain zoning maps and ordinances, nonconforming uses and structures including changes, appeals, variances and amendments.
   5. All substantial damage assessment reports for floodplain structures.
   6. List of nonconforming structures and uses.

e) Submit copies of the following items to the Department Regional office:
   1. Within 10 days of the decision, a copy of any decisions on variances, appeals for map or text interpretations, and map or text amendments;

   2. Copies of case-by-case analyses and other required information.

   3. Copies of substantial damage assessments performed and all related correspondence concerning the assessments.

f) Investigate, prepare reports, and report violations of this ordinance to the municipal zoning agency and attorney for prosecution. Copies of the reports shall also be sent to the Department Regional office.

g) Submit copies of amendments to the FEMA Regional office.

2) LAND USE PERMIT

A land use permit shall be obtained before any development; repair, modification, or addition to an existing structure; or change in the use of a building or structure, including sewer and water facilities, may be initiated. Application to the Zoning Administrator shall include:

a) GENERAL INFORMATION

   1. Name and address of the applicant, property owner and contractor;

   2. Legal description, proposed use, and whether it is new construction or a modification;

b) SITE DEVELOPMENT PLAN

A site plan drawn to scale shall be submitted with the permit application form and shall contain:

   1. Location, dimensions, area and elevation of the lot;

   2. Location of the ordinary highwater mark of any abutting navigable waterways;

3. Location of any structures with distances measured from the lot lines and street center lines;

4. Location of any existing or proposed on-site sewage systems or private water supply systems;

5. Location and elevation of existing or future access roads;

6. Location of floodplain and floodway limits as determined from the official floodplain zoning maps;

7. The elevation of the lowest floor of proposed buildings and any fill using the vertical datum from the adopted study – either National Geodetic Vertical Datum (NGVD) or North American Vertical Datum (NAVD);

8. Data sufficient to determine the regional flood elevation in NGVD or NAVD at the location of the development and to determine whether or not the requirements of s. 3.0 or 4.0 are met; and

9. Data to determine if the proposed development will cause an obstruction to flow or an increase in regional flood height or discharge according to s. 2.1. This may include any of the information noted in s. 3.3(1).

c) HYDRAULIC AND HYDROLOGIC STUDIES TO ANALYZE DEVELOPMENT
All hydraulic and hydrologic studies shall be completed under the direct supervision of a professional engineer registered in the State. The study contractor shall be responsible for the technical adequacy of the study. All studies shall be reviewed and approved by the Department.

1. Zone A floodplains and in AE zones within which a floodway is not delineated:
   a. Hydrology
      i. The appropriate method shall be based on the standards in ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge.*

   b. Hydraulic modeling
      The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

      i. determination of the required limits of the hydraulic model shall be based on detailed study information for downstream structures (dam, bridge, culvert) to determine adequate starting WSEL for the study.

      ii. channel sections must be surveyed.

      iii. minimum four-foot contour data in the overbanks shall be used for the development of cross section overbank and floodplain mapping.

      iv. a maximum distance of 500 feet between cross sections is allowed in developed areas with additional intermediate cross sections required at transitions in channel bottom slope including a survey of the channel at each location.

      v. the most current version of HEC-RAS shall be used.

      vi. a survey of bridge and culvert openings and the top of road is required at each structure.

      vii. additional cross sections are required at the downstream and upstream limits of the proposed development and any necessary intermediate locations based on the length of the reach if greater than 500 feet.

viii. standard accepted engineering practices shall be used when assigning parameters for the base model such as flow, Manning's N values, expansion and contraction coefficients or effective flow limits. The base model shall be calibrated to past flooding data such as high-water marks to determine the reasonableness of the model results. If no historical data is available, adequate justification shall be provided for any parameters outside standard accepted engineering practices.

ix. the model must extend past the upstream limit of the difference in the existing and proposed flood profiles in order to provide a tie-in to existing studies. The height difference between the proposed flood profile and the existing study profiles shall be no more than 0.00 feet.

c. Mapping
A work map of the reach studied shall be provided, showing all cross-section locations, floodway/floodplain limits based on best available topographic data, geographic limits of the proposed development and whether the proposed development is located in the floodway.

i. If the proposed development is located outside of the floodway, then it is determined to have no impact on the regional flood elevation.

ii. If any part of the proposed development is in the floodway, it must be added to the base model to show the difference between existing and proposed conditions. The study must ensure that all coefficients remain the same as in the existing model, unless adequate justification based on standard accepted engineering practices is provided.

2. Zone AE Floodplains

a. Hydrology
If the proposed hydrology will change the existing study, the appropriate method to be used shall be based on ch. NR 116.07(3), Wis. Admin. Code, *Hydrologic Analysis: Determination of Regional Flood Discharge*.

b. Hydraulic model
The regional flood elevation shall be based on the standards in ch. NR 116.07(4), Wis. Admin. Code, *Hydraulic Analysis: Determination of Regional Flood Elevation* and the following:

i. Duplicate Effective Model
The effective model shall be reproduced to ensure correct transference of the model data and to allow integration of the revised data to provide a continuous FIS model upstream and downstream of the revised reach. If data from the effective model is available, models shall be generated that duplicate the FIS profiles and the elevations shown in the Floodway Data Table in the FIS report to within 0.1 foot.

ii. Corrected Effective Model.
The Corrected Effective Model shall not include any man-made physical changes since the effective model date but shall import the model into the most current version of HEC-RAS for Department review.

iii. Existing (Pre-Project Conditions) Model.
The Existing Model shall be required to support conclusions about the actual impacts of the project associated with the Revised (Post-Project) Model or to establish more up-to-date models on which to base the Revised (Post-Project) Model.

iv. Revised (Post-Project Conditions) Model.

The Revised (Post-Project Conditions) Model shall incorporate the Existing Model and any proposed changes to the topography caused by the proposed development. This model shall reflect proposed conditions.

v. All changes to the Duplicate Effective Model and subsequent models must be supported by certified topographic information, bridge plans, construction plans and survey notes.

vi. Changes to the hydraulic models shall be limited to the stream reach for which the revision is being requested. Cross sections upstream and downstream of the revised reach shall be identical to those in the effective model and result in water surface elevations and top widths computed by the revised models matching those in the effective models upstream and downstream of the revised reach as required. The Effective Model shall not be truncated.

c. Mapping
Maps and associated engineering data shall be submitted to the Department for review which meet the following conditions:

i. Consistency between the revised hydraulic models, the revised floodplain and floodway delineations, the revised flood profiles, topographic work map, annotated FIRMs and/or Flood Boundary Floodway Maps (FBFMs), construction plans, bridge plans.

ii. Certified topographic map of suitable scale, contour interval, and a planimetric map showing the applicable items. If a digital version of the map is available, it may be submitted in order that the FIRM may be more easily revised.

iii. Annotated FIRM panel showing the revised 1% and 0.2% annual chance floodplains and floodway boundaries.

iv. If an annotated FIRM and/or FBFM and digital mapping data (GIS or CADD) are used, then all supporting documentation or metadata must be included with the data submission along with the Universal Transverse Mercator (UTM) projection and State Plane Coordinate System in accordance with FEMA mapping specifications.

v. The revised floodplain boundaries shall tie into the effective floodplain boundaries.

vi. All cross sections from the effective model shall be labeled in accordance with the effective map and a cross section lookup table shall be included to relate to the model input numbering scheme.

vii. Both the current and proposed floodways shall be shown on the map.

viii. The stream centerline, or profile baseline used to measure stream distances in the model shall be visible on the map.

d) EXPIRATION
All permits issued under the authority of this ordinance shall expire no more than 180 days after issuance. The permit may be extended for a maximum of 180 days for good and sufficient cause. If the permitted work has not started within 180 days of the permit date, the development must comply with any regulation, including any revision to the FIRM or FIS, that took effect after the permit date.

3) CERTIFICATE OF COMPLIANCE
No land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, repaired, rebuilt, or replaced shall be occupied until a certificate of compliance is issued by the Zoning Administrator, except where no permit is required, subject to the following provisions:

a) The certificate of compliance shall show that the building or premises or part thereof, and the proposed use, conform to the provisions of this ordinance;

b) Application for such certificate shall be concurrent with the application for a permit;

c) If all ordinance provisions are met, the certificate of compliance shall be issued within 10 days after written notification that the permitted work is completed;

d) The applicant shall submit a certification signed by a registered professional engineer, architect, or land surveyor that the fill, lowest floor and floodproofing elevations are in compliance with the permit issued. Floodproofing measures also require certification by a registered professional engineer or architect that the requirements of s. 7.5 are met.

e) Where applicable pursuant to s. 5.1(4), the applicant must submit a certification by a registered professional engineer or surveyor of the elevation of the bottom of the lowest horizontal structural member supporting the lowest floor (excluding pilings or columns), and an indication of whether the structure contains a basement.

f) Where applicable pursuant to s. 5.1(4), the applicant must submit certifications by a registered professional engineer or architect that the structural design and methods of construction meet accepted standards of practice as required by s. 5.1(4).

4) OTHER PERMITS
Prior to obtaining a floodplain development permit the applicant must secure all necessary permits from federal, state, and local agencies, including but not limited to those required by the U.S. Army Corps of Engineers under s. 404 of the Federal Water Pollution Control Act, Amendments of 1972, 33 U.S.C. 1344.

7.2 ZONING AGENCY

1) The Community Development Director shall:

a) oversee the functions of the office of the Zoning Administrator; and

b) review and advise the governing body on all proposed amendments to this ordinance, maps, and text.

c) publish adequate notice pursuant to Ch. 985, Stats., specifying the date, time, place, and subject of the public hearing.

2) The Community Development Director shall not:

a) grant variances to the terms of the ordinance in place of action by the Board of Appeals; or

b) amend the text or zoning maps in place of official action by the governing body.

7.3 BOARD OF ZONING APPEALS

The Board of Zoning Appeals, created under s. 62.23(7)(e), Stats., for cities or villages, is hereby authorized or shall be appointed to act for the purposes of this ordinance. The Board shall exercise the powers conferred by Wisconsin Statutes and adopt rules for the conduct of business. The Zoning Administrator shall not be the secretary of the Board.

1) POWERS AND DUTIES

The Board of Zoning Appeals:

a) Appeals - Hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement or administration of this ordinance;

b) Boundary Disputes - Hear and decide disputes concerning the district boundaries shown on the official floodplain zoning map; and

c) Variances - Hear and decide, upon appeal, variances from the ordinance standards.

2) APPEALS TO THE BOARD

a) Appeals to the board may be taken by any person aggrieved, or by any officer or department of the municipality affected by any decision of the Zoning Administrator or other administrative officer. Such appeal shall be taken within 30 days unless otherwise provided by the rules of the board, by filing with the official whose decision is in question, and with the board, a notice of appeal specifying the reasons for the appeal. The official whose decision is in question shall transmit to the board all records regarding the matter appealed.

b) NOTICE AND HEARING FOR APPEALS INCLUDING VARIANCES

1. Notice - The board shall:

   a. Fix a reasonable time for the hearing;
   b. Publish adequate notice pursuant to Wisconsin Statutes, specifying the date, time, place, and subject of the hearing; and
   c. Assure that notice shall be mailed to the parties in interest and the Department Regional office at least 10 days in advance of the hearing.

2. Hearing - Any party may appear in person or by agent. The board shall:
   a. Resolve boundary disputes according to s. 7.3(3);
   b. Decide variance applications according to s. 7.3(4); and
   c. Decide appeals of permit denials according to s. 7.4.

c) DECISION: The final decision regarding the appeal or variance application shall:

1. Be made within a reasonable time;

2. Be sent to the Department Regional office within 10 days of the decision;

3. Be a written determination signed by the chairman or secretary of the Board;

4. State the specific facts which are the basis for the Board's decision;

5. Either affirm, reverse, vary or modify the order, requirement, decision, or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or grant or deny the variance application; and

6. Include the reasons for granting an appeal, describing the hardship demonstrated by the applicant in the case of a variance, clearly stated in the recorded minutes of the Board proceedings.

3) BOUNDARY DISPUTES

The following procedure shall be used by the Board in hearing disputes concerning floodplain district boundaries:

a) If a floodplain district boundary is established by approximate or detailed floodplain studies, the flood elevations or profiles shall prevail in locating the boundary.

b) The person contesting the boundary location shall be given a reasonable opportunity to present arguments and technical evidence to the Board; and

c) If the boundary is incorrectly mapped, the Board should inform the zoning committee or the person contesting the boundary location to petition the governing body for a map amendment according to s. 8.0 *Amendments*.

4) VARIANCE

a) The Board may, upon appeal, grant a variance from the standards of this ordinance if an applicant convincingly demonstrates that:

1. Literal enforcement of the ordinance will cause unnecessary hardship;

2. The hardship is due to adoption of the floodplain ordinance and unique property conditions, not common to adjacent lots or premises. In such case the ordinance or map must be amended;

3. The variance is not contrary to the public interest; and

4. The variance is consistent with the purpose of this ordinance in s. 1.3.

b) In addition to the criteria in subd. (a), to qualify for a variance under FEMA regulations, the Board must find that the following criteria have been met:

1. The variance shall not cause any increase in the regional flood elevation;

2. The applicant has shown good and sufficient cause for issuance of the variance;

3. Failure to grant the variance would result in exceptional hardship;

4. Granting the variance will not result in additional threats to public safety, extraordinary expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

5. The variance granted is the minimum necessary, considering the flood hazard, to afford relief.

c) A variance shall not:

1. Grant, extend or increase any use prohibited in the zoning district;

2. Be granted for a hardship based solely on an economic gain or loss;

3. Be granted for a hardship which is self-created.

4. Damage the rights or property values of other persons in the area;

5. Allow actions without the amendments to this ordinance or map(s) required in s. 8.0 *Amendments*; and

6. Allow any alteration of an historic structure, including its use, which would preclude its continued designation as an historic structure.

d) When a floodplain variance is granted, the Board shall notify the applicant in writing that it may increase risks to life and property and flood insurance premiums could increase up to $25.00 per $100.00 of coverage. A copy shall be maintained with the variance record.

7.4 TO REVIEW APPEALS OF PERMIT DENIALS

(1) The Zoning Agency (s. 7.2) or Board of Zoning Appeals shall review all data related to the appeal. This may include:

a. Permit application data listed in s. 7.1(2);

b. Floodway/floodfringe determination data in s. 5.1(5);

c. Data listed in s. 3.3(1)(b) where the applicant has not submitted this information to the Zoning Administrator; and

d. Other data submitted with the application or submitted to the Board with the appeal.

(2) For appeals of all denied permits the Board shall:

a. Follow the procedures of s. 7.3;

b. Consider zoning agency recommendations; and

c. Either uphold the denial or grant the appeal.

(3) For appeals concerning increases in regional flood elevation the Board shall:

a. Uphold the denial where the Board agrees with the data showing an increase in flood elevation. Increases may only be allowed after amending the flood profile and map and all appropriate legal arrangements are made with all adversely affected property owners as per the requirements of s. 8.0 *Amendments*; and

b. Grant the appeal where the Board agrees that the data properly demonstrates that the project does not cause an increase provided no other reasons for denial exist.

7.5 FLOODPROOFING STANDARDS

(1) No permit or variance shall be issued for a non-residential structure designed to be watertight below the regional flood elevation until the applicant submits a plan certified by a registered professional engineer or architect that the floodproofing measures will protect the structure or development to or above the flood protection elevation and submits a FEMA Floodproofing Certificate. Floodproofing is not an alternative to the development standards in ss. 2.0, 3.0, 4.0, or 5.1.

(2) For a structure designed to allow the entry of floodwaters, no permit or variance shall be issued until the applicant submits a plan either:

a. certified by a registered professional engineer or architect; or

b. meeting or exceeding the following standards:
   1. a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
   2. the bottom of all openings shall be no higher than one foot above grade; and
   3. openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(3) Floodproofing measures shall be designed, as appropriate, to:

a. Withstand flood pressures, depths, velocities, uplift and impact forces and other regional flood factors;

b. Protect structures to the flood protection elevation;

c. Anchor structures to foundations to resist flotation and lateral movement;

d. Minimize or eliminate infiltration of flood waters;

e. Minimize or eliminate discharges into flood waters;

f. Placement of essential utilities to or above the flood protection elevation; and

g. If any part of the foundation below the flood protection elevation is enclosed, the following standards shall apply:

1. The enclosed area shall be designed by a registered architect or engineer to allow for the efficient entry and exit of flood waters without human intervention. A minimum of two openings must be provided with a minimum net area of at least one square inch for every one square foot of the enclosed area. The lowest part of the opening can be no more than 12 inches above the adjacent grade;

2. The parts of the foundation located below the flood protection elevation must be constructed of flood-resistant materials;

3. Mechanical and utility equipment must be elevated or floodproofed to or above the flood protection elevation; and

4. The use must be limited to parking, building access or limited storage.

7.6 PUBLIC INFORMATION

(1) Place marks on structures to show the depth of inundation during the regional flood.

(2) All maps, engineering data and regulations shall be available and widely distributed.

(3) Real estate transfers should show what floodplain district any real property is in.

8.0 AMENDMENTS

Obstructions or increases may only be permitted if amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with s. 8.1.

(1) In AE Zones with a mapped floodway, no obstructions or increases shall be permitted unless the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain zoning maps, floodway lines and water surface profiles, in accordance with s. 8.1. Any such alterations must be reviewed and approved by FEMA and the DNR.

(2) In A Zones increases equal to or greater than 1.0 foot may only be permitted if the applicant receives a Conditional Letter of Map Revision from FEMA and amendments are made to this ordinance, the official floodplain maps, floodway lines, and water surface profiles, in accordance with s. 8.1.

8.1 GENERAL

The governing body shall change or supplement the floodplain zoning district boundaries and this ordinance in the manner outlined in s. 8.2 below. Actions which require an amendment to the ordinance and/or submittal of a Letter of Map Change (LOMC) include, but are not limited to, the following:

(1) Any fill or floodway encroachment that obstructs flow causing any increase in the regional flood height;

(2) Any change to the floodplain boundaries and/or watercourse alterations on the FIRM;

(3) Any changes to any other officially adopted floodplain maps listed in s. 1.5 (2)(b);

(4) Any floodplain fill which raises the elevation of the filled area to a height at or above the flood protection elevation and is contiguous to land lying outside the floodplain;

(5) Correction of discrepancies between the water surface profiles and floodplain maps;

(6) Any upgrade to a floodplain zoning ordinance text required by s. NR 116.05, Wis. Adm. Code, or otherwise required by law, or for changes by the municipality; and

(7) All channel relocations and changes to the maps to alter floodway lines or to remove an area from the floodway or the floodfringe that is based on a base flood elevation from a FIRM requires prior approval by FEMA.

8.2 PROCEDURES

Ordinance amendments may be made upon petition of any party according to the provisions of s. 62.23, Stats., for cities and villages. The petitions shall include all data required by s. 5.1(5) and 7.1(2). The Land Use Permit shall not be issued until a Letter of Map Revision is issued by FEMA for the proposed changes.

(1) The proposed amendment shall be referred to the zoning agency for a public hearing and recommendation to the governing body. The amendment and notice of public hearing shall be submitted to the Department Regional office for review prior to the hearing. The amendment procedure shall comply with the provisions of s. 62.23, Stats., for cities and villages.

(2) No amendments shall become effective until reviewed and approved by the Department.

(3) All persons petitioning for a map amendment that obstructs flow causing any increase in the regional flood height, shall obtain flooding easements or other appropriate legal arrangements from all adversely affected property owners and notify local units of government before the amendment can be approved by the governing body.

9.0 ENFORCEMENT AND PENALTIES

Any violation of the provisions of this ordinance by any person shall be unlawful and shall be referred to the municipal attorney who shall expeditiously prosecute all such violators. A violator shall, upon conviction, forfeit to the municipality a penalty of not more than $50.00 (fifty dollars), together with a taxable cost of such action. Each day of continued violation shall constitute a separate offense. Every violation of this ordinance is a public nuisance, and the creation may be enjoined, and the maintenance may be abated by action at suit of the municipality, the state, or any citizen thereof pursuant to s. 87.30, Stats.

10.0 DEFINITIONS

Unless specifically defined, words and phrases in this ordinance shall have their common law meaning and shall be applied in accordance with their common usage. Words used in the present tense include the future, the singular number includes the plural and the plural number includes the singular. The word "may" is permissive, "shall" is mandatory and is not discretionary.

1. A ZONES – Those areas shown on the Official Floodplain Zoning Map which would be inundated by the regional flood. These areas may be numbered or unnumbered A Zones. The A Zones may or may not be reflective of flood profiles, depending on the availability of data for a given area.

2. AH ZONE – See “AREA OF SHALLOW FLOODING”.

3. AO ZONE – See “AREA OF SHALLOW FLOODING”.

4. ACCESSORY STRUCTURE OR USE – A facility, structure, building or use which is accessory or incidental to the principal use of a property, structure or building. An accessory structure shall not be used for human habitation.

5. ALTERATION – An enhancement, upgrade or substantial change or modification other than an addition or repair to a dwelling or to electrical, plumbing, heating, ventilating, air conditioning and other systems within a structure.

6. AREA OF SHALLOW FLOODING – A designated AO, AH, AR/AO, AR/AH, or VO zone on a community’s Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flood may be evident. Such flooding is characterized by ponding or sheet flow.

7. BASE FLOOD – Means the flood having a one percent chance of being equaled or exceeded in any given year, as published by FEMA as part of a FIS and depicted on a FIRM.

8. BASEMENT – Any enclosed area of a building having its floor sub-grade on all sides.

9. BUILDING – See STRUCTURE.

10. BULKHEAD LINE – A geographic line along a reach of navigable water that has been adopted by a municipal ordinance and approved by the Department pursuant to s. 30.11, Stats., and which allows limited filling between this bulkhead line and the original ordinary highwater mark, except where such filling is prohibited by the floodway provisions of this ordinance.

11. CAMPGROUND – Any parcel of land which is designed, maintained, intended, or used for the purpose of providing sites for nonpermanent overnight use by 4 or more camping units, or which is advertised or represented as a camping area.

12. CAMPING UNIT – Any portable device, no more than 400 square feet in area, used as a temporary shelter, including but not limited to a camping trailer, motor home, bus, van, pick-up truck, or tent that is fully licensed, if required, and ready for highway use.

13. CERTIFICATE OF COMPLIANCE – A certification that the construction and the use of land or a building, the elevation of fill or the lowest floor of a structure is in compliance with all of the provisions of this ordinance.

14. CHANNEL – A natural or artificial watercourse with definite bed and banks to confine and conduct normal flow of water.

15. CRAWLWAYS or CRAWL SPACE – An enclosed area below the first usable floor of a building, generally less than five feet in height, used for access to plumbing and electrical utilities.

16. DECK – An unenclosed exterior structure that has no roof or sides and has a permeable floor which allows the infiltration of precipitation.

17. DEPARTMENT – The Wisconsin Department of Natural Resources.

18. DEVELOPMENT – Any artificial change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or alterations to buildings, structures or accessory structures; the repair of any damaged structure or the improvement or renovation of any structure, regardless of percentage of damage or improvement; the placement of buildings or structures; subdivision layout and site preparation; mining, dredging, filling, grading, paving, excavation or drilling operations; the storage, deposition or extraction of materials or equipment; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

19. DRYLAND ACCESS – A vehicular access route which is above the regional flood elevation, and which connects land located in the floodplain to land outside the floodplain, such as a road with its surface above regional flood elevation and wide enough for wheeled rescue and relief vehicles.

20. ENCROACHMENT – Any fill, structure, equipment, use or development in the floodway.

21. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) – The federal agency that administers the National Flood Insurance Program.

22. FLOOD INSURANCE RATE MAP (FIRM) – A map of a community on which the Federal Insurance Administration has delineated both the floodplain and the risk premium zones applicable to the community. This map can only be amended by the Federal Emergency Management Agency.

23. FLOOD or FLOODING – A general and temporary condition of partial or complete inundation of normally dry land areas caused by one of the following conditions:
    - The overflow or rise of inland waters;
    - The rapid accumulation or runoff of surface waters from any source;
    - The inundation caused by waves or currents of water exceeding anticipated cyclical levels along the shore of Lake Michigan or Lake Superior; or
    - The sudden increase caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a seiche, or by some similarly unusual event.

24. FLOOD FREQUENCY – The probability of a flood occurrence which is determined from statistical analyses. The frequency of a particular flood event is usually expressed as occurring, on the average once in a specified number of years or as a percent (%) chance of occurring in any given year.

25. FLOODFRINGE – That portion of the floodplain outside of the floodway which is covered by flood waters during the regional flood and associated with standing water rather than flowing water.

26. FLOOD HAZARD BOUNDARY MAP – A map designating approximate flood hazard areas. Flood hazard areas are designated as unnumbered A-Zones and do not contain floodway lines or regional flood elevations. This map forms the basis for both the regulatory and insurance aspects of the National Flood Insurance Program (NFIP) until superseded by a Flood Insurance Study and a Flood Insurance Rate Map.

27. FLOOD INSURANCE STUDY – A technical engineering examination, evaluation, and determination of the local flood hazard areas. It provides maps designating those areas affected by the regional flood and provides both flood insurance rate zones and base flood elevations and may provide floodway lines. The flood hazard areas are designated as numbered and unnumbered A-Zones. Flood Insurance Rate Maps, that accompany the Flood Insurance Study, form the basis for both the regulatory and the insurance aspects of the National Flood Insurance Program.

28. FLOODPLAIN – Land which has been or may be covered by flood water during the regional flood. It includes the floodway and the floodfringe and may include other designated floodplain areas for regulatory purposes.

29. FLOODPLAIN ISLAND – A natural geologic land formation within the floodplain that is surrounded, but not covered, by floodwater during the regional flood.

30. FLOODPLAIN MANAGEMENT – Policy and procedures to ensure wise use of floodplains, including mapping and engineering, mitigation, education, and administration and enforcement of floodplain regulations.

31. FLOOD PROFILE – A graph or a longitudinal profile line showing the relationship of the water surface elevation of a flood event to locations of land surface elevations along a stream or river.

32. FLOODPROOFING – Any combination of structural provisions, changes or adjustments to properties and structures, water and sanitary facilities and contents of buildings subject to flooding, for the purpose of reducing or eliminating flood damage.

33. FLOOD PROTECTION ELEVATION – An elevation of two feet of freeboard above the Regional Flood Elevation. (Also see: FREEBOARD.)

34. FLOOD STORAGE – Those floodplain areas where storage of floodwaters has been taken into account during analysis in reducing the regional flood discharge.

35. FLOODWAY – The channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional flood discharge.

36. FREEBOARD – A safety factor expressed in terms of a specified number of feet above a calculated flood level. Freeboard compensates for any factors that cause flood heights greater than those calculated, including ice jams, debris accumulation, wave action, obstruction of bridge openings and floodways, the effects of watershed urbanization, loss of flood storage areas due to development and aggregation of the river or stream bed.

37. HABITABLE STRUCTURE – Any structure or portion thereof used or designed for human habitation.

38. HEARING NOTICE – Publication or posting meeting the requirements of Ch. 985, Stats. For appeals, a Class 1 notice, published once at least one week (7 days) before the hearing, is required. For all zoning ordinances and amendments, a Class 2 notice, published twice, once each week consecutively, the last at least a week (7 days) before the hearing. Local ordinances or bylaws may require additional notice, exceeding these minimums.

39. HIGH FLOOD DAMAGE POTENTIAL – Damage that could result from flooding that includes any danger to life or health or any significant economic loss to a structure or building and its contents.

40. HIGHEST ADJACENT GRADE – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

41. HISTORIC STRUCTURE – Any structure that is either:
    - Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
    - Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
    - Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

- Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either by an approved state program, as determined by the Secretary of the Interior; or by the Secretary of the Interior in states without approved programs.

42. INCREASE IN REGIONAL FLOOD HEIGHT – A calculated upward rise in the regional flood elevation greater than 0.00 foot, based on a comparison of existing conditions and proposed conditions which is directly attributable to development in the floodplain but not attributable to manipulation of mathematical variables such as roughness factors, expansion and contraction coefficients and discharge.

43. LAND USE – Any nonstructural use made of unimproved or improved real estate. (Also see DEVELOPMENT.)

44. LOWEST ADJACENT GRADE – Elevation of the lowest ground surface that touches any of the exterior walls of a building.

45. LOWEST FLOOR – The lowest floor of the lowest enclosed area (including basement).

46. MAINTENANCE – The act or process of ordinary upkeep and repairs, including redecorating, refinishing, nonstructural repairs, or the replacement of existing fixtures, systems or equipment with equivalent fixtures, systems, or structures.

47. MANUFACTURED HOME – A structure transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to required utilities. The term "manufactured home" includes a mobile home but does not include a "mobile recreational vehicle."

48. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION – A parcel (or contiguous parcels) of land, divided into two or more manufactured home lots for rent or sale.

49. MOBILE/MANUFACTURED HOME PARK OR SUBDIVISION, EXISTING – A parcel of land, divided into two or more manufactured home lots for rent or sale, on which the construction of facilities for servicing the lots is completed before the effective date of this ordinance. At a minimum, this would include the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads.

50. MOBILE/MANUFACTURED HOME PARK, EXPANSION TO EXISTING – The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed. This includes installation of utilities, construction of streets and either final site grading, or the pouring of concrete pads.

51. MOBILE RECREATIONAL VEHICLE – A vehicle which is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, designed to be self-propelled, carried or permanently towable by a licensed, light-duty vehicle, is licensed for highway use if registration is required and is designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel or seasonal use. Manufactured homes that are towed or carried onto a parcel of land, but do not remain capable of being towed or carried, including park model homes, do not fall within the definition of "mobile recreational vehicles."

52. MODEL, CORRECTED EFFECTIVE – A hydraulic engineering model that corrects any errors that occur in the Duplicate Effective Model, adds any additional cross sections to the Duplicate Effective Model, or incorporates more detailed topographic information than that used in the current effective model.

53. MODEL, DUPLICATE EFFECTIVE – A copy of the hydraulic analysis used in the effective FIS and referred to as the effective model.

54. MODEL, EFFECTIVE – The hydraulic engineering model that was used to produce the current effective Flood Insurance Study.

55. MODEL, EXISTING (PRE-PROJECT) – A modification of the Duplicate Effective Model or Corrected Effective Model to reflect any man-made modifications that have occurred within the floodplain since the date of the effective model but prior to the construction of the project for which the revision is being requested. If no modification has occurred since the date of the effective model, then this model would be identical to the Corrected Effective Model or Duplicate Effective Model.

56. MODEL, REVISED (POST-PROJECT) – A modification of the Existing or Pre-Project Conditions Model, Duplicate Effective Model or Corrected Effective Model to reflect revised or post-project conditions.

57. MUNICIPALITY or MUNICIPAL – The county, city or village governmental units enacting, administering, and enforcing this zoning ordinance.

58. NAVD or NORTH AMERICAN VERTICAL DATUM – Elevations referenced to mean sea level datum, 1988 adjustment.

59. NGVD or NATIONAL GEODETIC VERTICAL DATUM – Elevations referenced to mean sea level datum, 1929 adjustment.

60. NEW CONSTRUCTION – Structures for which the start of construction commenced on or after the effective date of a floodplain zoning regulation adopted by this community and includes any subsequent improvements to such structures.

61. NON-FLOOD DISASTER – A fire or an ice storm, tornado, windstorm, mudslide, or other destructive act of nature, but excludes a flood.

62. NONCONFORMING STRUCTURE – An existing lawful structure or building which is not in conformity with the dimensional or structural requirements of this ordinance for the area of the floodplain which it occupies. (For example, an existing residential structure in the floodfringe district is a conforming use. However, if the lowest floor is lower than the flood protection elevation, the structure is nonconforming.)

63. NONCONFORMING USE – An existing lawful use or accessory use of a structure or building which is not in conformity with the provisions of this ordinance for the area of the floodplain which it occupies. (Such as a residence in the floodway.)

64. OBSTRUCTION TO FLOW – Any development which blocks the conveyance of floodwaters such that this development alone or together with any future development will cause an increase in regional flood height.

65. OFFICIAL FLOODPLAIN ZONING MAP – That map, adopted and made part of this ordinance, as described in s. 1.5(2), which has been approved by the Department and FEMA.

66. OPEN SPACE USE – Those uses having a relatively low flood damage potential and not involving structures.

67. ORDINARY HIGHWATER MARK – The point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

68. PERSON – An individual, or group of individuals, corporation, partnership, association, municipality, or state agency.

69. PRIVATE SEWAGE SYSTEM – A sewage treatment and disposal system serving one structure with a septic tank and soil absorption field located on the same parcel as the structure. It also means an alternative sewage system approved by the Department of Safety and Professional Services, including a substitute for the septic tank or soil absorption field, a holding tank, a system serving more than one structure, or a system located on a different parcel than the structure.

70. PUBLIC UTILITIES – Those utilities using underground or overhead transmission lines such as electric, telephone and telegraph, and distribution and collection systems such as water, sanitary sewer, and storm sewer.

71. REASONABLY SAFE FROM FLOODING – Means base flood waters will not inundate the land or damage structures to be removed from the floodplain and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

72. REGIONAL FLOOD – A flood determined to be representative of large floods known to have occurred in Wisconsin. A regional flood is a flood with a one percent chance of being equaled or exceeded in any given year, and if depicted on the FIRM, the RFE is equivalent to the BFE.

73. START OF CONSTRUCTION – The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond initial excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling, nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms, nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For an alteration, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

74. STRUCTURE – Any manmade object with form, shape and utility, either permanently or temporarily attached to, placed upon or set into the ground, stream bed or lakebed, including, but not limited to, roofed and walled buildings, gas or liquid storage tanks, bridges, dams and culverts.

75. SUBDIVISION – Has the meaning given in s. 236.02(12), Wis. Stats.

76. SUBSTANTIAL DAMAGE – Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the equalized assessed value of the structure before the damage occurred.

77. SUBSTANTIAL IMPROVEMENT – Any repair, reconstruction, rehabilitation, addition or improvement of a building or structure, the cost of which equals or exceeds 50 percent of the equalized assessed value of the structure before the improvement or repair is started. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the work performed. The term does not include either any project for the improvement of a building required to correct existing health, sanitary or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

78. UNNECESSARY HARDSHIP – Where special conditions affecting a particular property, which were not self-created, have made strict conformity with restrictions governing areas, setbacks, frontage, height, or density unnecessarily burdensome or unreasonable in light of the purposes of the ordinance.

79. VARIANCE – An authorization by the board of adjustment or appeals for the construction or maintenance of a building or structure in a manner which is inconsistent with dimensional standards (not uses) contained in the floodplain zoning ordinance.

80. VIOLATION – The failure of a structure or other development to be fully compliant with the floodplain zoning ordinance. A structure or other development without required permits, lowest floor elevation documentation, floodproofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

81. WATERSHED – The entire region contributing runoff or surface water to a watercourse or body of water.

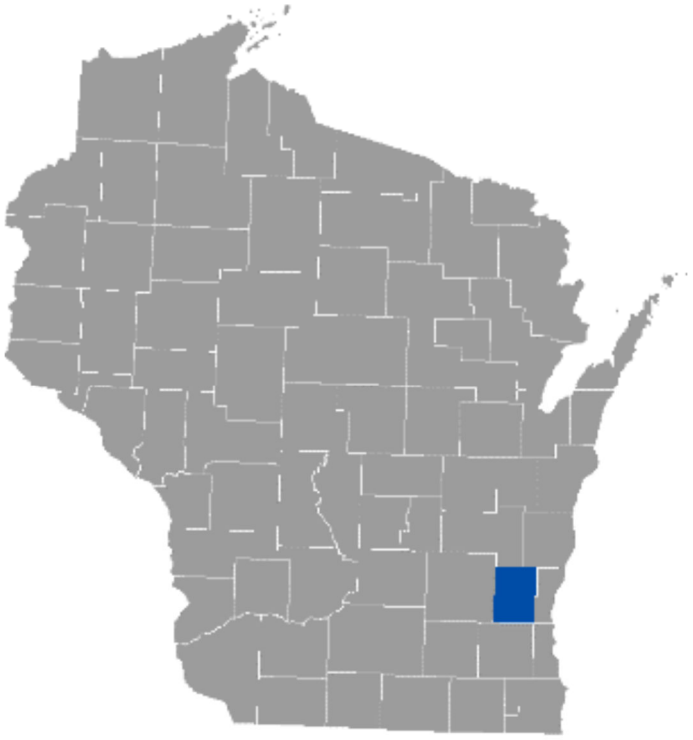
82. WATER SURFACE PROFILE – A graphical representation showing the elevation of the water surface of a watercourse for each position along a reach of river or stream at a certain flood flow. A water surface profile of the regional flood is used in regulating floodplain areas.

83. WELL – means an excavation opening in the ground made by digging, boring, drilling, driving or other methods, to obtain groundwater regardless of its intended use.

FLOOD INSURANCE STUDY

FEDERAL EMERGENCY MANAGEMENT AGENCY

VOLUME 1 OF 9



WASHINGTON COUNTY, WISCONSIN

AND INCORPORATED AREAS

COMMUNITY NAME	NUMBER	COMMUNITY NAME	NUMBER
GERMANTOWN, VILLAGE OF	550472	NEWBURG, VILLAGE OF	550056
HARTFORD, CITY OF	550473	RICHFIELD, VILLAGE OF	550518
JACKSON, VILLAGE OF	550530	SLINGER, VILLAGE OF	550587
KEWASKUM, VILLAGE OF	550474	WASHINGTON COUNTY, UNINCORPORATED AREAS	550471
MILWAUKEE, CITY OF*	550278	WEST BEND, CITY OF	550475

*No Special Flood Hazard Areas Identified within Washington County

REVISED: TBD

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FEMA

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Wayne Creek Unnamed Tributary 5	388	P
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Wingate Creek	415-416	P

Published Separately

Flood Insurance Rate Map (FIRM)

FLOOD INSURANCE STUDY REPORT
WASHINGTON COUNTY, WISCONSIN

SECTION 1.0 – INTRODUCTION

1.1 The National Flood Insurance Program

The National Flood Insurance Program (NFIP) is a voluntary Federal program that enables property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods.

For decades, the national response to flood disasters was generally limited to constructing flood-control works such as dams, levees, sea-walls, and the like, and providing disaster relief to flood victims. This approach did not reduce losses nor did it discourage unwise development. In some instances, it may have actually encouraged additional development. To compound the problem, the public generally could not buy flood coverage from insurance companies, and building techniques to reduce flood damage were often overlooked.

In the face of mounting flood losses and escalating costs of disaster relief to the general taxpayers, the U.S. Congress created the NFIP. The intent was to reduce future flood damage through community floodplain management ordinances, and provide protection for property owners against potential losses through an insurance mechanism that requires a premium to be paid for the protection.

The U.S. Congress established the NFIP on August 1, 1968, with the passage of the National Flood Insurance Act of 1968. The NFIP was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994 and the Flood Insurance Reform Act of 2004. The NFIP is administered by the Federal Emergency Management Agency (FEMA), which is a component of the Department of Homeland Security (DHS).

Participation in the NFIP is based on an agreement between local communities and the Federal Government. If a community adopts and enforces floodplain management regulations to reduce future flood risks to new construction and substantially improved structures in Special Flood Hazard Areas (SFHAs), the Federal Government will make flood insurance available within the community as a financial protection against flood losses. The community's floodplain management regulations must meet or exceed criteria established in accordance with Title 44 Code of Federal Regulations (CFR) Part 60, *Criteria for Land Management and Use*.

SFHAs are delineated on the community's Flood Insurance Rate Maps (FIRMs). Under the NFIP, buildings that were built before the flood hazard was identified on the community's FIRMs are generally referred to as "Pre-FIRM" buildings. When the NFIP was created, the U.S. Congress recognized that insurance for Pre-FIRM buildings would be prohibitively expensive if the premiums were not subsidized by the Federal Government. Congress also recognized that most of these floodprone buildings were built by individuals who did not have sufficient knowledge of the flood hazard to make informed

decisions. The NFIP requires that full actuarial rates reflecting the complete flood risk be charged on all buildings constructed or substantially improved on or after the effective date of the initial FIRM for the community or after December 31, 1974, whichever is later. These buildings are generally referred to as “Post-FIRM” buildings.

1.2 Purpose of this Flood Insurance Study Report

This Flood Insurance Study (FIS) Report revises and updates information on the existence and severity of flood hazards for the study area. The studies described in this report developed flood hazard data to assist communities in efforts to implement sound floodplain management.

In some states or communities, floodplain management criteria or regulations may exist that are more restrictive than the minimum Federal requirements. Contact your State NFIP Coordinator to ensure that any higher State standards are included in the community’s regulations.

1.3 Jurisdictions Included in the Flood Insurance Study Project

This FIS Report covers the entire geographic area of Washington County, Wisconsin.

The jurisdictions that are included in this project area, along with the Community Identification Number (CID) for each community and the United States Geological Survey (USGS) 8-digit Hydrologic Unit Code (HUC-8) sub-basins affecting each, are shown in Table 1. The FIRM panel numbers that affect each community are listed. If the flood hazard data for the community is not included in this FIS Report, the location of that data is identified.

The location of flood hazard data for participating communities in multiple jurisdictions is also indicated in the table.

Jurisdictions that have no identified SFHAs as of the effective date of this study are indicated in the table. Changed conditions in these communities (such as urbanization or annexation) or the availability of new scientific or technical data about flood hazards could make it necessary to determine SFHAs in these jurisdictions in the future.

Table 1: Listing of NFIP Jurisdictions

Community	CID	HUC-8 Sub-Basin(s)	Located on FIRM Panel(s)	If Not Included, Location of Flood Hazard Data
Germantown, Village of	550472	04040003	55131C0268F, 55131C0269F, 55131C0288F, 55131C0289E, 55131C0356G, 55131C0357E, 55131C0358F, 55131C0359E, 55131C0376E, 55131C0377E, 55131C0378E, 55131C0379E	
Hartford, City of [1]	550473	07090001	55131C0206F, 55131C0207F, 55131C0208F, 55131C0209F, 55131C0217F, 55131C0226F, 55131C0228F, 55131C0229F, 55131C0233F, 55131C0236F, 55131C0241F	
Jackson, Village of	550530	04040003	55131C0254E, 55131C0258E, 55131C0259E, 55131C0266E, 55131C0267E	
Kewaskum, Village of [2]	550474	04040003	55131C0044E, 55131C0061E, 55131C0063E, 55131C0064E, 55131C0151E, 55131C0152E	
Milwaukee, City of [3,4]	550278	04040003	55131C0379E	
Newburg, Village of [5]	550056	04040003	55131C0183E, 55131C0191F	
Richfield, Village of	550518	04040003, 07090001, 07090002, 07120006	55131C0241F, 55131C0242F, 55131C0243F, 55131C0244F, 55131C0262E, 55131C0263F, 55131C0264E, 55131C0266E, 55131C0268F, 55131C0331F, 55131C0332F, 55131C0333F, 55131C0334F, 55131C0351F, 55131C0352F, 55131C0353F, 55131C0354F, 55131C0356G, 55131C0358F	
Slinger, Village of	550587	04040003, 07090001	55131C0227F, 55131C0229F, 55131C0231F, 55131C0232E, 55131C0233F, 55131C0234F, 55131C0253E, 55131C0261F	

[1] This community also mapped in Dodge County
[2] This community also mapped in Fond du Lac County
[3] This community also mapped in Milwaukee and Waukesha Counties
[4] No Special Flood Hazard Areas Identified
[5] This community also mapped in Ozaukee County

Table 1: Listing of NFIP Jurisdictions *(continued)*

Community	CID	HUC-8 Sub-Basin(s)	Located on FIRM Panel(s)	If Not Included, Location of Flood Hazard Data
Washington County, Unincorporated Areas	550471	04040003, 07090001	55131C0017F, 55131C0019F, 55131C0036F, 55131C0037F[6], 55131C0038F, 55131C0039F, 55131C0041E[6], 55131C0042E, 55131C0043E, 55131C0044E, 55131C0061E, 55131C0062E, 55131C0063E, 55131C0064E, 55131C0066E, 55131C0067E, 55131C0068E, 55131C0069E, 55131C0086E, 55131C0087E, 55131C0088E, 55131C0089E, 55131C0091E, 55131C0093E, 55131C0107F, 55131C0109F, 55131C0117F, 55131C0119F, 55131C0126F, 55131C0127F, 55131C0128F, 55131C0129F, 55131C0131E, 55131C0132E, 55131C0133E, 55131C0134E, 55131C0136F, 55131C0137F, 55131C0138F, 55131C0139F, 55131C0141E, 55131C0142F, 55131C0143E, 55131C0144E, 55131C0151E, 55131C0152E, 55131C0153E, 55131C0154E, 55131C0156E, 55131C0157E, 55131C0158E, 55131C0159E, 55131C0161F, 55131C0162E, 55131C0163E, 55131C0164E, 55131C0166E, 55131C0167E, 55131C0168E, 55131C0169E, 55131C0176E, 55131C0177E, 55131C0178F, 55131C0179F, 55131C0181E, 55131C0183E, 55131C0186F, 55131C0187F, 55131C0188E, 55131C0189F, 55131C0191F, 55131C0193E, 55131C0206F, 55131C0207F, 55131C0208F, 55131C0209F, 55131C0216F, 55131C0217F, 55131C0218F, 55131C0219F, 55131C0226F, 55131C0227F, 55131C0228F, 55131C0229F, 55131C0231F, 55131C0232E, 55131C0233F, 55131C0234F, 55131C0236F, 55131C0237F, 55131C0238F, 55131C0239F, 55131C0241F, 55131C0242F, 55131C0243F, 55131C0244F, 55131C0251E, 55131C0252E, 55131C0253E, 55131C0254E, 55131C0256F, 55131C0257E, 55131C0258E, 55131C0259E, 55131C0261F, 55131C0262E, 55131C0263F, 55131C0264E, 55131C0266E, 55131C0267E, 55131C0268F, 55131C0269F, 55131C0276E, 55131C0277E, 55131C0278E, 55131C0279F, 55131C0281F, 55131C0286E, 55131C0287E, 55131C0288F, 55131C0289E, 55131C0306F, 55131C0307F, 55131C0308F, 55131C0309F, 55131C0326F, 55131C0327F, 55131C0328F, 55131C0329F, 55131C0331F, 55131C0333F	
West Bend, City of	550475	04040003	55131C0153E, 55131C0154E, 55131C0158E, 55131C0159E, 55131C0161F, 55131C0162E, 55131C0164E, 55131C0166E, 55131C0167E, 55131C0168E, 55131C0169E, 55131C0186F, 55131C0256F, 55131C0257E	

[1] This community also mapped in Dodge County
[2] This community also mapped in Fond du Lac County
[3] This community also mapped in Milwaukee and Waukesha Counties
[4] No Special Flood Hazard Areas Identified
[5] This community also mapped in Ozaukee County
[6] Panel not printed

1.4 Considerations for using this Flood Insurance Study Report

The NFIP encourages State and local governments to implement sound floodplain management programs. To assist in this endeavor, each FIS Report provides floodplain data, which may include a combination of the following: 10-, 4-, 2-, 1-, and 0.2-percent annual chance flood elevations (the 1-percent-annual-chance flood elevation is also referred to as the Base Flood Elevation (BFE)); delineations of the 1-percent-annual-chance and 0.2-percent-annual-chance floodplains; and 1-percent-annual-chance floodway. This information is presented on the FIRM and/or in many components of the FIS Report, including Flood Profiles, Floodway Data tables, Summary of Non-Coastal Stillwater Elevations tables, and Coastal Transect Parameters tables (not all components may be provided for a specific FIS).

This section presents important considerations for using the information contained in this FIS Report and the FIRM, including changes in format and content. Figures 1, 2, and 3 present information that applies to using the FIRM with the FIS Report.

- Part or all of this FIS Report may be revised and republished at any time. In addition, part of this FIS Report may be revised by a Letter of Map Revision (LOMR), which does not involve republication or redistribution of the FIS Report. Refer to Section 6.5 of this FIS Report for information about the process to revise the FIS Report and/or FIRM.

  It is, therefore, the responsibility of the user to consult with community officials by contacting the community repository to obtain the most current FIS Report components. Communities participating in the NFIP have established repositories of flood hazard data for floodplain management and flood insurance purposes. Community map repository addresses are provided in Table 30, "Map Repositories," within this FIS Report.

- New FIS Reports are frequently developed for multiple communities, such as entire counties. A countywide FIS Report incorporates previous FIS Reports for individual communities and the unincorporated area of the county (if not jurisdictional) into a single document and supersedes those documents for the purposes of the NFIP.

  The initial Countywide FIS Report for Washington County became effective on November 20, 2013. Refer to Table 27 for information about subsequent revisions to the FIRMs.

- FEMA has developed a *Guide to Flood Maps* (FEMA 258) and online tutorials to assist users in accessing the information contained on the FIRM. These include how to read panels and step-by-step instructions to obtain specific information. To obtain this guide and other assistance in using the FIRM, visit the FEMA Web site at www.fema.gov/flood-maps/tutorials.

The FIRM Index in Figure 1 shows the overall FIRM panel layout within Washington County, and also displays the panel number and effective date for each FIRM panel in the county. Other information shown on the FIRM Index includes community boundaries, flooding sources, watershed boundaries, and USGS HUC-8 codes.

FIGURE 1: FIRM INDEX

1. *0010D 11/20/2013
2. *0020F Prelim 03/20/2024
3. *0110F Prelim 03/20/2024
4. *0120F Prelim 03/20/2024

HUC8 04040003
Milwaukee

*0005D 11/20/2013	1	*0030D 11/20/2013	*0035D 11/20/2013	*0055D 11/20/2013	*0060D 11/20/2013	*0080D 11/20/2013	*0085D 11/20/2013						
*0015D 11/20/2013	2	0017F Prelim 03/20/2024	0036F Prelim 03/20/2024	**0037F 11/20/2013	**0041E Prelim 03/20/2024	0042E Prelim 03/20/2024	0061E Prelim 03/20/2024	0062E Prelim 03/20/2024	0066E Prelim 03/20/2024	0067E Prelim 03/20/2024	0086E Prelim 03/20/2024	0087E Prelim 03/20/2024	0091E Prelim 03/20/2024	*0092D 11/20/2013
		0019F Prelim 03/20/2024	0038F Prelim 03/20/2024	0039F Prelim 03/20/2024	0043E Prelim 03/20/2024	0044E Prelim 03/20/2024	0063E Prelim 03/20/2024	0064E Prelim 03/20/2024	0068E Prelim 03/20/2024	0069E Prelim 03/20/2024	0088E Prelim 03/20/2024	0089E Prelim 03/20/2024	0093E Prelim 03/20/2024	*0094D 11/20/2013
*0105D 11/20/2013	3	0107F Prelim 03/20/2024	0126F Prelim 03/20/2024	0127F Prelim 03/20/2024	0131E Prelim 03/20/2024	0132E Prelim 03/20/2024	0151E Prelim 03/20/2024	0152E Prelim 03/20/2024	0156E Prelim 03/20/2024	0157E Prelim 03/20/2024	0176E Prelim 03/20/2024	0177E Prelim 03/20/2024	0181E Prelim 03/20/2024	*0182D 11/20/2013
		0109F Prelim 03/20/2024	0128F Prelim 03/20/2024	0129F Prelim 03/20/2024	0133E Prelim 03/20/2024	0134E Prelim 03/20/2024	0153E Prelim 03/20/2024	0154E Prelim 03/20/2024	0158E Prelim 03/20/2024	0159E Prelim 03/20/2024	0178F Prelim 03/20/2024	0179F Prelim 03/20/2024	0183E Prelim 03/20/2024	*0184D 11/20/2013
*0115D 11/20/2013	4	0117F Prelim 03/20/2024	0136F Prelim 03/20/2024	0137F Prelim 03/20/2024	0141E Prelim 03/20/2024	0142F Prelim 03/20/2024	0161F Prelim 03/20/2024	0162E Prelim 03/20/2024	0166E Prelim 03/20/2024	0167E Prelim 03/20/2024	0186F Prelim 03/20/2024	0187F Prelim 03/20/2024	0191F Prelim 03/20/2024	*0192D 11/20/2013
		0119F Prelim 03/20/2024	0138F Prelim 03/20/2024	0139F Prelim 03/20/2024	0143E Prelim 03/20/2024	0144E 02/25/2022	0163E 02/25/2022	0164E Prelim 03/20/2024	0168E Prelim 03/20/2024	0169E Prelim 03/20/2024	0188E Prelim 03/20/2024	0189F Prelim 03/20/2024	0193E 02/25/2022	*0194D 11/20/2013
*0205D 11/20/2013		0206F Prelim 03/20/2024	0207F Prelim 03/20/2024	0226F Prelim 03/20/2024	0227F Prelim 03/20/2024	0231F 02/25/2022	0232E 02/25/2022	0251E 02/25/2022	0252E Prelim 03/20/2024	0256F Prelim 03/20/2024	0257E 02/25/2022	0276E 02/25/2022	0277E 02/25/2022	0281F Prelim 03/20/2024	*0282D 11/20/2013
		0208F Prelim 03/20/2024	0209F Prelim 03/20/2024	0228F Prelim 03/20/2024	0229F Prelim 03/20/2024	0233F Prelim 03/20/2024	0234F Prelim 03/20/2024	0253E 02/25/2022	0254E 02/25/2022	0258E 02/25/2022	0259E 02/25/2022	0278E 02/25/2022	0279F Prelim 03/20/2024	*0283D 11/20/2013	*0284D 11/20/2013
*0215D 11/20/2013		0216F Prelim 03/20/2024	0217F Prelim 03/20/2024	0236F Prelim 03/20/2024	0237F Prelim 03/20/2024	0241F Prelim 03/20/2024	0242F Prelim 03/20/2024	0261F 02/25/2022	0262E 02/25/2022	0266E 02/25/2022	0267E 02/25/2022	0286E 02/25/2022	0287E 02/25/2022	*0295D 11/20/2013	
		0218F Prelim 03/20/2024	0219F Prelim 03/20/2024	0238F Prelim 03/20/2024	0239F Prelim 03/20/2024	0243F Prelim 03/20/2024	0244F Prelim 03/20/2024	0263F 02/25/2022	0264E 02/25/2022	0268F Prelim 03/20/2024	0269F Prelim 03/20/2024	0288F Prelim 03/20/2024	0289E 02/25/2022		
*0305D 11/20/2013		0306F Prelim 03/20/2024	0307F Prelim 03/20/2024	0326F Prelim 03/20/2024	0327F Prelim 03/20/2024	0331F Prelim 03/20/2024	0332F Prelim 03/20/2024	0351F Prelim 03/20/2024	0352F Prelim 03/20/2024	0356G Prelim 03/20/2024	0357F Prelim 03/20/2024	0376E Prelim 03/20/2024	0377E Prelim 03/20/2024	*0385D 11/20/2013	
		0308F Prelim 03/20/2024	0309F Prelim 03/20/2024	0328F Prelim 03/20/2024	0329F Prelim 03/20/2024	0333F Prelim 03/20/2024	0334F Prelim 03/20/2024	0353F Prelim 03/20/2024	0354F Prelim 03/20/2024	0358F Prelim 03/20/2024	0359E Prelim 03/20/2024	0378E Prelim 03/20/2024	0379E Prelim 03/20/2024		
*0315D 11/20/2013		*0320D 11/20/2013	*0340D 11/20/2013	6	5	7					*0390D 11/20/2013		*0395D 11/20/2013		

WASHINGTON COUNTY 550471

CITY OF HARTFORD 550473

VILLAGE OF SLINGER 550587

VILLAGE OF GERMANTOWN 550472

CITY OF MILWAUKEE 550278

VILLAGE OF NEWBURG 550056

CITY OF WEST BEND 550475

VILLAGE OF KOHLER 550518

VILLAGE OF JACKSON 550530

5. *0365D 11/20/2013
6. *0345D 11/20/2013
7. *0370D 11/20/2013

HUC8 07090001
Upper Rock

HUC8 07090002
Lower Rock

HUC8 07120006
Upper
(Illinois) Fox

ATTENTION: The corporate limits shown on this FIRM Index are based on the best information available at the time of publication. As such, they may be more current than those shown on FIRM panels issued before [CW date].

N

1 inch = 20,087 feet 1:241,047

feet
0 5,000 10,000 20,000 30,000

Map Projection:
GCS WGS 1984
Vertical Datum: NAVD88

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
HTTPS://MSC.FEMA.GOV

SEE FLOOD INSURANCE STUDY FOR ADDITIONAL INFORMATION

* PANEL NOT PRINTED - AREA OUTSIDE COUNTY BOUNDARY
**PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP INDEX

WASHINGTON COUNTY, WISCONSIN And Incorporated Areas

PANELS PRINTED:

0017, 0019, 0036, 0038, 0039, 0042, 0043, 0044, 0061, 0062, 0063, 0064, 0066, 0067, 0068, 0069, 0086, 0087, 0088, 0089, 0091, 0093, 0107, 0109, 0117, 0119, 0126, 0127, 0128, 0129, 0131, 0132, 0133, 0134, 0136, 0137, 0138, 0139, 0141, 0142, 0143, 0144, 0151, 0152, 0153, 0154, 0156, 0157, 0158, 0159, 0161, 0162, 0163, 0164, 0166, 0167, 0168, 0169, 0176, 0177, 0178, 0179, 0181, 0183, 0186, 0187, 0188, 0189, 0191, 0193, 0206, 0207, 0208, 0209, 0216, 0217, 0218, 0219, 0226, 0227, 0228, 0229, 0231, 0232, 0233, 0234, 0236, 0237, 0238, 0239, 0241, 0242, 0243, 0244, 0251, 0252, 0253, 0254, 0256, 0257, 0258, 0259, 0261, 0262, 0263, 0264, 0266, 0267, 0268, 0269, 0276, 0277, 0278, 0279, 0281, 0286, 0287, 0288, 0289, 0306, 0307, 0308, 0309, 0326, 0327, 0328, 0329, 0331, 0332, 0333, 0334, 0351, 0352, 0353, 0354, 0356, 0357, 0358, 0359, 0376, 0377, 0378, 0379

FEMA

MAP NUMBER
55131CIND1G

EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

Each FIRM panel may contain specific notes to the user that provide additional information regarding the flood hazard data shown on that map. However, the FIRM panel does not contain enough space to show all the notes that may be relevant in helping to better understand the information on the panel. Figure 2 contains the full list of these notes.

Figure 2: FIRM Notes to Users

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM including historic versions of this FIRM, how to order products, or the National Flood Insurance Program in general, please call the FEMA Mapping and Insurance eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Flood Map Service Center website or by calling the FEMA Mapping and Insurance eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to Table 27 in this FIS Report.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

PRELIMINARY FIS REPORT: FEMA maintains information about map features, such as street locations and names, in or near designated flood hazard areas. Requests to revise information in or near designated flood hazard areas may be provided to FEMA during the community review period, at the final Consultation Coordination Officer's meeting, or during the statutory 90-day appeal period. Approved requests for changes will be shown on the final printed FIRM.

The map is for use in administering the NFIP. It may not identify all areas subject to flooding, particularly from local drainage sources of small size. Consult the community map repository to find updated or additional flood hazard information.

BASE FLOOD ELEVATIONS: For more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, consult the Flood Profiles and Floodway Data and/or Summary of Non-Coastal Stillwater Elevations tables within this FIS Report. Use the flood elevation data within the FIS Report in conjunction with the FIRM for construction and/or floodplain management.

Figure 2. FIRM Notes to Users *(continued)*

FLOODWAY INFORMATION: Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the FIS Report for this jurisdiction.

FLOOD CONTROL STRUCTURE INFORMATION: Certain areas not in Special Flood Hazard Areas may have reduced flood hazards due to flood control structures. Refer to Section 4.3 "Dams and Other Flood Hazard Reduction Measures" of this FIS Report for information on flood control structures for this jurisdiction.

PROJECTION INFORMATION: The projection used in the preparation of the map was Universal Transverse Mercator (UTM) Zone 16N. The horizontal datum was the World Geodetic System (WGS) of 1984. Differences in datum, spheroid, projection or State Plane zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

ELEVATION DATUM: Flood elevations on the FIRM are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov.

Local vertical monuments may have been used to create the map. To obtain current monument information, please contact the appropriate local community listed in Table 30 of this FIS Report.

BASE MAP INFORMATION: For panels dated Month DD, YYYY, base map information shown on the FIRM was provided in digital format by the United States Geological Survey (USGS). The basemap shown is the USGS National Map: Orthoimagery, last refreshed October 2020. For panels dated February 25, 2022, base map information shown on the FIRM was provided in digital format by the Wisconsin Regional Orthoimagery Consortium (WROC). The aerial photography was acquired in the Spring of 2015 to create 1":1000' scale digital orthophotos with 18-in resolution. For information about base maps, refer to Section 6.2 "Base Map" in this FIS Report.

The map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables may reflect stream channel distances that differ from what is shown on the map.

Corporate limits shown on the map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after the map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Figure 2. FIRM Notes to Users *(continued)*

NOTES FOR FIRM INDEX

REVISIONS TO INDEX: As new studies are performed and FIRM panels are updated within Washington County, Wisconsin, corresponding revisions to the FIRM Index will be incorporated within the FIS Report to reflect the effective dates of those panels. Please refer to Table 27 of this FIS Report to determine the most recent FIRM revision date for each community. The most recent FIRM panel effective date will correspond to the most recent index date.

ATTENTION: The corporate limits shown are based on the best information available at the time of publication of this FIRM Index. As such, they may be more current than those shown on FIRM panels issued before Month DD, YYYY.

SPECIAL NOTES FOR SPECIFIC FIRM PANELS

This Notes to Users section was created specifically for Washington County, Wisconsin, effective XXXXXX.

FLOOD RISK REPORT: A Flood Risk Report (FRR) may be available for many of the flooding sources and communities referenced in this FIS Report. The FRR is provided to increase public awareness of flood risk by helping communities identify the areas within their jurisdictions that have the greatest risks. Although non-regulatory, the information provided within the FRR can assist communities in assessing and evaluating mitigation opportunities to reduce these risks. It can also be used by communities developing or updating flood risk mitigation plans. These plans allow communities to identify and evaluate opportunities to reduce potential loss of life and property. However, the FRR is not intended to be the final authoritative source of all flood risk data for a project area; rather, it should be used with other data sources to paint a comprehensive picture of flood risk.

Each FIRM panel contains an abbreviated legend for the features shown on the maps. However, the FIRM panel does not contain enough space to show the legend for all map features. Figure 3 shows the full legend of all map features. Note that not all of these features may appear on the FIRM panels in Washington County.

Figure 3: Map Legend for FIRM

SPECIAL FLOOD HAZARD AREAS: The 1% annual chance flood, also known as the base flood or 100-year flood, has a 1% chance of happening or being exceeded each year. Special Flood Hazard Areas are subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood. The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. See note for specific types. If the floodway is too narrow to be shown, a note is shown.

	Special Flood Hazard Areas subject to inundation by the 1% annual chance flood (Zones A, AE, AH, AO, AR, A99, V and VE)
Zone A	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. No base (1% annual chance) flood elevations (BFEs) or depths are shown within this zone.
Zone AE	The flood insurance rate zone that corresponds to the 1% annual chance floodplains. Base flood elevations derived from the hydraulic analyses are shown within this zone.
Zone AH	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually areas of ponding) where average depths are between 1 and 3 feet. Whole-foot BFEs derived from the hydraulic analyses are shown at selected intervals within this zone.
Zone AO	The flood insurance rate zone that corresponds to the areas of 1% annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between 1 and 3 feet. Average whole-foot depths derived from the hydraulic analyses are shown within this zone.
Zone AR	The flood insurance rate zone that corresponds to areas that were formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
Zone A99	The flood insurance rate zone that corresponds to areas of the 1% annual chance floodplain that will be protected by a Federal flood protection system where construction has reached specified statutory milestones. No base flood elevations or flood depths are shown within this zone.
Zone V	The flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations are not shown within this zone.
Zone VE	Zone VE is the flood insurance rate zone that corresponds to the 1% annual chance coastal floodplains that have additional hazards associated with storm waves. Base flood elevations derived from the coastal analyses are shown within this zone as static whole-foot elevations that apply throughout the zone.
	Regulatory Floodway determined in Zone AE.

Figure 3: Map Legend for FIRM *(continued)*

OTHER AREAS OF FLOOD HAZARD

Shaded Zone X: Areas of 0.2% annual chance flood hazards and areas of 1% annual chance flood hazards with average depths of less than 1 foot or with drainage areas less than 1 square mile.

Future Conditions 1% Annual Chance Flood Hazard – Zone X: The flood insurance rate zone that corresponds to the 1% annual chance floodplains that are determined based on future-conditions hydrology. No base flood elevations or flood depths are shown within this zone.

Area with Reduced Flood Hazard due to Accredited or Provisionally Accredited Levee System: Area is shown as reduced flood hazard from the 1-percent-annual-chance or greater flood by a levee system. Overtopping or failure of any levee system is possible. **See Notes to Users for important information.**

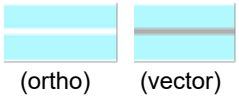
Area with Undetermined Flood Hazard due to Non-Accredited Levee System: Analysis and mapping procedures for non-accredited levee systems were applied resulting in a flood insurance rate zone where flood hazards are undetermined, but possible.

OTHER AREAS

Zone D (Areas of Undetermined Flood Hazard): The flood insurance rate zone that corresponds to unstudied areas where flood hazards are undetermined, but possible.

Unshaded Zone X: Areas of minimal flood hazard.

FLOOD HAZARD AND OTHER BOUNDARY LINES



Flood Zone Boundary (white line on ortho-photography-based mapping; gray line on vector-based mapping)

Limit of Study

Jurisdiction Boundary

Limit of Moderate Wave Action (LiMWA): Indicates the inland limit of the area affected by waves greater than 1.5 feet

Figure 3: Map Legend for FIRM *(continued)*

GENERAL STRUCTURES	
Aqueduct *Channel* *Culvert* *Storm Sewer*	Channel, Culvert, Aqueduct, or Storm Sewer
Dam *Jetty* *Weir*	Dam, Jetty, Weir
	Levee, Dike, or Floodwall
Bridge	Bridge
REFERENCE MARKERS	
22.0	River mile Markers
CROSS SECTION & TRANSECT INFORMATION	
B 20.2	Lettered Cross Section with Regulatory Water Surface Elevation (BFE)
5280 21.1	Numbered Cross Section with Regulatory Water Surface Elevation (BFE)
17.5	Unlettered Cross Section with Regulatory Water Surface Elevation (BFE)
8	Coastal Transect
	Profile Baseline: Indicates the modeled flow path of a stream and is shown on FIRM panels for all valid studies with profiles or otherwise established base flood elevation.
	Coastal Transect Baseline: Used in the coastal flood hazard model to represent the 0.0-foot elevation contour and the starting point for the transect and the measuring point for the coastal mapping.
513	Base Flood Elevation Line
ZONE AE **(EL 16)**	Static Base Flood Elevation value (shown under zone label)
ZONE AO **(DEPTH 2)**	Zone designation with Depth
ZONE AO **(DEPTH 2)** **(VEL 15 FPS)**	Zone designation with Depth and Velocity

Figure 3: Map Legend for FIRM *(continued)*

BASE MAP FEATURES	
Missouri Creek	River, Stream or Other Hydrographic Feature
234	Interstate Highway
234	U.S. Highway
234	State Highway
234	County Highway
MAPLE LANE	Street, Road, Avenue Name, or Private Drive if shown on Flood Profile
RAILROAD	Railroad
	Horizontal Reference Grid Line
	Horizontal Reference Grid Ticks
+	Secondary Grid Crosshairs
Land Grant	Name of Land Grant
7	Section Number
R. 43 W. T. 22 N.	Range, Township Number
$^{42}76^{000m}E$	Horizontal Reference Grid Coordinates (UTM)
365000 FT	Horizontal Reference Grid Coordinates (State Plane)
80° 16’ 52.5”	Corner Coordinates (Latitude, Longitude)

SECTION 2.0 – FLOODPLAIN MANAGEMENT APPLICATIONS

2.1 Floodplain Boundaries

To provide a national standard without regional discrimination, the 1-percent-annual-chance (100-year) flood has been adopted by FEMA as the base flood for floodplain management purposes. The 0.2-percent-annual-chance (500-year) flood is employed to indicate additional areas of flood hazard in the community.

Each flooding source included in the project scope has been studied and mapped using professional engineering and mapping methodologies that were agreed upon by FEMA and Washington County as appropriate to the risk level. Flood risk is evaluated based on factors such as known flood hazards and projected impact on the built environment. Engineering analyses were performed for each studied flooding source to calculate its 1-percent-annual-chance flood elevations; elevations corresponding to other floods (e.g. 10-, 4-, 2-, 0.2-percent annual chance, etc.) may have also been computed for certain flooding sources. Engineering models and methods are described in detail in Section 5.0 of this FIS Report. The modeled elevations at cross sections were used to delineate the floodplain boundaries on the FIRM; between cross sections, the boundaries were interpolated using elevation data from various sources. More information on specific mapping methods is provided in Section 6.0 of this FIS Report.

Depending on the accuracy of available topographic data (Table 22), study methodologies employed (Section 5.0), and flood risk, certain flooding sources may be mapped to show both the 1-percent and 0.2-percent-annual-chance floodplain boundaries, regulatory water surface elevations (BFEs), and/or a regulatory floodway. Similarly, other flooding sources may be mapped to show only the 1-percent-annual-chance floodplain boundary on the FIRM, without published water surface elevations. In cases where the 1-percent and 0.2-percent-annual-chance floodplain boundaries are close together, only the 1-percent-annual-chance floodplain boundary is shown on the FIRM. Figure 3, “Map Legend for FIRM”, describes the flood zones that are used on the FIRMs to account for the varying levels of flood risk that exist along flooding sources within the project area. Table 2 and Table 3 indicate the flood zone designations for each flooding source and each community within Washington County, respectively.

Table 2, “Flooding Sources Included in this FIS Report,” lists each flooding source, including its study limits, affected communities, mapped zone on the FIRM, and the completion date of its engineering analysis from which the flood elevations on the FIRM and in the FIS Report were derived. Descriptions and dates for the latest hydrologic and hydraulic analyses of the flooding sources are shown in Table 12. Floodplain boundaries for these flooding sources are shown on the FIRM (published separately) using the symbology described in Figure 3. On the map, the 1-percent-annual-chance floodplain corresponds to the SFHAs. The 0.2-percent-annual-chance floodplain shows areas that, although out of the regulatory floodplain, are still subject to flood hazards.

Small areas within the floodplain boundaries may lie above the flood elevations but cannot be shown due to limitations of the map scale and/or lack of detailed topographic data. The procedures to remove these areas from the SFHA are described in Section 6.5 of this FIS Report.

Table 2: Flooding Sources Included in this FIS Report

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Allenton Creek	Washington County, Unincorporated Areas	Confluence with East Branch Rock River	Approximately 5,200 feet upstream of Aurora Road	0790001	3.0	*	Y	AE	2022
Allenton Creek Bypass	Washington County, Unincorporated Areas	Convergence with Allenton Creek	Divergence from Allenton Creek	0790001	0.9	*	Y	AE	2022
Allenton Creek Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with Allenton Creek	Approximately 2,300 feet upstream of Addison Road	0790001	0.7	*	Y	AE	2022
Allenton Creek Unnamed Tributary 1.1	Washington County, Unincorporated Areas	Confluence with Allenton Creek Unnamed Tributary 1	Approximately 650 feet upstream of Railroad	0790001	0.2	*	Y	AE	2022
Amy Bell Creek	Richfield, Village of	Mouth at Bark Lake	Amy Bell Lake	07090002	0.6	*	Y	AE	2013
Amy Bell Lake	Richfield, Village of	Entire Shoreline	Entire Shoreline	07090002	*	0.1	N	AE	2013
Ashippun River	Washington County, Unincorporated Areas	Washington / Dodge County Boundary	Approximately 750 feet downstream of Druid Lake	07090001	3.9	*	Y	AE	2013
Ashippun River	Washington County, Unincorporated Areas	Approximately 750 feet downstream of Druid Lake	Approximately 2,100 feet upstream of Druid Lake	07090001	0.8	*	Y	AE	2016
Ashippun River	Washington County, Unincorporated Areas	Approximately 2,100 feet upstream of Druid Lake	Approximately 1.9 miles upstream of County Highway E	07090001	8.0	*	Y	AE	2013
Ashippun River Overland Flowpath	Washington County, Unincorporated Areas	Convergence with Unnamed Tributary to Ashippun River	Divergence from Ashippun River	07090001	0.6	*	Y	AE	2013

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Ashippun River Tributary 2	Washington County, Unincorporated Areas	Confluence with Ashippun River	Approximately 1,500 feet upstream of Riley Road	07090001	2.5	*	Y	AE	2013
Ashippun River Tributary 2.1	Washington County, Unincorporated Areas	Confluence with Ashippun River Tributary 2	Approximately 1,500 feet upstream of Cart Path	07090001	1.0	*	Y	AE	2013
Ashippun River Tributary 2.2	Washington County, Unincorporated Areas	Confluence with Ashippun River Tributary 2	Approximately 0.8 miles upstream	07090001	0.8	*	Y	AE	2013
Ashippun River Tributary 3	Washington County, Unincorporated Areas	Confluence with Ashippun River	Approximately 1,100 feet upstream	07090001	0.2	*	Y	AE	2013
Ashippun River Tributary 4	Washington County, Unincorporated Areas	Confluence with Ashippun River	Approximately 500 feet upstream of County Highway E	07090001	0.2	*	Y	AE	2013
Ashippun River Tributary 5	Washington County, Unincorporated Areas	Confluence with Ashippun River	Approximately 1,250 feet upstream	07090001	2.5	*	Y	AE	2013
Bark River	Richfield, Village of	Washington / Waukesha County Boundary	Approximately 620 feet upstream of Bark River Drive	07090002	5.4	*	Y	AE	2013
Bark River	Richfield, Village of	Approximately 620 feet upstream of Bark River Drive	Approximately 1,010 feet upstream of Bark River Drive	07090002	5.4	*	Y	AE	2022
Bark River	Richfield, Village of	Approximately 1,010 feet upstream of Bark River Drive	Approximately 1,400 feet upstream of Scenic Road	07090002	5.4	*	Y	AE	2013
Bark River Tributary 1	Richfield, Village of	Washington / Waukesha County Boundary	Approximately 1,140 feet upstream	07090002	0.2	*	Y	AE	2013

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Bark River Tributary 1.1	Richfield, Village of	Confluence with Bark River Tributary 1	Approximately 1,040 feet upstream	07090002	0.2	*	Y	AE	2013
Bolton Brook	Washington County, Unincorporated Areas	Confluence with Stony Creek	Approximately 4,100 feet upstream of Boltonville Road	04040003	1.4	*	Y	AE	2020
Bonniwell Creek	Richfield, Village of; Germantown, Village of	Confluence with Little Cedar Creek	Approximately 500 feet upstream of Holy Hill Road	04040003	1.6	*	Y	AE	2018
Brooklane Overflow	Kewaskum, Village of	Confluence with Edgewood Creek Overflow Channel	Divergence from Edgewood Creek	04040003	0.1	*	Y	AE	2019
Butler Creek Tributary 1	Washington County, Unincorporated Areas	Washington / Dodge County Boundary	Approximately 1,060 feet upstream	07090001	0.2	*	Y	AE	2013
Butler Creek Tributary 2	Washington County, Unincorporated Areas	Washington / Dodge County Boundary	Approximately 780 feet upstream	07090001	0.1	*	Y	AE	2013
Cedar Creek	Washington County, Unincorporated Areas	Ozaukee / Washington County Boundary	Approximately 40 feet upstream of Ozaukee / Washington County Boundary	04040003	<0.1	*	Y	AE	2019
Cedar Creek	Jackson, Village of; Washington County, Unincorporated Areas	Approximately 40 feet upstream of Washington / Ozaukee County Boundary	Cedar Lake	04040003	18.3	*	Y	AE	2018
Cedar Lake	Washington County, Unincorporated Areas	Entire Shoreline	Entire Shoreline	04040003	*	1.8	Y	AE	2018

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Cedarburg Creek	Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 250 feet downstream of Washington / Ozaukee County Boundary	04040003	3.4	*	Y	AE	2018
Cedarburg Creek	Washington County, Unincorporated Areas	Approximately 250 feet downstream of Washington / Ozaukee County Boundary	Washington / Ozaukee County Boundary	04040003	<0.1	*	Y	AE	2019
Coney River	Richfield, Village of; Washington County, Unincorporated Areas	Confluence with Oconomowoc River	County Highway E	07090001	4.5	*	Y	AE	2013
Coney River	Washington County, Unincorporated Areas	County Highway E	County Highway CC	07090001	3.0	*	Y	AE	2013
Coney River Overland Flowpath	Washington County, Unincorporated Areas	Convergence with Coney River	Divergence from Coney River	07090001	1.2	*	Y	AE	2013
Deer Creek	Washington County, Unincorporated Areas	Confluence with North Branch Cedar Creek	Approximately 2,500 feet upstream of Church Road	04040003	3.1	*	Y	AE	2018
East Branch Milwaukee River	Washington County, Unincorporated Areas	Confluence with Milwaukee River	Approximately 20 feet downstream of Washington / Fond du Lac County Boundary	04040003	5.8	*	Y	AE	2019
East Branch Milwaukee River	Washington County, Unincorporated Areas	Approximately 20 feet downstream of Washington / Fond du Lac County Boundary	Washington / Fond du Lac County Boundary	04040003	<0.1	*	N	A	2019

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
East Branch Rock River	Washington County, Unincorporated Areas	Approximately 250 feet upstream of Dodge / Washington County Boundary	Approximately 4,500 feet downstream of State Highway 33	07090001	11.6	*	Y	AE	2022
East Branch Rock River	Washington County, Unincorporated Areas	Approximately 4,500 feet downstream of State Highway 33	Hillcrest Drive	07090001	1.8	*	Y	AE	2013
East Branch Rock River	Washington County, Unincorporated Areas	Hillcrest Drive	Approximately 4,000 feet upstream of Deer Road	07090001	4.3	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 1	Washington County, Unincorporated Areas	Dodge / Washington County Boundary	Approximately 1,100 feet upstream of the confluence with East Branch Rock River Unnamed Tributary 1.4	07090001	1.8	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 1.1	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 1	Approximately 1,300 feet upstream of the confluence with East Branch Rock River Unnamed Tributary 1	07090001	0.2	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 1.2	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 1	Washington / Dodge County Boundary	07090001	0.2	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 1.3	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 1	Approximately 3,300 feet upstream of State Highway 28	07090001	0.7	*	Y	AE	2022

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
East Branch Rock River Unnamed Tributary 1.3.1	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 1.3	Approximately 950 feet upstream of the confluence with East Branch Rock River Unnamed Tributary 1.3	07090001	0.2	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 1.4	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 1	Just downstream of Interstate 41	07090001	0.5	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with East Branch Rock River	Approximately 2,700 feet Upstream of Wildlife Road	07090001	2.3	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 2 Bypass	Washington County, Unincorporated Areas	Convergence with East Branch Rock River	Divergence from East Branch Rock River Unnamed Tributary 2	07090001	0.4	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 2.1	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 2	Approximately 450 feet upstream of Wildlife Road	07090001	0.4	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 2.1 Bypass	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 2.2	Approximately 600 feet upstream of confluence with East Branch Rock River Unnamed Tributary 2.2	07090001	0.1	*	Y	AE	2022
East Branch Rock River Unnamed Tributary 2.2	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 2	Approximately 1,200 feet upstream of Wildlife Road	07090001	0.5	*	Y	AE	2022

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
East Branch Rock River Unnamed Tributary 2.3	Washington County, Unincorporated Areas	Confluence with East Branch Rock River Unnamed Tributary 2	Approximately 100 Feet Upstream of Highway 33	07090001	0.3	*	Y	AE	2022
Edgewood Creek	Kewaskum, Village of	Confluence with North Creek	Approximately 0.5 mile upstream of Brooklane Overflow	04040003	0.9	*	Y	AE	2019
Edgewood Creek Overflow Channel	Kewaskum, Village of	Confluence with Kewaskum Creek	Divergence from Edgewood Creek	04040003	0.6	*	Y	AE	2019
Evergreen Bypass	Washington County, Unincorporated Areas	Confluence with Evergreen Creek	Divergence from Evergreen Creek	04040003	0.1	*	Y	AE	2018
Evergreen Creek	Washington County, Unincorporated Areas; West Bend, City of	County Highway G	Approximately 2,400 feet upstream of Hron Road	04040003	5.1	*	Y	AE	2018
Flynn Creek	Washington County, Unincorporated Areas	Confluence with Oconomowoc River	Approximately 700 feet upstream of Shannon Road	07090001	5.9	*	Y	AE	2013
Frieden's Creek	Jackson, Village of; Washington County, Unincorporated Areas	Confluence with Cedar Creek	State Highway 45	04040003	4.5	*	Y	AE	2018
Green Lake	Washington County, Unincorporated Areas	Entire Shoreline	Entire Shoreline	04040003	*	0.1	N	AE	2019
Hasmer Creek	Jackson, Village of; Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 2,000 feet upstream of Hasmer Lake	04040003	1.8	*	Y	AE	2018
Hubertus Ditch No. 1	Richfield, Village of	Confluence with Bark River	Approximately 800 feet upstream of Hubertus Road	07090002	0.9	*	Y	AE	2013

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
HWY 41 Overflow	Germantown, Village of	Confluence with West Branch Menomonee River	Divergence from UT to West Branch Menomonee River	04040003	0.9	*	Y	AE	2019
Jackson Creek	Jackson, Village of; Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 600 feet upstream of Jackson Drive	04040003	1.0	*	Y	AE	2018
Kettleview Creek	Kewaskum, Village of; Washington County, Unincorporated Areas	Confluence with Kewaskum Creek	County Highway B	04040003	2.2	*	Y	AE	2019
Kewaskum Creek	Kewaskum, Village of; Washington County, Unincorporated Areas	Confluence with Milwaukee River	Ridge Road	04040003	5.1	*	Y	AE	2019
Kewaskum Creek	Washington County, Unincorporated Areas	Ridge Road	Approximately 1/3 mile upstream of Schuster Drive	04040003	4.0	*	Y	AE	2019
Kewaskum Creek Overflow Channel	Washington County, Unincorporated Areas	Confluence with Kettleview Creek	Divergence from Kewaskum Creek	04040003	0.6	*	Y	AE	2019
Knights Creek	Kewaskum, Village of; Washington County, Unincorporated Areas	Confluence with North Creek	Approximately 500 feet downstream of Highland Drive	04040003	1.3	*	Y	AE	2019
Knights Creek Overflow	Kewaskum, Village of	Confluence with Edgewood Creek	Divergence from Knights Creek	04040003	0.2	*	Y	AE	2019
Kohlsville River	Washington County, Unincorporated Areas	Confluence with East Branch Rock River	Beechnut Drive	07090001	3.0	*	Y	AE	2022
Kohlsville River	Washington County, Unincorporated Areas	Beechnut Drive	Approximately 300 feet downstream of County Highway D	07090001	1.9	*	Y	AE	2013

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Kohlsville River	Washington County, Unincorporated Areas	Approximately 300 feet downstream of County Highway D	Approximately 5,800 feet upstream of Townline Road	07090001	4.6	*	Y	AE	2022
Kohlsville River – Park Route	Washington County, Unincorporated Areas	Convergence with Kohlsville River	Divergence from Kohlsville River	07090001	0.5	*	Y	AE	2013
Kohlsville River Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with Kohlsville River	Approximately 3,200 feet upstream of the confluence with Kohlsville River	07090001	0.6	*	Y	AE	2022
Kohlsville River Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with Kohlsville River	Approximately 8,300 feet upstream of Aurora Road	07090001	3.4	*	Y	AE	2022
Kohlsville River Unnamed Tributary 2.1	Washington County, Unincorporated Areas	Confluence with Kohlsville River Unnamed Tributary 2	Approximately 1,100 feet upstream of the confluence with Kohlsville River Unnamed Tributary 2	07090001	0.2	*	Y	AE	2022
Kressen Branch	Germantown, Village of; Washington County, Unincorporated Areas	Confluence with Little Cedar Creek	Approximately 1,800 feet upstream of Pioneer Road	04040003	3.5	*	Y	AE	2018
Lake Five	Richfield, Village of	Entire shoreline within Washington County	Entire shoreline within Washington County	07090002	*	0.2	N	AE	2013
Lehner Outlet	Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 4,800 feet upstream of Scenic Road	04040003	2.5	*	Y	AE	2018
Limestone Creek	Washington County, Unincorporated Areas	Confluence with East Branch Rock River	Just downstream of County Road U	07090001	6.3	*	Y	AE	2022

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Limestone Creek Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with Limestone Creek	Approximately 2,800 feet upstream of the confluence with Limestone Creek	07090001	0.5	*	Y	AE	2022
Limestone Creek Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with Limestone Creek	Approximately 2,100 feet upstream of the confluence with Limestone Creek	07090001	0.4	*	Y	AE	2022
Limestone Creek Unnamed Tributary 3	Washington County, Unincorporated Areas	Confluence with Limestone Creek	Approximately 4,300 feet upstream of Crooked Road	07090001	1.0	*	Y	AE	2022
Limestone Creek Unnamed Tributary 3.1	Washington County, Unincorporated Areas	Confluence with Limestone Creek Unnamed Tributary 3	Approximately 3,400 Feet Upstream of County Highway S	07090001	1.4	*	Y	AE	2022
Limestone Creek Unnamed Tributary 3.2	Washington County, Unincorporated Areas	Confluence with Limestone Creek Unnamed Tributary 3	Approximately 3,200 feet upstream of the confluence with Limestone Creek Unnamed Tributary 3	07090001	0.6	*	Y	AE	2022
Limestone Creek Unnamed Tributary 4	Washington County, Unincorporated Areas	Confluence with Limestone Creek	Approximately 600 feet upstream of Hillcrest Drive	07090001	0.3	*	Y	AE	2022
Limestone Creek Unnamed Tributary 5	Washington County, Unincorporated Areas	Confluence with Limestone Creek	Approximately 2,450 feet upstream of County Road U	07090001	0.9	*	Y	AE	2022
Limestone Creek Unnamed Tributary 6	Washington County, Unincorporated Areas	Confluence with Limestone Creek	Just downstream of County Road U	07090001	0.6	*	Y	AE	2022

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Little Cedar Creek	Germantown, Village of; Richfield, Village of; Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 2,900 feet upstream of Scenic Road	04040003	8.2	*	Y	AE	2018
Little Cedar Creek Bypass	Germantown, Village of; Richfield, Village of; Washington County, Unincorporated Areas	Confluence with Little Cedar Creek	Divergence from Little Cedar Creek	04040003	0.9	*	Y	AE	2018
Little Oconomowoc River	Washington County, Unincorporated Areas	Confluence with Oconomowoc River	Approximately 1.1. miles upstream of Donegal Road	07090001	4.7	*	Y	AE	2013
Lower Rock River Watershed Zone A studies	Richfield, Village of	Various	Various	07090002	1.0	*	N	A	2013
Marsh Creek	Richfield, Village of	Confluence with Bark River	0.5 miles upstream of confluence with Bark River	07090002	0.4	*	N	AE	1980
Mason Creek	Washington County, Unincorporated Areas	Washington / Waukesha County Boundary	Washington / Dodge County Boundary	07090001	2.2	*	Y	AE	2013
Mason Creek Tributary 1	Washington County, Unincorporated Areas	Washington / Waukesha County Boundary	Approximately 1.3 miles upstream	07090001	1.1	*	Y	AE	2013
Menomonee River	Germantown, Village of	Washington / Waukesha County Boundary	2,800 feet upstream of Lovers Lane	04040003	6.3	*	N	AE	1980
Menomonee River Unnamed Tributary 1	Germantown, Village of	Confluence with Menomonee River	Approximately 460 feet upstream of De La Court	04040003	1.5	*	Y	AE	2020

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Milwaukee River	Kewaskum, Village of; Newburg, Village of; Washington County, Unincorporated Areas; West Bend, City of	Ozaukee / Washington County Boundary	Washington / Fond du Lac County Boundary	04040003	28.3	*	Y	AE	2019
Milwaukee River Watershed Zone A studies	Germantown, Village of; Washington County, Unincorporated Areas; West Bend, City of	Various	Various	04040003	1.0	*	N	A	2013
Mueller Lake	Washington County, Unincorporated Areas	Entire Shoreline	Entire Shoreline	04040003	*	0.2	N	AE	2018
Myra Creek	Washington County, Unincorporated Areas	Confluence with Milwaukee River	Approximately 0.85 miles upstream of Tillman and Stern Dam	04040003	3.2	*	Y	AE	2019
Nature's Friends Tributary	Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 2,400 feet upstream of confluence with Cedar Creek	04040003	0.5	*	Y	AE	2018
No Name Creek Unnamed Tributary 1	Washington County, Unincorporated Areas	Dodge / Washington County Boundary	Approximately 1,700 feet upstream of Dodge / Washington County Boundary	07090001	0.3	*	Y	AE	2022
Nolan Creek	Washington County, Unincorporated Areas	Confluence with East Branch Rock River	Just downstream of West Bend Road	07090001	1.4	*	Y	AE	2022
North Branch Cedar Creek	Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 2,000 feet upstream of County Highway Y	04040003	9.0	*	Y	AE	2018

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
North Branch Menomonee River	Germantown, Village of; Washington County, Unincorporated Areas	Confluence with Menomonee River	Approximately 0.5 mile upstream of Goldendale Road	04040003	4.3	*	Y	AE	2019
North Branch Milwaukee River	Washington County, Unincorporated Areas	Ozaukee / Washington County Boundary	Washington / Sheboygan County Boundary	04040003	8.5	*	Y	AE	2020
North Branch Milwaukee River Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with North Branch Milwaukee River	Approximately 2,150 feet upstream of County Road M	04040003	1.5	*	Y	AE	2020
North Branch Milwaukee River Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with North Branch Milwaukee River	Washington / Ozaukee County Boundary	04040003	1.8	*	Y	AE	2020
North Creek	Kewaskum, Village of; Washington County, Unincorporated Areas	Confluence with Milwaukee River	Highland Drive	04040003	2.4	*	Y	AE	2019
North Crossway Channel	Washington County, Unincorporated Areas	Waukesha / Washington County Boundary	Approximately 1,960 feet upstream of Strawgrass Lane	04040003	2.4	*	Y	AE	2020
North Crossway Channel Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with North Crossway Channel	Approximately 2,360 feet upstream of Washington Drive	04040003	0.7	*	Y	AE	2020
North Crossway Channel Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with North Crossway Channel	Approximately 135 feet upstream of Wasaukee Road	04040003	0.2	*	Y	AE	2020
Oconomowoc Bypass	Richfield, Village of; Washington County, Unincorporated Areas	Pleasant Hill Road	Divergence from Little Cedar Creek	04040003	1.3	*	Y	AE	2018

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Oconomowoc River	Richfield, Village of; Washington County, Unincorporated Areas	Washington / Waukesha County Boundary	Approximately 2,600 feet upstream of Hillside Road	07090001	10.5	*	Y	AE	2013
Polk Springs Creek	Washington County, Unincorporated Areas	Confluence with Cedar Creek	Approximately 300 feet upstream of Mayfield Road	04040003	1.8	*	Y	AE	2018
Putter Creek	Washington County, Unincorporated Areas	Confluence with Coney River	Approximately 4,300 feet upstream	07090001	0.8	*	Y	AE	2013
Quaas Creek	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Milwaukee River	Parkway Drive	04040003	6.1	*	Y	AE	2019
Rubicon River	Hartford, City of; Washington County, Unincorporated Areas	Washington / Dodge County Boundary	Just downstream of State Highway 60	07090001	6.3	*	Y	AE	2013
Rubicon River	Hartford, City of; Washington County, Unincorporated Areas	Just downstream of State Highway 60	Just upstream of Franklin Drive	07090001	1.2	*	Y	AE	2018
Rubicon River	Hartford, City of; Slinger, Village of; Washington County, Unincorporated Areas	Just upstream of Franklin Drive	Approximately 2,600 feet upstream of State Highway 175	07090001	2.9	*	Y	AE	2013
Rubicon River Overland Flowpath	Hartford, City of; Washington County, Unincorporated Areas	Convergence with Rubicon River	Divergence from Rubicon River	07090001	0.5	*	Y	AE	2013
Rubicon River Tributary 1	Washington County, Unincorporated Areas	Washington / Dodge County Boundary	Approximately 1,600 feet upstream	07090001	0.3	*	Y	AE	2013
Rubicon River Tributary 2	Washington County, Unincorporated Areas	Washington / Dodge County Boundary	Approximately 960 feet upstream	07090001	0.2	*	Y	AE	2013
Scenic Brook	Richfield, Village of	Confluence with Bark River	Approximately 4,700 feet upstream	07090002	0.9	*	Y	AE	2013

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Silver Creek	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Milwaukee River	Silver Lake	04040003	5.7	*	Y	AE	1995
Silverbrook Creek	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Silver Creek	0.5 miles upstream of U.S. Highway 45	04040003	1.4	*	Y	AE	1995
Smith Lake Channel	Washington County, Unincorporated Areas	Confluence with Milwaukee River	Pond just north of Smith Lake	04040003	1.5	*	Y	AE	2019
Springside Creek	Germantown, Village of; Richfield, Village of; Washington County, Unincorporated Areas	Confluence with Little Cedar Creek	Pioneer Road	04040003	1.2	*	Y	AE	2018
Stony Creek	Washington County, Unincorporated Areas	Confluence with North Branch Milwaukee River	Washington / Fond du Lac County Boundary	04040003	11.2	*	Y	AE	2020
Stony Creek Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with Stony Creek	Approximately 2,550 feet upstream of Westcott Road	04040003	0.8	*	Y	AE	2020
Stream 1	Washington County, Unincorporated Areas	Dodge / Washington County Boundary	Divergence from East Branch Rock River Unnamed Tributary 1	07090001	0.1	*	Y	AE	2022
Tributary 1 to Milwaukee River	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Milwaukee River	Approximately 2/3 miles upstream of State Highway 33	04040003	1.0	*	Y	AE	2019
Tributary 2 to Milwaukee River	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Milwaukee River	Approximately 0.2 mile upstream of North Oak Road	04040003	1.2	*	Y	AE	2019
Tributary 2 to Milwaukee River Split	Washington County, Unincorporated Areas	Confluence with Tributary 2 to Milwaukee River	Divergence from UT-3 Milwaukee River	04040003	1.3	*	Y	AE	2019

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Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Tributary No. 1	Germantown, Village of	Confluence with Menomonee River	Butternut Road	04040003	3.3	*	Y	AE	2019
Tributary No. 1A	Germantown, Village of	Confluence with Tributary No. 1	Division Road	04040003	1.0	*	Y	AE	2019
Tributary No. 1B	Germantown, Village of	Confluence with Tributary No. 1	Donges Bay Road	04040003	0.6	*	Y	AE	2019
Tributary No. 2	Germantown, Village of	Confluence with Menomonee River	Mequon Road	04040003	1.2	*	Y	AE	2019
Tributary No. 2 Unnamed Tributary 1	Germantown, Village of	250 feet upstream of State Highway 167	Approximately 70 feet downstream of Legend Avenue	04040003	0.1	*	Y	AE	2020
Tributary No. 3	Germantown, Village of	Confluence with Menomonee River	300 feet west of Park Avenue	04040003	0.6	*	Y	AE	2019
Tributary No. 4	Germantown, Village of	Confluence with North Branch Menomonee River	Divergence from North Branch Menomonee River	04040003	2.4	*	Y	AE	2019
Tributary No. 5	Germantown, Village of	Confluence with Menomonee River	Approximately 3/4 miles upstream of Tributary No. 5 Overflow	04040003	2.1	*	Y	AE	2019
Tributary No. 5 Overflow	Germantown, Village of	Confluence with Tributary No. 5	Divergence from Tributary No. 5 to Menomonee River	04040003	0.7	*	Y	AE	2019
Unnamed Tributary to Ashippun River	Hartford, City of; Washington County, Unincorporated Areas	Confluence with Ashippun River	Approximately 1.0 miles upstream	07090001	0.4	*	Y	AE	2013
Unnamed Tributary to Frieden's Creek	Washington County, Unincorporated Areas	Confluence with Frieden's Creek	Approximately 500 feet upstream of confluence with Frieden's Creek	04040003	0.1	*	N	AE	2005

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
UT to West Branch Menomonee River	Germantown, Village of	Confluence with West Branch Menomonee River	Approximately 0.25 miles upstream of Freistadt Road	04040003	2.8	*	Y	AE	2019
UT to West Branch Menomonee River Overflow	Germantown, Village of	Confluence with West Branch Menomonee River	Divergence from UT to West Branch Menomonee River	04040003	0.4	*	Y	AE	2019
UT Washington Creek	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Washington Creek	Approximately 0.2 miles upstream of West Washington Street	04040003	0.4	*	N	A	2019
UT Wingate Creek	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Wingate Creek	Approximately 0.4 miles upstream of confluence with Wingate Creek	04040003	0.4	*	N	A	2019
UT-1 Kewaskum Creek	Washington County, Unincorporated Areas	Confluence with Kewaskum Creek	Approximately 0.4 mile upstream of Townline Road	04040003	2.0	*	Y	AE	2019
UT-1 Milwaukee River	Washington County, Unincorporated Areas	Confluence with Milwaukee River	Approximately 1.3 miles upstream of US Highway 45	04040003	2.1	*	Y	AE	2019
UT-1 Mink Creek	Washington County, Unincorporated Areas	Sheboygan / Washington County Boundary	Approximately 100 feet downstream of Cranberry Road	04040003	<0.1	*	N	A	2019
UT-1 Mink Creek	Washington County, Unincorporated Areas	Approximately 100 feet downstream of Cranberry Road	Approximately 1,130 feet upstream of Boltonville Road	04040003	1.0	*	Y	AE	2020
UT-1 Quaas Creek	Washington County, Unincorporated Areas	Confluence with Quaas Creek	Just south of George Court	04040003	2.5	*	Y	AE	2019

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Upper Rock River Watershed Zone A studies	Hartford, City of; Richfield, Village of; Washington County, Unincorporated Areas	Various	Various	07090001	1.0	*	N	A	2013
UT-1 to Big Cedar Lake	Washington County, Unincorporated Areas	Confluence with Cedar Lake	Arthur Road	04040003	3.2	*	Y	AE	2018
UT-1 to Cedar Creek	Washington County, Unincorporated Areas	County Highway Y	Washington Drive	04040003	0.5	*	Y	AE	2018
UT-1 to Coney River	Washington County, Unincorporated Areas	Confluence with Coney River	Approximately 1,100 feet upstream of Slinger Road	07090001	1.4	*	Y	AE	2013
UT-1 to Coney River Overflow	Washington County, Unincorporated Areas	Confluence with Coney River	Divergence from UT-1 to Coney River	07090001	0.3	*	Y	AE	2013
UT-1 to Coney River Overflow West	Washington County, Unincorporated Areas	Confluence with Coney River	Approximately 1,000 feet upstream	07090001	0.2	*	Y	AE	2013
UT-1 to Evergreen Creek	Washington County, Unincorporated Areas	Confluence with Evergreen Creek	Approximately 1,600 feet upstream of County Highway G	04040003	0.5	*	Y	AE	2018
UT-1 to Hasmer Creek	Jackson, Village of; Washington County, Unincorporated Areas	Confluence with Hasmer Creek	Approximately 4,000 feet upstream of confluence with Hasmer Creek	04040003	0.6	*	N	AE	2011
UT-1 to Kressen Branch	Washington County, Unincorporated Areas	Confluence with Kressen Branch	Approximately 600 feet upstream of Church Road	04040003	1.5	*	Y	AE	2018
UT-1 to Little Cedar Creek	Washington County, Unincorporated Areas	Confluence with Little Cedar Creek	Approximately 2,500 feet upstream of Jackson Drive	04040003	0.6	*	Y	AE	2018

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
UT-1 to Little Cedar Lake	Washington County, Unincorporated Areas	Confluence with Little Cedar Lake	Approximately 300 feet upstream of Wayne Drive	04040003	0.4	*	Y	AE	2018
UT-1 to Oconomowoc River	Richfield, Village of; Washington County, Unincorporated Areas	Confluence with Oconomowoc River	Divergence from Oconomowoc River	07090001	2.6	*	Y	AE	2013
UT-1 to Polk Springs Creek	Washington County, Unincorporated Areas	Confluence with Polk Springs Creek	State Highway 45	04040003	0.2	*	Y	AE	2018
UT-1 to Rubicon River	Washington County, Unincorporated Areas	Confluence with Rubicon River	Approximately 1,900 feet upstream of County Highway U	07090001	6.1	*	Y	AE	2013
UT-1.1 Quaas Creek	Washington County, Unincorporated Areas	Confluence with UT-1 Quaas Creek	Approximately 0.5 mile upstream of UT-1 Quaas Creek	04040003	0.5	*	Y	AE	2019
UT-1.1 to Rubicon River	Washington County, Unincorporated Areas	Confluence with UT-1 to Rubicon River	Washington / Dodge County Boundary	07090001	1.6	*	Y	AE	2013
UT-1.1.1 to Rubicon River	Washington County, Unincorporated Areas	Confluence with UT-1.1 to Rubicon River	Approximately 3,200 feet upstream	07090001	0.6	*	Y	AE	2013
UT-1.2 Quaas Creek	Washington County, Unincorporated Areas	Confluence with UT-1 Quaas Creek	Approximately 0.1 miles upstream of US Highway 45	04040003	1.3	*	Y	AE	2019
UT-1.2 to Rubicon River	Washington County, Unincorporated Areas	Confluence with UT-1 to Rubicon River	Approximately 2,800 feet upstream of County Highway K	07090001	1.7	*	Y	AE	2013
UT-1.2.1 to Rubicon River	Washington County, Unincorporated Areas	Confluence with UT-1.2 to Rubicon River	Approximately 2,800 feet upstream of Saint Lawrence Lane	07090001	1.6	*	Y	AE	2013
UT-2 Kewaskum Creek	Washington County, Unincorporated Areas	Confluence with Kewaskum Creek	Kettle View Drive	04040003	0.8	*	Y	AE	2019

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
UT-2 Milwaukee River	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Milwaukee River	Approximately 1.1 miles upstream of UT-2.1 Milwaukee River	04040003	1.8	*	Y	AE	2019
UT-2 to Cedar Creek	Washington County, Unincorporated Areas	Confluence with Cedar Creek	Center Road	04040003	1.6	*	Y	AE	2018
UT-2 to Coney River	Richfield, Village of; Washington County, Unincorporated Areas	Confluence with Coney River	Approximately 1.4 miles upstream	07090001	1.4	*	Y	AE	2013
UT-2 to Little Cedar Creek	Washington County, Unincorporated Areas	Confluence with Little Cedar Creek	Approximately 1,500 feet upstream of confluence with Little Cedar Creek	04040003	0.3	*	Y	AE	2018
UT-2 to Oconomowoc River	Richfield, Village of	Confluence with Oconomowoc River	State Highway 164	07090001	2.3	*	Y	AE	2013
UT-2 to Rubicon River	Washington County, Unincorporated Areas	Confluence with Rubicon River	Approximately 1,900 feet upstream of County Highway U	07090001	6.1	*	Y	AE	2013
UT-2.1 Milwaukee River	Washington County, Unincorporated Areas	Confluence with UT-2 Milwaukee River	Approximately 0.7 miles upstream of UT-2 Milwaukee River	04040003	0.7	*	Y	AE	2019
UT-2.1 to Rubicon River	Hartford, City of; Washington County, Unincorporated Areas	Confluence with Rubicon River	Approximately 1.0 miles upstream of State Highway 83	07090001	1.7	*	Y	AE	2013
UT-3 Milwaukee River	Washington County, Unincorporated Areas	Confluence with Milwaukee River	Green Lake	04040003	3.7	*	Y	AE	2019
UT-3 to Rubicon River	Hartford, City of; Washington County, Unincorporated Areas	Confluence with Rubicon River	Approximately 3,000 feet upstream of confluence with UT-3.1 to Rubicon River	07090001	2.2	*	Y	AE	2013

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
UT-3.1 to Rubicon River	Hartford, City of; Washington County, Unincorporated Areas	Confluence with UT-3 to Rubicon River	Arthur Road	07090001	0.7	*	Y	AE	2013
UT-4 Milwaukee River	Washington County, Unincorporated Areas	Confluence with Milwaukee River	Approximately 0.5 miles upstream of East Newark Drive	04040003	1.5	*	Y	AE	2019
UT-4 to Rubicon River	Slinger, Village of; Washington County, Unincorporated Areas	Confluence with Rubicon River	Approximately 4,200 feet upstream	07090001	0.8	*	Y	AE	2013
UT-5 to Rubicon River	Slinger, Village of; Washington County, Unincorporated Areas	Confluence with Rubicon River	Approximately 2,200 feet upstream of Wisconsin Central Railroad	07090001	1.6	*	Y	AE	2013
Wallace Creek	Washington County, Unincorporated Areas	Confluence with North Branch Milwaukee River	Approximately 200 feet downstream of Wallace Lake Road	04040003	10.3	*	Y	AE	2020
Wallace Creek Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with Wallace Creek	Approximately 1,900 feet upstream of the confluence	04040003	0.4	*	Y	AE	2020
Wallace Creek Unnamed Tributary 3	Washington County, Unincorporated Areas	Confluence with Wallace Creek	Approximately 780 feet upstream of South Indian Lore Road	04040003	0.6	*	Y	AE	2020
Washington Creek	Washington County, Unincorporated Areas, West Bend, City of	Confluence with Silver Creek	500 feet upstream of Sheppard's Drive	04040003	1.5	*	Y	AE	1995
Wayne Creek	Washington County, Unincorporated Areas	Confluence with Kohlsville River	Just downstream of Saint Killian Drive	07090001	6.3	*	Y	AE	2022

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Wayne Creek Unnamed Tributary 1	Washington County, Unincorporated Areas	Confluence with Wayne Creek	Approximately 2,500 feet upstream of the confluence with Wayne Creek	07090001	0.5	*	Y	AE	2022
Wayne Creek Unnamed Tributary 2	Washington County, Unincorporated Areas	Confluence with Wayne Creek	Approximately 8,900 feet upstream of County Highway W	07090001	3.2	*	Y	AE	2022
Wayne Creek Unnamed Tributary 2.1	Washington County, Unincorporated Areas	Confluence with Wayne Creek Unnamed Tributary 2	Approximately 600 feet upstream of the confluence with Wayne Creek Unnamed Tributary 2	07090001	0.1	*	Y	AE	2022
Wayne Creek Unnamed Tributary 3	Washington County, Unincorporated Areas	Confluence with Wayne Creek	Approximately 1,900 feet upstream of Fairview Drive	07090001	0.4	*	Y	AE	2022
Wayne Creek Unnamed Tributary 4	Washington County, Unincorporated Areas	Confluence with Wayne Creek	Just downstream of Woodlawn Drive	07090001	1.3	*	Y	AE	2022
Wayne Creek Unnamed Tributary 4.1	Washington County, Unincorporated Areas	Confluence with Wayne Creek Unnamed Tributary 4	Approximately 1,600 feet upstream of the confluence with Wayne Creek Unnamed Tributary 4	07090001	0.3	*	Y	AE	2022
Wayne Creek Unnamed Tributary 4.2	Washington County, Unincorporated Areas	Confluence with Wayne Creek Unnamed Tributary 4	Approximately 550 feet upstream of the confluence with Wayne Creek Unnamed Tributary 4	07090001	0.1	*	Y	AE	2022
Wayne Creek Unnamed Tributary 5	Washington County, Unincorporated Areas	Confluence with Wayne Creek	Approximately 1,700 feet upstream of the confluence with Wayne Creek	07090001	0.3	*	Y	AE	2022

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Wayne Creek Unnamed Tributary 6	Washington County, Unincorporated Areas	Confluence with Wayne Creek	Approximately 4,100 feet upstream of the confluence with Wayne Creek	07090001	0.8	*	Y	AE	2022
West Branch Menomonee River	Germantown, Village of	Confluence with Menomonee River	Approximately 600 feet upstream of Brookside Drive	04040003	3.6	*	Y	AE	2019
West Branch Menomonee River Overflow	Germantown, Village of	Confluence with West Branch Menomonee River	Divergence from West Branch Menomonee River	04040003	0.2	*	Y	AE	2019
West Branch Milwaukee River	Washington County, Unincorporated Areas	Confluence with Milwaukee River	US Highway 45	04040003	0.8	*	Y	AE	2019
West Branch Milwaukee River	Washington County, Unincorporated Areas	US Highway 45	At confluence of West Branch Milwaukee River Unnamed Tributary 1	04040003	1.7	*	Y	AE	2020
West Branch Milwaukee River Unnamed Tributary 1	Washington County, Unincorporated Areas	Fond du Lac / Washington County Boundary	Just downstream of Lake Bernice Road	04040003	6.3	*	Y	AE	2020
West Branch Milwaukee River Unnamed Tributary 1.1	Washington County, Unincorporated Areas	Confluence with West Branch Milwaukee River Unnamed Tributary 1	Just downstream of Townline Road	04040003	0.2	*	Y	AE	2020
West Branch Milwaukee River Unnamed Tributary 1.2	Washington County, Unincorporated Areas	Confluence with West Branch Milwaukee River Unnamed Tributary 1	Approximately 1,120 feet upstream of the confluence with West Branch Milwaukee River Unnamed Tributary 1	04040003	0.2	*	Y	AE	2020

* Not calculated for this Flood Risk Project

Table 2: Flooding Sources Included in this FIS Report *(continued)*

Flooding Source	Community	Downstream Limit	Upstream Limit	HUC-8 Sub-Basin(s)	Length (mi) (streams or coastlines)	Area (mi^2) (estuaries or ponding)	Floodway (Y/N)	Zone shown on FIRM	Date of Analysis
Wetland Extension 2	Washington County, Unincorporated Areas	Confluence with West Branch Milwaukee River Unnamed Tributary 1	Approximately 2,100 feet upstream of Sunset Drive	07090001	1.7	*	Y	AE	2022
Wetland Extension 2.1	Washington County, Unincorporated Areas	Confluence with Wetland Extension 2	Approximately 5,950 feet upstream of Townline Road	07090001	2.5	*	Y	AE	2022
Willow Creek	Germantown, Village of; Richfield, Village of	Confluence with Menomonee River	Just upstream of Amy Belle Road extended	04040003	2.9	*	Y	AE	2019
Willow Creek Unnamed Tributary 1	Germantown, Village of	Confluence with Willow Creek	Just downstream of County Line Road	04040003	0.6	*	Y	AE	2020
Willow Creek Unnamed Tributary 1.1	Germantown, Village of	Confluence with Willow Creek Unnamed Tributary 1	Approximately 1,950 feet upstream of the confluence with Willow Creek	04040003	0.4	*	Y	AE	2020
Wingate Creek	Washington County, Unincorporated Areas; West Bend, City of	Confluence with Milwaukee River	420 feet downstream of Wallace Lake Road	04040003	2.5	*	Y	AE	1989

* Not calculated for this Flood Risk Project

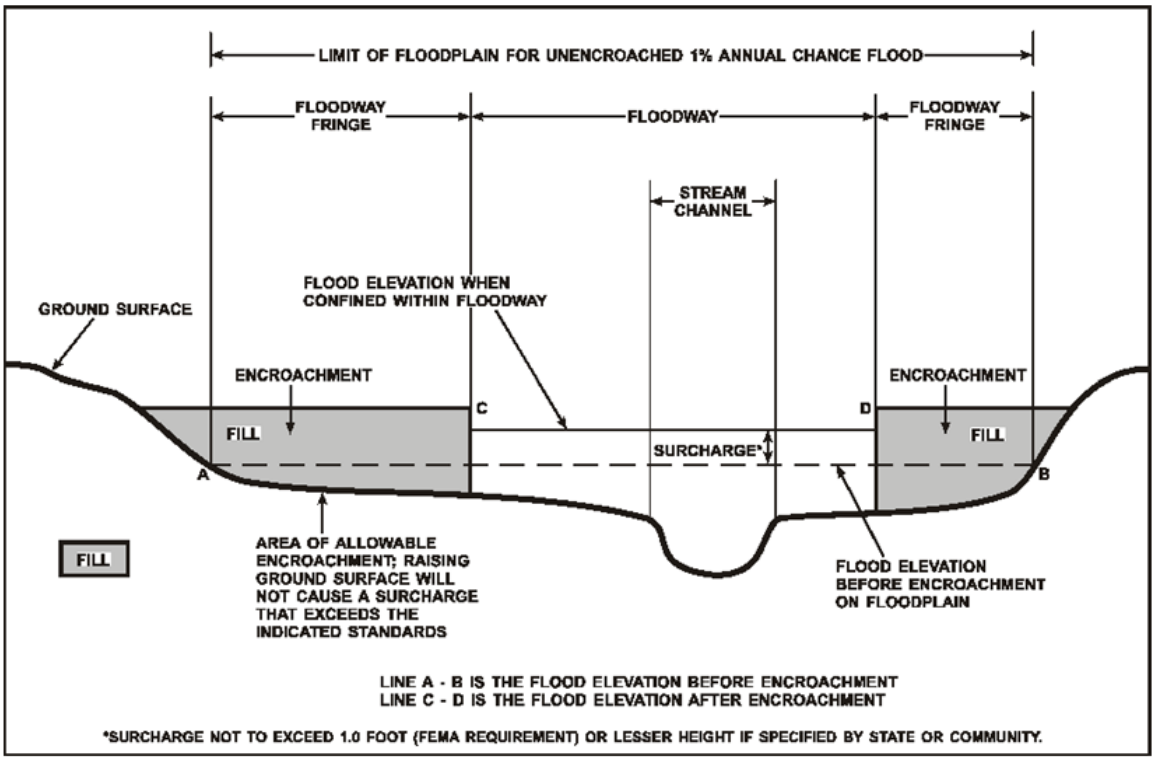
2.2 Floodways

Encroachment on floodplains, such as structures and fill, reduces flood-carrying capacity, increases flood heights and velocities, and increases flood hazards in areas beyond the encroachment itself. One aspect of floodplain management involves balancing the economic gain from floodplain development against the resulting increase in flood hazard.

For purposes of the NFIP, a floodway is used as a tool to assist local communities in balancing floodplain development against increasing flood hazard. With this approach, the area of the 1-percent-annual-chance floodplain on a river is divided into a floodway and a floodway fringe based on hydraulic modeling. The floodway is the channel of a stream, plus any adjacent floodplain areas, that must be kept free of encroachment in order to carry the 1-percent-annual-chance flood. The floodway fringe is the area between the floodway and the 1-percent-annual-chance floodplain boundaries where encroachment is permitted. The floodway must be wide enough so that the floodway fringe could be completely obstructed without increasing the water surface elevation of the 1-percent-annual-chance flood more than 1 foot at any point. Typical relationships between the floodway and the floodway fringe and their significance to floodplain development are shown in Figure .

To participate in the NFIP, Federal regulations require communities to limit increases caused by encroachment to 1.0 foot, provided that hazardous velocities are not produced. Regulations for Wisconsin require communities in Washington County to limit increases caused by encroachment to 0.00 feet and several communities have adopted additional restrictions. The floodways in this project are presented to local agencies as minimum standards that can be adopted directly or that can be used as a basis for additional floodway projects.

Figure 4: Floodway Schematic



Floodway widths presented in this FIS Report and on the FIRM were computed at cross sections. Between cross sections, the floodway boundaries were interpolated. For certain stream segments, floodways were adjusted so that the amount of floodwaters conveyed on each side of the floodplain would be reduced equally. The results of the floodway computations have been tabulated for selected cross sections and are shown in Table 23, “Floodway Data.”

All floodways that were developed for this Flood Risk Project are shown on the FIRM using the symbology described in Figure 3. In cases where the floodway and 1-percent-annual-chance floodplain boundaries are either close together or collinear, only the floodway boundary has been shown on the FIRM. For information about the delineation of floodways on the FIRM, refer to Section 6.3.

2.3 Base Flood Elevations

The hydraulic characteristics of flooding sources were analyzed to provide estimates of the elevations of floods of the selected recurrence intervals. The BFE is the elevation of the 1-percent-annual-chance flood. These BFEs are most commonly rounded to the whole foot, as shown on the FIRM, but in certain circumstances or locations they may be rounded to 0.1 foot. Cross section lines shown on the FIRM may also be labeled with the BFE rounded to 0.1 foot. Whole-foot BFEs derived from engineering analyses that apply to coastal areas, areas of ponding, or other static areas with little elevation change may also be shown at selected intervals on the FIRM.

Cross sections with BFEs shown on the FIRM correspond to the cross sections shown in

the Floodway Data table and Flood Profiles in this FIS Report. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM. For example, the user may use the FIRM to determine the stream station of a location of interest and then use the profile to determine the 1-percent annual chance elevation at that location. Because only selected cross sections may be shown on the FIRM for riverine areas, the profile should be used to obtain the flood elevation between mapped cross sections. Additionally, for riverine areas, whole-foot elevations shown on the FIRM may not exactly reflect the elevations derived from the hydraulic analyses; therefore, elevations obtained from the profile may more accurately reflect the results of the hydraulic analysis.

2.4 Non-Encroachment Zones

This section is not applicable to this Flood Risk Project.

2.5 Coastal Flood Hazard Areas

2.5.1 Water Elevations and the Effects of Waves

This section is not applicable to this Flood Risk Project.

Figure 5: Wave Runup Transect Schematic

[Not Applicable to this Flood Risk Project]

2.5.2 Floodplain Boundaries and BFEs for Coastal Areas

This section is not applicable to this Flood Risk Project.

2.5.3 Coastal High Hazard Areas

This section is not applicable to this Flood Risk Project.

Figure 6: Coastal Transect Schematic

[Not Applicable to this Flood Risk Project]

2.5.4 Limit of Moderate Wave Action

This section is not applicable to this Flood Risk Project.

SECTION 3.0 – INSURANCE APPLICATIONS

3.1 National Flood Insurance Program Insurance Zones

For flood insurance applications, the FIRM designates flood insurance rate zones as described in Figure 3, “Map Legend for FIRM.” Flood insurance zone designations are assigned to flooding sources based on the results of the hydraulic or coastal analyses. Insurance agents use the zones shown on the FIRM and depths and base flood elevations in this FIS Report in conjunction with information on structures and their contents to assign

premium rates for flood insurance policies.

The 1-percent-annual-chance floodplain boundary corresponds to the boundary of the areas of special flood hazards (e.g. Zones A, AE, V, VE, etc.), and the 0.2-percent-annual-chance floodplain boundary corresponds to the boundary of areas of additional flood hazards.

Table 3 lists the flood zones in Washington County.

Table 3: Flood Zone Designations by Community

Community	Flood Zone(s)
Germantown, Village of	A, AE, X
Hartford, City of	A, AE, X
Jackson, Village of	AE, X
Kewaskum, Village of	AE, X
Milwaukee, City of	X
Newburg, Village of	AE, X
Richfield, Village of	A, AE, X
Slinger, Village of	A, AE, X
Washington County, Unincorporated Areas	A, AE, X
West Bend, City of	A, AE, X

SECTION 4.0 – AREA STUDIED

4.1 Basin Description

Table 4 contains a description of the characteristics of the HUC-8 sub-basins within which each community falls. The table includes the main flooding sources within each basin, a brief description of the basin, and its drainage area.

Table 4: Basin Characteristics

HUC-8 Sub-Basin Name	HUC-8 Sub-Basin Number	Primary Flooding Source	Description of Affected Area	Drainage Area (square miles)
Lower Rock	07090002	Rock River	Drains a small portion of Southern Washington County that includes the headwaters of the Bark River	1,830
Milwaukee	04040003	Milwaukee River	Encompasses the Eastern half of Washington County	879
Upper (Illinois) Fox	07120006	Fox River	Upper portion of the (Illinois) Fox River basin in Wisconsin (no SFHA's in Washington County)	1,544
Upper Rock	07010001	Rock River	Encompasses the Western half of Washington County	1,892

4.2 Principal Flood Problems

Table 5 contains a description of the principal flood problems that have been noted for Washington County by flooding source.

Table 5: Principal Flood Problems

Flooding Source	Description of Flood Problems
Multiple	Washington County is most susceptible to flooding in spring due to a combination of rapid snowmelt, spring rains, and frozen ground. Ice and debris may jam at bridge construction and cause much higher river stages than would normally be expected. The largest and most disastrous flood occurred in August 1924. Almost eight inches of rain fell causing severe flooding of the county's waterways. Most bridges of the county were washed out, dams were destroyed, and a train wreck occurred near the Village of Kewaskum. Other large floods occurred in 1952, 1965, and 1978 (WCHS 1979).
Multiple	On June 8, 2008, heavy rains resulted in flash flooding over much of Washington County. Water depths on road surfaces reached 3 feet or more and there were gravel washouts. Some farm fields would remain flooded into early July.
Rubicon River	Major flooding of the Rubicon River near the City of Hartford occurred in March 1929 and April 1959. These flooding events are estimated to be less than 10-year recurrence interval floods based on comparison of the historic information with the flood profiles. The late winter flood was attributed to the simultaneous occurrence of snowmelt and a light rainfall. The river rose very rapidly, and just east of the Hartford, washed out much of the area that is now Wilson Avenue. Floodwaters overtopped the Rural Street Bridge which is located 1,000 feet downstream of the dam. Flood stages dropped rapidly and the river returned to its banks on the following day. A rainfall-snowmelt combination caused flooding the night of April 2, 1959. This flood was not as severe as the 1929 event because the floodwaters were generally contained by the river banks, although some industries and city parkland did experience flooding (SEWRPC 1974).

Table 6 contains information about historic flood elevations in the communities within Washington County.

Table 6: Historic Flooding Elevations

[Not Applicable to this Flood Risk Project]

4.3 Dams and Other Flood Hazard Reduction Measures

Table 7 contains information about non-levee flood hazard reduction measures within Washington County such as dams or jetties. Levee systems are addressed in Section 4.4 of this FIS Report.

Table 7: Dams and Other Flood Hazard Reduction Measures

[Not Applicable to this Flood Risk Project]

4.4 Levee Systems

This section is not applicable to this Flood Risk Project.

Table 8: Levee Systems

[Not Applicable to this Flood Risk Project]

SECTION 5.0 – ENGINEERING METHODS

For the flooding sources in the community, standard hydrologic and hydraulic study methods were used to determine the flood hazard data required for this study. Flood events of a magnitude that are expected to be equaled or exceeded at least once on the average during any 10-, 25-, 50-, 100-, or 500-year period (recurrence interval) have been selected as having special significance for floodplain management. These events, commonly termed the 10-, 25-, 50-, 100-, and 500-year floods, have a 10-, 4-, 2-, 1-, and 0.2-percent-annual-chance, respectively, of being equaled or exceeded during any year.

Although the recurrence interval represents the long-term, average period between floods of a specific magnitude, rare floods could occur at short intervals or even within the same year. The risk of experiencing a rare flood increases when periods greater than 1 year are considered. For example, the risk of having a flood that equals or exceeds the 100-year flood (1-percent chance of annual exceedance) during the term of a 30-year mortgage is approximately 26 percent (about 3 in 10); for any 90-year period, the risk increases to approximately 60 percent (6 in 10). The analyses reported herein reflect flooding potentials based on conditions existing in the community at the time of completion of this study. Maps and flood elevations will be amended periodically to reflect future changes.

In addition to these flood events, the “1-percent-plus”, or “1%+”, annual chance flood elevation has been modeled and included on the flood profile for certain flooding sources in this FIS Report. While not used for regulatory or insurance purposes, this flood event has been calculated to help illustrate the variability range that exists between the regulatory 1-percent-annual-chance flood elevation and a 1-percent-annual-chance elevation that has taken into account an additional amount of uncertainty in the flood discharges (thus, the 1% “plus”). For flooding sources whose discharges were estimated using regression equations, the 1%+ flood elevations are derived by taking the 1-percent-annual-chance flood discharges and increasing the modeled discharges by a percentage equal to the average predictive error for the regression equation. For flooding sources with gage- or rainfall-runoff-based discharge estimates, the upper 84-percent confidence limit of the discharges is used to compute the 1%+ flood elevations.

The engineering analyses described here incorporate the results of previously issued Letters of Map Change (LOMCs) listed in Table 26, “Incorporated Letters of Map Change”, which include Letters of Map Revision (LOMRs). For more information about LOMRs, refer to Section 6.5, “FIRM Revisions.”

5.1 Hydrologic Analyses

Hydrologic analyses were carried out to establish the peak elevation-frequency relationships for floods of the selected recurrence intervals for each flooding source

studied. Hydrologic analyses are typically performed at the watershed level. Depending on factors such as watershed size and shape, land use and urbanization, and natural or man-made storage, various models or methodologies may be applied. A summary of the hydrologic methods applied to develop the discharges used in the hydraulic analyses for each stream is provided in Table 12. Greater detail (including assumptions, analysis, and results) is available in the archived project documentation.

A summary of the discharges is provided in Table 9. A summary of stillwater elevations developed for non-coastal flooding sources is provided in Table 10.

Table 9: Summary of Discharges

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Allenton Creek	At confluence of Allenton Creek Unnamed Tributary 1	3.5	353	514	665	841	1,146	1,342
Allenton Creek	Convergence of Allenton Creek Bypass	3.5	353	514	665	841	1,146	1,342
Allenton Creek	Divergence of Allenton Creek Bypass	3.5	347	500	644	814	1,106	1,294
Allenton Creek	Approximately 3,000 feet downstream of Cedar View Road	1.7	234	334	425	529	708	822
Allenton Creek Bypass	Divergence from Allenton Creek	3.5	6	15	21	27	40	48
Allenton Creek Unnamed Tributary 1	At I-41	1.0	81	123	162	208	295	342
Allenton Creek Unnamed Tributary 1	At confluence of Allenton Creek Unnamed Tributary 1.1	1.0	80	121	161	206	291	339
Allenton Creek Unnamed Tributary 1	Approximately 2,250 feet upstream of Addison Road	0.9	77	117	155	199	281	327
Allenton Creek Unnamed Tributary 1.1	Approximately 1,800 feet upstream of Addison Road	<0.1	8	13	17	22	31	36
Amy Bell Creek	At mouth of Amy Bell Lake	0.4	75	100	125	160	*	215
Ashippun River	At confluence with Ashippun River Tributary 2	15.4	250	340	420	500	*	740
Ashippun River	Approximately 4,100 feet upstream of County Highway O	11.8	210	260	280	320	*	470
Ashippun River	At Druid Lake outlet	10.2	200	240	260	290	*	440
Ashippun River	At confluence with Ashippun River Tributary 3	8.8	310	430	520	600	*	860
Ashippun River	At State Highway 83	7.0	280	400	480	560	*	770
Ashippun River	At confluence with Unnamed Tributary to Ashippun River	5.9	270	380	450	520	*	720
Ashippun River	Downstream of divergence with Ashippun River - Overland Flowpath	3.7	183	266	310	368	*	490

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Ashippun River	At confluence with Ashippun River Tributary 4	3.0	185	275	325	395	*	550
Ashippun River	At confluence with Ashippun River Tributary 5	1.7	110	190	230	290	*	415
Ashippun River	Approximately 1.2 miles upstream of County Highway E	0.9	80	110	135	175	*	240
Ashippun River	Approximately 1.9 miles upstream of County Highway E	0.6	65	90	115	150	*	210
Ashippun River - Overland Flowpath	At divergence from Ashippun River	*	2	9	15	27	*	60
Ashippun River Tributary 2	At confluence with Ashippun River Tributary 2.1	2.1	165	235	290	385	*	530
Ashippun River Tributary 2	At confluence with Ashippun River Tributary 2.2	0.8	70	95	120	155	*	215
Ashippun River Tributary 2	At Riley Road	0.4	40	55	70	95	*	135
Ashippun River Tributary 2	Approximately 1,600 feet upstream of Riley Road	0.4	45	65	85	110	*	155
Ashippun River Tributary 2.1	Approximately 1,100 feet downstream of cart path	1.3	125	170	205	270	*	365
Ashippun River Tributary 2.1	At Cart Path	1.2	120	165	200	260	*	355
Ashippun River Tributary 2.1	Approximately 1,500 feet upstream of cart path	0.1	15	20	25	30	*	45
Ashippun River Tributary 2.2	Approximately 2,200 feet upstream of mouth	0.2	20	25	30	40	*	60
Ashippun River Tributary 2.2	Approximately 4,300 feet upstream of mouth	0.1	10	13	16	20	*	30
Ashippun River Tributary 3	At mouth	0.9	175	230	275	350	*	465
Ashippun River Tributary 4	Approximately 500 feet upstream of County Highway E	0.7	90	120	150	190	*	255

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Ashippun River Tributary 4	At County Highway E	0.6	50	50	50	60	*	80
Ashippun River Tributary 5	At mouth	0.1	25	35	40	55	*	75
Bark River	At confluence with Scenic Brook	6.4	53	70	85	98	*	148
Bark River	At Bark Lake Drive	5.3	22	32	41	50	*	84
Bark River	At Bark Lake Road	3.8	103	138	163	185	*	258
Bark River	At confluence with Hubertus Ditch No. 1	3.0	73	97	115	131	*	183
Bark River	Upstream of Hubertus Ditch No. 1	2.1	65	87	103	117	*	164
Bark River Tributary 1	Approximately 950 feet upstream of County Highway Q	0.7	25	45	75	105	*	155
Bark River Tributary 1	At County Highway Q	0.6	20	35	65	95	*	135
Bark River Tributary 1.1	At mouth	0.1	6	9	11	13	*	19
Bolton Brook	At Boltonville Road	1.6	107	241	368	518	861	1,007
Bolton Brook	Approximately 2,000 feet upstream of Boltonville Road	1.2	81	184	280	394	742	755
Bolton Brook	Approximately 1,600 feet downstream of Washington County Boundary	1.1	79	180	275	388	794	744
Bonniwell Creek	At U.S. Highway 41	2.5	651	851	1,011	1,251	*	1,665
Bonniwell Creek	At U.S. Highway 41	1.3	338	442	526	652	*	873
Bonniwell Creek	At Rockfield Road	1.0	295	384	455	563	*	747
Bonniwell Creek	At Holy Hill Road	0.6	171	223	264	327	*	434
Brooklane Overflow	Divergence from Edgewood Creek	0.4	0	2	12	31	72	116
Butler Creek Tributary 1	At Washington / Dodge County Boundary	0.7	95	125	145	185	*	245
Butler Creek Tributary 2	At Washington / Dodge County Boundary	0.3	95	125	150	185	*	245

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Cedar Creek	At confluence with North Branch Cedar Creek	92.6	3,023	3,951	4,643	5,227	*	6,964
Cedar Creek	At confluence approximately 1.2 miles upstream of CTH M	79.2	2,846	3,693	4,327	4,866	*	6,441
Cedar Creek	At confluence with Cedarburg Creek	77.4	3,008	4,054	4,632	5,415	*	7,228
Cedar Creek	At confluence with Evergreen Creek	68.0	3,127	4,221	4,808	5,606	*	7,442
Cedar Creek	At confluence with Frieden's Creek	62.4	3,254	4,459	5,096	5,957	*	7,907
Cedar Creek	At confluence with UT-2 to Cedar Creek	54.2	2,751	3810	4,401	5,191	*	7,020
Cedar Creek	At confluence with Jackson Creek	49.5	2,509	3440	3,953	4,639	*	6,240
Cedar Creek	At Hickory Lane	48.7	2,512	3437	3,951	4,638	*	6,239
Cedar Creek	At confluence with Little Cedar Creek	47.0	2,472	3421	3,934	4,631	*	6,245
Cedar Creek	At confluence with Polk Springs Creek	24.1	1,023	1,409	1,621	1,870	*	2,435
Cedar Creek	At confluence with Hasmer Creek	20.4	619	842	957	1,108	*	1,482
Cedar Creek	At confluence with Nature's Friends Tributary	17.1	266	380	445	537	*	768
Cedar Creek	At confluence with Lehner Outlet	17.0	255	365	431	521	*	742
Cedar Creek	At Lent Dam	14.8	116	175	228	285	*	488
Cedar Creek	At Cedar Creek Road	13.9	109	165	216	271	*	468
Cedar Creek	At Little Cedar Lake Dam	12.6	100	151	199	249	*	438
Cedar Creek	At Little Cedar Lake Inlet	10.8	90	131	176	221	*	415
Cedar Creek	At Big Cedar Lake Dam	9.7	76	117	157	194	*	379
Cedarburg Creek	At County Highway M	6.1	278	381	472	610	*	867
Cedarburg Creek	At Washington / Ozaukee County Boundary	4.9	249	343	418	534	*	754

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Coney River	Approximately 2,100 feet upstream of Pleasant Hill Road	8.3	400	540	650	830	*	1,150
Coney River	At confluence with Putter Creek	7.2	350	460	550	700	*	950
Coney River	Downstream of divergence with Coney River - Overland Flowpath	5.3	170	220	250	278	*	283
Coney River	At County Highway E	5.3	170	220	250	300	*	350
Coney River	At confluence with UT-1 to Coney River	5.3	175	*	245	270	*	332
Coney River	At confluence with UT-1 to Coney River Overflow	2.5	138	*	290	386	*	608
Coney River	At confluence with UT-1 to Coney River Overflow West	2.5	96	*	220	300	*	464
Coney River	Approximately 1,500 feet downstream of County Highway E	2.5	54	*	91	113	*	151
Coney River	At County Highway CC	1.8	38	*	64	80	*	106
Coney River - Overland Flowpath	At divergence from Coney River	*	0	0	0	22	*	67
Deer Creek	At County Highway M	3.4	236	316	381	490	*	695
Deer Creek	At confluence approximately 1,600 feet upstream of Birchwood Trail	3.0	327	432	517	649	*	891
Deer Creek	At Church Road	0.8	116	152	181	226	*	307
Deer Creek	At Church Road	0.5	70	93	112	142	*	195
Deer Creek	Approximately 3,000 feet upstream of Church Road	0.3	31	41	49	66	*	94
East Branch Milwaukee River	Approximately 3,300 feet upstream of confluence with Milwaukee River	44.2	592	854	1,093	1,370	1,784	2,194
East Branch Milwaukee River	Approximately 3,700 feet downstream of State Highway 28	43.6	589	849	1,087	1,363	1,775	2,184
East Branch Milwaukee River	Approximately 1,700 feet downstream of State Highway 28	42.0	580	835	1,069	1,342	1,748	2,149

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
East Branch Milwaukee River	Approximately 5,200 feet downstream of Moraine Drive	40.9	571	823	1,054	1,324	1,724	2,118
East Branch Milwaukee River	Approximately 500 feet downstream of Moraine Drive	40.0	566	814	1,044	1,311	1,708	2,100
East Branch Milwaukee River	At Washington County Boundary	39.1	561	806	1,035	1,300	1,694	2,083
East Branch Rock River	At Washington County Boundary	80.8	717	1,124	1,523	1,988	2,862	3,517
East Branch Rock River	Approximately 8,300 feet downstream of confluence of Kohlsville River	78.9	798	1,252	1,687	2,204	3,201	3,973
East Branch Rock River	At confluence of Kohlsville River	74.6	1,545	2,438	3,357	4,513	6,608	8,301
East Branch Rock River	At confluence of Nolan Creek	52.7	1,542	2,472	3,363	4,449	6,280	7,691
East Branch Rock River	Approximately 1 mile upstream of WCL Railroad crossing	34.3	508	810	1,125	1,498	2,158	2,760
East Branch Rock River	Approximately 4,500 feet upstream of County Road DW	31.4	648	1,025	1,427	1,911	2,808	3,500
East Branch Rock River	At Railroad Crossing	27.7	674	1,072	1,481	1,990	2,910	3,697
East Branch Rock River	At Hillcrest Drive	26.5	1,290	1,770	2,110	2,420	*	3,340
East Branch Rock River	At confluence of East Branch Rock River Unnamed Tributary 2	26.5	519	805	1,125	1,519	2,223	2,998
East Branch Rock River	At confluence of Limestone Creek	22.4	1,438	2,143	2,825	3,645	5,043	6,353
East Branch Rock River	Convergence of East Branch Rock River Unnamed Tributary 2 Bypass	22.4	1,462	2,222	2,963	3,831	5,310	6,675
East Branch Rock River	At confluence of Allenton Creek	6.0	418	619	808	1,025	1,411	1,745
East Branch Rock River	Approximately 70 feet upstream of Deer Road	1.0	326	482	628	792	1,097	1,260
East Branch Rock River	Approximately 0.75 miles upstream of Deer Road	0.2	51	75	98	124	172	199
East Branch Rock River Unnamed Tributary 1	At confluence of East Branch Rock River Unnamed Tributary 1.1	4.7	386	575	751	851	968	992

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
East Branch Rock River Unnamed Tributary 1	At confluence of East Branch Rock River Unnamed Tributary 1.2	3.4	290	434	570	732	1,022	1,207
East Branch Rock River Unnamed Tributary 1	Divergence of Stream 1	3.4	290	434	570	632	662	672
East Branch Rock River Unnamed Tributary 1	At confluence of East Branch Rock River Unnamed Tributary 1.3	3.1	262	387	506	645	892	1,049
East Branch Rock River Unnamed Tributary 1	At confluence of East Branch Rock River Unnamed Tributary 1.4	1.0	116	175	232	297	420	485
East Branch Rock River Unnamed Tributary 1	Approximately 0.2 miles upstream of confluence of East Branch Rock River Unnamed Tributary 1.4	0.6	110	166	218	279	394	454
East Branch Rock River Unnamed Tributary 1.1	Approximately 0.2 miles upstream of confluence with East Branch Rock River Unnamed Tributary 1	1.1	113	165	214	269	367	428
East Branch Rock River Unnamed Tributary 1.2	At Washington County Boundary	0.2	47	67	85	106	141	163
East Branch Rock River Unnamed Tributary 1.3	At confluence of East Branch Rock River Unnamed Tributary 1.3.1	1.7	160	236	308	390	538	626
East Branch Rock River Unnamed Tributary 1.3	Approximately 0.1 miles upstream of confluence of East Branch Rock River Unnamed Tributary 1.3.1	0.2	77	110	141	175	236	271
East Branch Rock River Unnamed Tributary 1.3.1	Approximately 125 feet downstream of Mullen Lane	1.6	154	228	298	378	523	608
East Branch Rock River Unnamed Tributary 1.4	Downstream of I-41	0.5	57	83	107	135	183	213
East Branch Rock River Unnamed Tributary 2	Divergence of East Branch Rock River Unnamed Tributary 2 Bypass	3.6	273	271	279	283	281	274
East Branch Rock River Unnamed Tributary 2	At Hillcrest Drive	3.1	297	350	418	469	548	596
East Branch Rock River Unnamed Tributary 2	At confluence of East Branch Rock River Unnamed Tributary 2.1	2.5	544	797	1,033	1,303	1,796	2,110
East Branch Rock River Unnamed Tributary 2	At confluence of East Branch Rock River Unnamed Tributary 2.2	2.3	544	823	1,092	1,404	1,970	2,329
East Branch Rock River Unnamed Tributary 2	At confluence of East Branch Rock River Unnamed Tributary 2.3	1.9	381	554	715	898	1,220	1,419

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
East Branch Rock River Unnamed Tributary 2	Approximately 4,080 feet downstream of Aurora Road	1.4	326	474	611	766	1,043	1,204
East Branch Rock River Unnamed Tributary 2 Bypass	Divergence from East Branch Rock River Unnamed Tributary 2	3.6	24	79	138	186	267	322
East Branch Rock River Unnamed Tributary 2.1	Approximately 400 feet upstream of Wildlife Road	0.2	104	149	192	239	324	372
East Branch Rock River Unnamed Tributary 2.1	Divergence of East Branch Rock River Unnamed Tributary 2.1 Bypass	0.2	104	123	133	138	150	153
East Branch Rock River Unnamed Tributary 2.1 Bypass	Divergence from East Branch Rock River Unnamed Tributary 2.1	0.2	1	26	59	101	174	219
East Branch Rock River Unnamed Tributary 2.2	Convergence of East Branch Rock River Unnamed Tributary 2.1 Bypass	0.3	41	85	135	195	300	364
East Branch Rock River Unnamed Tributary 2.2	Approximately 1,200 feet upstream of Wildlife Road	0.1	41	59	76	94	126	145
East Branch Rock River Unnamed Tributary 2.3	Approximately 150 feet upstream of State Highway 33	0.3	196	271	339	415	544	627
Edgewood Creek	At confluence of Edgewood Culvert	0.5	41	65	106	155	232	284
Edgewood Creek	At confluence of Knights Creek Overflow	0.5	22	47	88	139	216	273
Edgewood Creek	Divergence of Edgewood Creek Overflow Channel	0.4	22	36	45	53	71	80
Edgewood Creek	At Edgewood Road	0.4	69	117	155	191	246	266
Edgewood Creek	Downstream of Brooklane Overflow	0.4	88	135	172	208	262	280
Edgewood Creek	Upstream of Brooklane Overflow	0.4	88	137	184	239	334	396
Edgewood Creek	Approximately 3,500 feet upstream of Edgewood Road	0.2	53	82	109	141	194	232
Edgewood Creek Overflow Channel	At confluence of Brooklane Overflow	0.4	47	83	122	171	247	304
Edgewood Creek Overflow Channel	Divergence from Edgewood Creek	0.4	47	81	111	140	175	188

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Evergreen Bypass	At divergence from Evergreen Creek	*	5	11	16	26	*	44
Evergreen Creek	At confluence approximately 1,600 feet upstream of County Highway G	4.7	523	704	846	1,060	*	1,442
Evergreen Creek	At confluence with UT-1 to Evergreen Creek	4.3	506	683	821	1,030	*	1,401
Evergreen Creek	At confluence approximately 1,800 feet upstream of Stoney Creek Road	3.6	458	618	748	946	*	1,286
Evergreen Creek	At County Highway NN	3.5	450	607	736	932	*	1,268
Evergreen Creek	At Maple Road	1.4	204	279	343	443	*	591
Evergreen Creek	At confluence approximately 600 feet downstream of Jackson Drive	0.5	118	156	187	235	*	322
Evergreen Creek	At West Bend Sub Railroad	0.2	55	72	86	109	*	150
Evergreen Creek	At divergence of Evergreen Bypass	*	12	13	13	13	*	13
Evergreen Creek	At Hron Road	0.1	17	23	29	39	*	57
Flynn Creek	At confluence with Oconomowoc River	4.7	487	*	1,126	1,548	*	2,450
Flynn Creek	At Emerald Drive	4.4	472	*	1,091	1,503	*	2,381
Flynn Creek	Approximately 4,100 feet downstream of Shamrock Lane	3.8	431	*	1,006	1,378	*	2,179
Flynn Creek	Approximately 2,100 feet upstream of Shamrock Lane	3.0	374	*	870	1,188	*	1,865
Flynn Creek	At Donegal Road	2.6	345	*	802	1,095	*	1,716
Flynn Creek	At State Highway 167	1.3	221	*	497	656	*	1,018
Flynn Creek	Approximately 700 feet upstream of Shannon Road	0.7	117	*	264	356	*	593
Frieden's Creek	Approximately 3,500 feet downstream of Cedar Creek Road	4.8	654	841	992	1,230	*	1,667
Frieden's Creek	At Jackson Drive	4.0	513	656	771	978	*	1,344

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Frieden's Creek	At Cameros Way	3.7	477	613	737	934	*	1,280
Frieden's Creek	At confluence approximately 700 feet downstream of County Highway P	2.6	402	506	589	721	*	961
Frieden's Creek	At U.S. Highway 45	1.5	231	318	387	498	*	696
Hasmer Creek	At Hasmer Lake Outlet	1.4	174	279	366	500	*	716
Hasmer Creek	At Hasmer Lake Inlet	1.0	265	342	403	498	*	663
Hasmer Creek	Approximately 2,000 feet upstream of Hasmer Lake	0.7	176	231	274	341	*	456
Hubertus Ditch No. 1	Approximately 1,400 feet downstream of Hubertus Road	0.8	130	175	215	280	*	380
Hubertus Ditch No. 1	At Hubertus Road	0.4	105	140	170	215	*	285
Hubertus Ditch No. 1	Approximately 800 feet upstream of Hubertus Road	0.1	20	25	30	35	*	50
Hwy 41 Overflow	Divergence from UT to West Branch Menomonee River	0.4	0	6	50	105	213	273
Jackson Creek	At Eagle Drive	0.2	98	130	160	195	*	277
Jackson Creek	Approximately 1,400 feet downstream of Jackson Drive	0.1	70	92	112	137	*	187
Jackson Creek	At Jackson Drive	0.1	46	59	71	87	*	120
Kettleview Creek	At confluence of Kewaskum Creek Overflow Channel	1.2	215	356	503	695	1,087	1,037
Kettleview Creek	Approximately 1,100 feet upstream of Kettleview Drive	1.1	198	327	452	592	848	734
Kettleview Creek	At Highland Drive	0.4	80	132	183	239	345	416
Kewaskum Creek	At Railroad	11.5	609	1,011	1,429	1,962	2,768	3,046
Kewaskum Creek	At confluence of Edgewood Creek Overflow Channel	11.2	614	1,020	1,442	1,976	2,791	3,048
Kewaskum Creek	At confluence of Kettleview Creek	11.0	635	1,064	1,508	2,034	2,881	3,086

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Kewaskum Creek	Divergence of Kewaskum Creek Overflow Channel	8.9	691	1,155	1,595	2,050	2,793	2,858
Kewaskum Creek	Approximately 850 feet upstream of Badger Road	8.9	691	1,156	1,609	2,103	2,962	3,036
Kewaskum Creek	Approximately 2,600 feet upstream of Kettleview Drive	8.1	675	1,124	1,564	2,044	2,863	3,009
Kewaskum Creek	At Ridge Road	7.2	729	1,224	1,650	2,120	2,995	2,945
Kewaskum Creek	Approximately 3,300 feet downstream of County Highway D	6.3	864	1,419	1,954	2,589	3,686	4,478
Kewaskum Creek	At confluence of UT-1 Kewaskum Creek	5.7	791	1,296	1,777	2,353	3,351	4,072
Kewaskum Creek	At County Highway D	4.0	589	1,016	1,426	1,915	2,844	3,339
Kewaskum Creek	Approximately 4,900 feet upstream of County Highway D	2.9	382	654	921	1,242	1,842	2,189
Kewaskum Creek	Approximately 2,200 feet downstream of Beaver Dam Road	2.1	324	554	776	1,045	1,550	1,842
Kewaskum Creek	At Beaver Dam Road	1.2	166	278	387	518	755	896
Kewaskum Creek	Approximately 800 feet downstream of Schusters Drive	0.7	96	153	208	273	386	459
Kewaskum Creek	At Schusters Drive	0.4	9	20	32	49	77	99
Kewaskum Creek	Approximately 2,000 feet upstream of Schusters Drive	0.4	47	87	129	180	292	332
Kewaskum Creek Overflow Channel	Divergence from Kewaskum Creek	8.9	0	1	14	53	169	178
Knights Creek	Divergence of Knights Creek Overflow	0.9	129	193	241	298	392	495
Knights Creek	Upstream of Knights Avenue	0.9	129	204	284	384	537	687
Knights Creek	Approximately 1,400 feet upstream of Knights Avenue	0.6	98	168	239	326	474	585
Knights Creek	Approximately 3,800 feet upstream of Knights Avenue	0.5	102	170	237	316	458	550
Knights Creek	At Highland Drive	0.3	89	139	188	243	341	407

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Knights Creek Overflow	Divergence from Knights Creek	0.9	0	11	43	86	145	192
Kohlsville River	At confluence of Kohlsville River Unnamed Tributary 1	19.7	799	1,228	1,678	2,260	3,214	4,088
Kohlsville River	At confluence of Wayne Creek	18.5	814	1,249	1,704	2,246	3,188	4,020
Kohlsville River	Approximately 100 feet downstream of Beechnut Drive	9.3	348	548	768	1,026	1,451	1,931
Kohlsville River	At confluence with Kohlsville River - Park Route	8.0	400	570	680	810	*	1,130
Kohlsville River	At Kohlsville Dam (primary spillway)	8.0	185	276	308	332	*	483
Kohlsville River	At County Highway D	7.1	380	540	640	770	*	1,060
Kohlsville River	At confluence of Kohlsville River Unnamed Tributary 2	7.1	325	517	722	962	1,353	1,810
Kohlsville River	At Beaver Dam Road	1.8	170	280	386	515	784	940
Kohlsville River	Approximately 1.1 miles upstream of Townline Road	0.2	41	66	91	120	181	206
Kohlsville River - Park Route	At Kohlsville Dam (Park Route outlet)	*	215	294	372	478	*	647
Kohlsville River Unnamed Tributary 1	Approximately 2,000 feet downstream of County Road D	0.8	266	382	488	606	816	940
Kohlsville River Unnamed Tributary 2	At confluence of Kohlsville River Unnamed Tributary 2.1	3.2	215	343	462	611	890	1,063
Kohlsville River Unnamed Tributary 2	Approximately 0.5 miles downstream of Alpine Road	1.2	127	189	244	310	431	504
Kohlsville River Unnamed Tributary 2.1	Approximately 1,100 feet upstream of confluence with Kohlsville River Unnamed Tributary 2	0.2	154	228	297	375	526	597
Kressen Branch	At County Highway G	7.0	642	849	1,020	1,278	*	1,734
Kressen Branch	At confluence approximately 3,300 feet upstream of County Highway G	5.2	571	738	876	1,079	*	1,432
Kressen Branch	At County Highway M	2.7	256	332	396	486	*	679

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Lehner Outlet	At State Highway 60	1.1	76	101	141	166	*	269
Lehner Outlet	At Scenic Road	0.7	48	70	110	130	*	208
Lehner Outlet	At Lehner Lake Outlet	0.5	22	38	70	87	*	142
Lehner Outlet	At Lehner Lake Inlet	0.2	28	38	48	53	*	74
Limestone Creek	At confluence of Limestone Creek Unnamed Tributary 1	15.4	1,033	1,527	2,014	2,607	3,579	4,610
Limestone Creek	At confluence of Limestone Creek Unnamed Tributary 2	13.5	996	1,484	1,950	2,515	3,465	4,195
Limestone Creek	At confluence of Limestone Creek Unnamed Tributary 3	11.7	1,075	1,560	2,013	2,537	3,420	4,037
Limestone Creek	At confluence of Limestone Creek Unnamed Tributary 4	9.4	963	1,381	1,778	2,228	2,989	3,552
Limestone Creek	At confluence of Limestone Creek Unnamed Tributary 5	6.0	667	979	1,315	1,715	2,371	2,896
Limestone Creek	Downstream of County Road U	4.4	653	978	1,295	1,668	2,338	2,770
Limestone Creek Unnamed Tributary 1	Approximately 800 feet downstream of Deer Road	0.2	159	227	291	363	491	564
Limestone Creek Unnamed Tributary 2	Approximately 2,100 feet upstream of confluence with Limestone Creek	0.5	185	273	354	446	616	707
Limestone Creek Unnamed Tributary 3	At confluence of Limestone Creek Unnamed Tributary 3.1	1.9	107	168	228	303	426	527
Limestone Creek Unnamed Tributary 3.1	Approximately 3,400 feet upstream of County Highway S	0.1	66	99	131	168	239	272
Limestone Creek Unnamed Tributary 3.2	Approximately 3,200 feet upstream of confluence with Limestone Creek Unnamed Tributary 3	0.2	61	91	119	151	211	242
Limestone Creek Unnamed Tributary 4	Approximately 600 feet upstream of Hillcrest Drive	2.7	612	880	1,126	1,403	1,891	2,187
Limestone Creek Unnamed Tributary 5	Approximately 100 feet downstream of County Road U	0.6	415	596	764	950	1,288	1,474

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Limestone Creek Unnamed Tributary 5	Approximately 2,400 feet upstream of County Road U	0.1	89	126	159	196	261	298
Limestone Creek Unnamed Tributary 5	Approximately 700 feet upstream of County Road U	0.1	87	123	156	192	255	293
Little Cedar Creek	At confluence approximately 850 feet upstream of Cedar Creek	22.7	1,836	2,402	2,872	3,603	*	4,922
Little Cedar Creek	At confluence with Kressen Branch Cedar Creek	19.5	1,791	2,322	2,756	3,430	*	4,655
Little Cedar Creek	At West Bend Sub Railroad	10.7	1,391	1,814	2,160	2,697	*	3,653
Little Cedar Creek	At confluence with UT-1 to Little Cedar Creek	10	1,387	1,809	2,154	2,688	*	3,635
Little Cedar Creek	At confluence with Springside and Bonniwell Creeks	9.0	1,535	2,030	2,423	3,020	*	4,085
Little Cedar Creek	At U.S. Highway 45 (includes Bonniwell Creek inflow)	7.6	1,297	1,711	2,031	2,522	*	3,422
Little Cedar Creek	At divergence of Little Cedar Creek Bypass	*	647	786	961	1,022	*	1,048
Little Cedar Creek	At confluence approximately 600 feet upstream of Mayfield Road	4.0	463	599	706	871	*	1,156
Little Cedar Creek	At Town Line Road	2.1	166	211	248	306	*	404
Little Cedar Creek	At Scenic Road	1.6	57	59	59	63	*	66
Little Cedar Creek	Approximately 3,500 feet upstream of Scenic Road	0.4	45	63	78	101	*	144
Little Cedar Creek Bypass	At divergence from Little Cedar Creek	*	650	925	1,070	1,500	*	2,374
Little Oconomowoc River	At County Line Road	8.6	250	360	440	520	*	780
Little Oconomowoc River	At confluence near Roosevelt Road	5.9	250	350	430	500	*	730
Little Oconomowoc River	At Donegal Road	3.3	250	340	440	480	*	650

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Little Oconomowoc River	At Dublin Drive	1.9	130	180	250	280	*	420
Mason Creek	Approximately 2,200 feet downstream of Erin Road	1.1	170	230	280	350	*	470
Mason Creek	At Erin Road	0.5	130	180	210	270	*	350
Mason Creek Tributary 1	Approximately 1.2 miles upstream of confluence	0.8	80	110	165	210	*	300
Mason Creek Tributary 1	Approximately 3,200 feet upstream of confluence	0.2	35	45	55	70	*	95
Menomonee River Unnamed Tributary 1	At Division Road	1.0	288	436	606	811	1,219	1,461
Menomonee River Unnamed Tributary 1	Approximately 1,900 feet upstream of Division Road	0.6	326	486	635	804	1,133	1,282
Menomonee River Unnamed Tributary 1	Approximately 260 feet downstream of Holy Hill Road	0.5	294	438	570	721	1,014	1,150
Milwaukee River	At County Highway A	261.4	4,152	6,332	8,368	10,764	14,694	17,979
Milwaukee River	Approximately 3,000 feet upstream of County Highway A	259.6	4,141	6,308	8,344	10,741	14,651	17,955
Milwaukee River	Approximately 11,000 feet upstream of County Highway A	256.3	4,124	6,252	8,277	10,660	14,507	17,838
Milwaukee River	At confluence of Riveredge Creek	254.1	4,091	6,207	8,221	10,593	14,395	17,724
Milwaukee River	At Main Street	249.0	4,006	6,088	8,082	10,407	14,125	17,377
Milwaukee River	At confluence of UT-3 Milwaukee River	246.6	4,008	6,080	8,076	10,401	14,098	17,362
Milwaukee River	At confluence of Myra Creek	241.2	3,879	5,895	7,828	10,077	13,651	16,780
Milwaukee River	At confluence of Tributary 2 to Milwaukee River	236.8	3,840	5,842	7,763	9,992	13,529	16,610
Milwaukee River	At confluence of Tributary 1 to Milwaukee River	235.8	3,849	5,849	7,772	9,998	13,545	16,602
Milwaukee River	At confluence of UT-2 Milwaukee River	234.8	3,880	5,913	7,876	10,141	13,774	16,832

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Milwaukee River	At confluence of Wingate Creek	232.2	3,859	5,917	7,912	10,199	13,879	16,823
Milwaukee River	At confluence of Quaas Creek	230.2	3,848	5,906	7,906	10,185	13,872	16,806
Milwaukee River	At South Indiana Avenue	219.1	3,582	5,515	7,379	9,496	12,967	15,625
Milwaukee River	At West Bend Dam	217.7	3,557	5,481	7,324	9,430	12,890	15,529
Milwaukee River	At confluence of Silver Creek	217.6	3,559	5,487	7,332	9,442	12,909	15,552
Milwaukee River	At Barton Dam	207.3	3,191	4,931	6,599	8,500	11,649	13,981
Milwaukee River	Approximately 1,600 feet upstream of Woodford Road	206.5	3,181	4,916	6,578	8,476	11,621	13,951
Milwaukee River	At confluence of Smith Lake Channel	203.4	3,090	4,778	6,389	8,223	11,275	13,491
Milwaukee River	At confluence of East Branch Milwaukee River	199.6	3,053	4,752	6,375	8,207	11,274	13,427
Milwaukee River	At confluence of UT-1 Milwaukee River	152.2	2,880	4,420	5,890	7,538	10,336	12,204
Milwaukee River	At confluence of Kewaskum Creek	146.4	2,798	4,327	5,821	7,460	10,336	12,130
Milwaukee River	At confluence of North Creek	134.2	1,907	2,973	3,997	5,126	7,132	8,406
Milwaukee River	At confluence of West Branch Milwaukee River	128.8	1,619	2,492	3,326	4,262	5,907	7,177
Milwaukee River	At Washington County Boundary	71.0	741	1,221	1,680	2,296	3,177	4,361
Myra Creek	At confluence with Milwaukee River	2.7	111	186	266	365	561	666
Myra Creek	At Tuscola Lane	2.4	105	178	252	347	535	637
Myra Creek	Approximately 5,000 feet upstream of Tuscola Lane	1.6	85	145	204	274	409	480
Myra Creek	Approximately 8,500 feet upstream of Tuscola Lane	0.8	60	99	134	172	261	280
Nature's Friends Tributary	At Nature’s Friends Dam	0.1	10	13	16	20	*	35
Nature's Friends Tributary	Approximately 900 feet upstream of Nature’s Friends Lake	0.1	26	33	40	50	*	68

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
No Name Creek Unnamed Tributary 1	At Washington County Boundary	0.5	186	289	388	498	705	837
No Name Creek Unnamed Tributary 1	Approximately 400 feet downstream of Ohio Road	0.1	91	131	169	210	285	327
Nolan Creek	Approximately 900 feet upstream of Nenno Road	17.0	1,458	2,313	3,167	4,198	6,036	7,336
Nolan Creek	At West Bend Road	14.5	1,382	2,175	2,970	3,925	5,623	6,832
North Branch Cedar Creek	At confluence with Deer Creek	11.2	399	596	702	851	*	1,216
North Branch Cedar Creek	At St. Augustine Road	6.0	204	294	347	420	*	605
North Branch Cedar Creek	At Knoll Wood Drive	3.7	120	178	210	254	*	373
North Branch Cedar Creek	At Washington / Ozaukee County Boundary	1.9	97	143	168	200	*	289
North Branch Cedar Creek	Upstream of Washington / Ozaukee County Boundary	0.2	16	22	29	33	*	50
North Branch Menomonee River	Divergence of Tributary No. 4	3.3	250	371	480	588	741	803
North Branch Menomonee River	Downstream of Railroad	2.7	256	401	540	707	1,063	1,230
North Branch Menomonee River	Approximately 2,300 feet upstream of County Highway Y	0.8	275	445	613	821	1,267	1,510
North Branch Milwaukee River	At confluence of North Branch Milwaukee River Unnamed Tributary 1	144.2	2,336	4,059	5,799	7,988	12,728	15,048
North Branch Milwaukee River	Approximately 1,250 feet upstream of County Road M	142.7	2,359	4,101	5,865	8,076	12,867	15,237
North Branch Milwaukee River	Approximately 250 feet upstream of Trading Post Trail	139.7	2,436	4,266	6,122	8,470	13,579	16,181
North Branch Milwaukee River	At confluence of Wallace Creek	137.2	2,450	4,286	6,148	8,496	13,632	16,225
North Branch Milwaukee River	At confluence of Stony Creek	123.1	2,200	3,841	5,529	7,651	12,258	14,469

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
North Branch Milwaukee River	At confluence of North Branch Milwaukee River Unnamed Tributary 2	101.3	2,063	3,566	5,073	6,965	11,122	13,053
North Branch Milwaukee River	Approximately 600 feet upstream of Jay Road	91.7	1,781	3,101	4,437	6,117	9,816	11,568
North Branch Milwaukee River	At confluence of North Branch Milwaukee River Unnamed Tributary 3	89.2	2,007	3,446	4,893	6,775	10,829	12,719
North Branch Milwaukee River	At Washington County Boundary	88.8	1,991	3,422	4,860	6,733	10,753	12,657
North Branch Milwaukee River Unnamed Tributary 1	Upstream of County Road M	0.5	169	250	323	406	564	641
North Branch Milwaukee River Unnamed Tributary 1	Approximately 1,000 feet downstream of Meadow Road	0.3	100	146	187	234	321	367
North Branch Milwaukee River Unnamed Tributary 2	Downstream of Camp Awana Road	8.6	532	852	1,150	1,535	2,195	2,776
North Creek	Downstream of Wildlife Drive	2.4	326	488	625	888	1,234	1,782
North Creek	At confluence of Edgewood Creek	2.2	371	586	791	1,026	1,445	1,761
North Creek	Approximately 1,100 feet upstream of Edgewood Road	1.7	317	494	651	831	1,149	1,392
North Creek	At confluence of Knights Creek	1.5	279	431	563	713	974	1,187
North Creek	Approximately 700 feet downstream of State Highway 28	0.6	132	211	287	374	526	628
North Creek	At State Highway 28	0.5	98	160	219	287	409	485
North Creek	Approximately 1,500 feet upstream of State Highway 28	0.3	57	95	132	174	254	301
North Creek	At Highland Drive	0.2	40	64	87	113	161	191
North Crossway Channel	At County Line Road	3.4	305	400	488	602	796	1,000
North Crossway Channel	Approximately 1,000 feet downstream of Union Pacific Railroad crossing	3.2	265	335	405	485	630	827

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
North Crossway Channel	At the Union Pacific Railroad crossing	2.6	131	156	177	200	232	251
North Crossway Channel	At Donges Bay Road	2.4	206	236	255	269	295	320
North Crossway Channel	At confluence of North Crossway Channel Unnamed Tributary 1	2.1	193	216	236	258	286	315
North Crossway Channel	At confluence of North Crossway Channel Unnamed Tributary 2	1.5	161	183	203	226	273	286
North Crossway Channel	Approximately 600 feet downstream of Strawgrass Lane	0.2	100	114	130	149	195	206
North Crossway Channel	At Strawgrass Lane	0.1	78	116	149	188	262	301
North Crossway Channel	Approximately 650 feet downstream of Mequon Road	0.1	65	95	123	155	213	244
North Crossway Channel Unnamed Tributary 1	At Washington Drive	0.6	156	206	256	336	445	712
North Crossway Channel Unnamed Tributary 1	Approximately 2,000 feet downstream of Union Pacific Railroad crossing	0.5	260	383	496	625	865	989
North Crossway Channel Unnamed Tributary 2	Downstream of Wasaukee Road	1.0	78	82	86	90	99	102
North Crossway Channel Unnamed Tributary 2	Approximately 150 feet upstream of Wasaukee Road	1.0	78	81	85	89	97	100
Oconomowoc Bypass	At divergence from Little Cedar Creek	*	20	62	70	80	*	170
Oconomowoc Bypass	Approximately 2,100 feet downstream of Pioneer Road	*	20	62	106	180	*	314
Oconomowoc River	At confluence with Flynn Creek	27.5	480	690	820	920	*	1,290
Oconomowoc River	At confluence with UT-1 to Oconomowoc River	20.3	440	640	730	820	*	1,130

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Oconomowoc River	At Elmwood Road	18.0	420	620	698	731	*	934
Oconomowoc River	At Hubertus Road	17.2	410	610	688	721	*	904
Oconomowoc River	Downstream of divergence of UT-1 to Oconomowoc River	17.2	470	640	718	761	*	964
Oconomowoc River	At Friess Lake Outlet	16.7	470	640	730	810	*	1,110
Oconomowoc River	At Friess Lake Inlet	15.3	520	660	760	840	*	1,120
Oconomowoc River	At confluence with UT-2 to Oconomowoc River	14.9	530	670	780	870	*	1,130
Oconomowoc River	At State Highway 164	11.9	440	560	640	700	*	930
Oconomowoc River	At confluence with Coney River	11.1	610	780	920	1,140	*	1,520
Oconomowoc River	At Hillside Road	2.2	310	400	470	580	*	770
Oconomowoc River	Approximately 2,700 feet upstream of Hillside Road	1.2	56	64	70	85	*	139
Polk Springs Creek	At County Highway P	3.5	671	861	1,015	1,253	*	1,658
Polk Springs Creek	At U.S. Highway 45	2.7	498	645	761	940	*	1,247
Putter Creek	Approximately 3,000 feet upstream of the mouth	0.5	140	180	210	260	*	340
Quaas Creek	At County Highway I	8.5	475	739	1,005	1,342	1,838	2,390
Quaas Creek	Approximately 1,300 feet upstream of Sand Drive	7.7	505	782	1,050	1,393	1,903	2,410
Quaas Creek	Approximately 2,400 feet downstream of Paradise Drive	6.9	468	701	937	1,235	1,655	2,173
Quaas Creek	At County Highway G	6.0	420	641	864	1,144	1,563	2,031
Quaas Creek	Approximately 1,300 feet upstream of Progress Drive	5.1	380	585	793	1,058	1,452	1,894
Quaas Creek	At confluence of UT-1 Quaas Creek	4.4	337	520	704	939	1,293	1,674

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Quaas Creek	Approximately 4,700 feet above confluence of UT-1 Quaas Creek	0.9	128	186	240	302	396	478
Rubicon River	At confluence with UT-3 to Rubicon River	30.8	780	1,050	1,290	1,540	*	2,350
Rubicon River	At Wacker Drive	26.8	640	930	1,170	1,400	*	2,150
Rubicon River	At Steel Craft Drive	25.5	620	900	1,140	1,370	*	2,070
Rubicon River	At confluence with UT-2 to Rubicon River	24.7	610	890	1,120	1,350	*	2,030
Rubicon River	At confluence with UT-1 to Rubicon River	20.7	560	830	1,030	1,230	*	1,820
Rubicon River	At confluence with Rubicon River Overland Flowpath	11.5	150	230	400	500	*	1,010
Rubicon River	At Pike Lake Outlet	11.0	150	180	210	220	*	260
Rubicon River	Downstream of divergence from Rubicon River Overland Flowpath	7.4	350	510	636	655	*	600
Rubicon River	At Kettle Moraine Road	6.8	460	630	820	930	*	1,380
Rubicon River	At confluence approximately 1,600 feet downstream of Milwaukee Sub Railroad	6.2	460	630	820	920	*	1,340
Rubicon River	At confluence with UT-5 to Rubicon River	5.1	410	550	710	800	*	1,140
Rubicon River	At confluence with UT-4 to Rubicon River	2.1	190	250	320	360	*	510
Rubicon River	At State Highway 75	1.0	80	101	132	154	*	250
Rubicon River	Approximately 2,600 feet upstream of State Highway 75	1.0	73	98	127	142	*	203
Rubicon River Overland Flowpath	At divergence from Rubicon River	*	0	0	53	135	*	790
Rubicon River Tributary 1	At Washington / Dodge County Boundary	1.3	170	225	275	355	*	485
Rubicon River Tributary 2	At Washington / Dodge County Boundary	0.4	145	185	220	275	*	355
Scenic Brook	At mouth	1.1	37	48	55	62	*	83

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Silver Creek	At confluence with the Milwaukee River	6.3	253	*	379	447	*	628
Silver Creek	At City Park Drive in Regner Park	6.0	184	*	323	399	*	600
Silver Creek	At West Washington Street, downstream of the confluence of Silverbrook Creek	5.7	184	*	302	366	*	532
Silver Creek	At University Drive	5.6	365	*	520	590	*	740
Silver Creek	At Silverbrook Drive, upstream of the confluence of Silverbrook Creek	4.0	184	*	320	394	*	590
Silver Creek	At West Washington Street	3.9	141	*	250	305	*	460
Silver Creek	Above confluence of Washington Creek	2.1	20	*	30	30	*	40
Silver Creek	Above Lucas Lake	1.5	55	*	85	95	*	125
Silver Creek	Below Paradise Valley Lake	1.4	30	*	40	45	*	55
Silver Creek	Above Paradise Valley Lake	1.3	10	*	15	15	*	20
Silverbrook Creek	At confluence with Silver Creek	1.6	46	*	117	150	*	276
Silverbrook Creek	At Silverbrook Drive	1.5	196	*	330	398	*	580
Silverbrook Creek	Just upstream of 15th Avenue	1.4	178	*	310	371	*	550
Silverbrook Creek	Just upstream of the intersection of 18th Avenue and Chestnut Street	1.1	89	*	200	268	*	470
Silverbrook Creek	Just downstream of U.S. Highway 45	0.2	40	*	54	62	*	87
Smith Lake Channel	At Smith Lake Outlet	1.7	70	129	193	275	402	526
Smith Lake Channel	At Smith Lake Inlet	0.9	110	161	210	265	359	421
Smith Lake Channel	At Little Drickens Lake Inlet	0.7	98	145	188	237	312	372
Springside Creek	At Springside Lane	0.7	143	188	224	279	*	375
Springside Creek	At Shadow Lane	0.3	70	92	109	135	*	180
Stony Creek	At confluence of Bolton Brook	18.6	485	785	1,129	1,557	2,357	2,967

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Stony Creek	At Bolton Drive	16.4	415	675	936	1,275	1,905	2,382
Stony Creek	At North Paradise Road	15.2	388	635	880	1,199	1,804	2,241
Stony Creek	At confluence of Stony Creek Unnamed Tributary 1	12.9	412	673	924	1,219	1,863	2,164
Stony Creek	At Forest View Road	10.0	119	220	326	456	792	923
Stony Creek	Approximately 0.5 miles upstream of Forest View Road	9.8	131	243	368	519	933	982
Stony Creek	At County Line Drive	8.0	55	98	175	278	498	695
Stony Creek Unnamed Tributary 1	At Westcott Road	1.4	253	406	553	727	1,075	1,261
Stony Creek Unnamed Tributary 1	Approximately 2,450 feet upstream of Wescott Road	1.2	260	403	538	701	1,015	1,170
Stony Creek Unnamed Tributary 1	Approximately 2,550 feet upstream of Wescott Road	1.0	223	345	460	600	867	1,002
Stream1	Divergence from East Branch Rock River Unnamed Tributary 1	3.4	0	0	0	100	360	535
Tributary 1 to Milwaukee River	At confluence with Milwaukee River	0.6	127	182	228	284	373	423
Tributary 1 to Milwaukee River	At State Highway 33	0.2	55	77	99	118	154	187
Tributary 1 to Milwaukee River	2,400 feet upstream of State Highway 33	0.1	17	27	37	48	73	79
Tributary 2 to Milwaukee River	At State Highway 33	0.9	47	78	110	160	228	309
Tributary 2 to Milwaukee River	Approximately 1,000 feet upstream of State Highway 33	0.7	40	59	77	98	131	158
Tributary 2 to Milwaukee River	At Oak Road	0.1	6	13	20	29	54	60
Tributary 2 to Milwaukee River Split	Divergence from UT-3 Milwaukee River	3.3	9	21	37	62	109	140
Tributary No. 1	At confluence of Tributary No. 1A	2.3	37	53	68	85	114	138
Tributary No. 1	At confluence of Tributary No. 1B	1.4	1,050	1,490	1,880	2,320	3,220	3,550

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Tributary No. 1	Upstream of Donges Bay Road	0.5	237	330	409	497	674	740
Tributary No. 1	At Pilgrim Road	0.4	181	284	375	477	690	756
Tributary No. 1	Divergence of Pilgrim Road Storm Sewer	0.1	1	18	34	51	87	97
Tributary No. 1	At Butternut Road	0.1	31	48	64	81	117	127
Tributary No. 1A	At Division Road	0.2	85	124	158	196	260	306
Tributary No. 1A	At convergence of Hawthorn Drive/Western Avenue Storm Sewer	0.2	46	65	83	102	133	155
Tributary No. 1A	Divergence of Hawthorn Drive/Western Avenue Storm Sewer	0.1	41	60	78	97	128	150
Tributary No. 1A	At Western Avenue	0.1	46	65	83	102	133	155
Tributary No. 1B	At Pilgrim Road	0.8	166	254	338	432	588	696
Tributary No. 1B	Approximately 600 feet downstream of Donges Bay Road	0.3	131	200	265	337	455	537
Tributary No. 1B	At Donges Bay Road	0.1	67	98	127	158	211	246
Tributary No. 2	Approximately 300 feet upstream of the confluence with Menomonee River	0.7	265	383	486	600	787	913
Tributary No. 2	Approximately 600 feet upstream of Western Avenue	0.5	260	370	466	571	748	856
Tributary No. 2	At Mequon Road	0.2	130	182	229	279	359	417
Tributary No. 2 Unnamed Tributary 1	Downstream of Legend Avenue	0.1	102	142	178	218	285	326
Tributary No. 3	Approximately 2,900 feet upstream of confluence with Menomonee River	0.1	98	139	175	213	281	313
Tributary No. 4	Approximately 1,700 feet upstream of Rockfield Road	3.3	86	165	252	383	749	937
Tributary No. 4	Divergence from North Branch Menomonee River	2.7	6	30	60	119	322	427
Tributary No. 5	At Lovers Lane	1.8	119	196	274	367	526	650
Tributary No. 5	At confluence of Tributary No. 5 Overflow	1.6	130	212	302	407	584	751

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Tributary No. 5	At County Highway F	1.3	116	170	209	285	407	481
Tributary No. 5	Divergence of Tributary No. 5 Overflow	0.8	26	59	35	20	27	39
Tributary No. 5	Upstream of divergence of Tributary No. 5 Overflow	0.8	26	63	105	150	217	284
Tributary No. 5	Approximately 1,200 feet upstream of Railroad	0.3	8	10	11	12	16	14
Tributary No. 5 Overflow	At County Highway F	0.8	0	24	64	80	120	145
Tributary No. 5 Overflow	Divergence from Tributary No. 5	0.8	0	4	70	130	190	247
Unnamed Tributary to Ashippun River	Approximately 2,100 feet upstream of confluence with Ashippun River	2.0	102	149	185	227	*	350
Unnamed Tributary to Ashippun River	At convergence with Ashippun River - Overland Flowpath	0.7	62	89	105	137	*	210
Unnamed Tributary to Ashippun River	Approximately 1.0 miles upstream of confluence with Ashippun River	0.7	60	80	90	110	*	150
Unnamed Tributary to Frieden's Creek	Just downstream of County Highway P	0.9	8	*	*	581	*	*
UT-1 Kewaskum Creek	Approximately 3,800 feet upstream of Highland Drive	1.1	211	342	466	610	860	1,030
UT-1 Kewaskum Creek	Approximately 2,200 feet upstream of Townline Road	0.6	144	229	311	404	567	678
UT-1 Milwaukee River	At State Highway 45	4.8	179	279	375	472	622	736
UT-1 Milwaukee River	Approximately 4,200 feet upstream of State Highway 45	3.7	170	272	355	443	587	687
UT-1 Milwaukee River	Approximately 7,000 feet upstream of State Highway 45	2.5	252	371	488	613	834	965
UT-1 Mink Creek	At Washington County Boundary	1.4	255	432	605	810	1,282	1,423
UT-1 Mink Creek	At the confluence of UT-1.1 Mink Creek	1.2	256	429	597	800	1,271	1,401
UT-1 Mink Creek	Approximately 250 feet upstream of Boltonville Road	0.1	42	64	85	109	157	177

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
UT-1 Quaas Creek	Upstream of confluence with Quaas Creek	3.1	214	336	459	626	878	1,153
UT-1 Quaas Creek	At confluence of UT-1.2 Quaas Creek	2.7	217	340	458	611	853	1,100
UT-1 Quaas Creek	At State Highway 45	1.4	167	269	367	489	697	875
UT-1 Quaas Creek	At confluence of UT-1.1 Quaas Creek	1.1	122	190	256	341	477	603
UT-1 Quaas Creek	At Quaas Lake Outlet	0.6	89	141	190	249	351	412
UT-1 Quaas Creek	At Quaas Lake Inlet	0.5	87	137	184	239	333	396
UT-1 to Big Cedar Lake	At County Highway NN	1.4	172	234	285	371	*	519
UT-1 to Big Cedar Lake	At detention pond downstream of Arthur Road	0.6	91	122	146	185	*	253
UT-1 to Cedar Creek	At County Highway Y	0.7	92	124	150	190	*	266
UT-1 to Cedar Creek	At Cedar Sauk Road	0.4	48	63	75	94	*	129
UT-1 to Cedar Creek	At Washington Drive	0.2	17	23	29	41	*	65
UT-1 to Coney River	At mouth	0.9	86	*	125	142	*	143
UT-1 to Coney River	Downstream of divergence with UT-1 to Coney River Overflow	0.6	52	*	56	58	*	60
UT-1 to Coney River	At Sherman Road	0.6	137	*	256	332	*	518
UT-1 to Coney River	Approximately 1,100 feet upstream of Slinger Road	0.4	110	*	223	289	*	453
UT-1 to Coney River Overflow	At divergence from UT-1 to Coney River	*	85	*	200	274	*	458
UT-1 to Coney River Overflow	At divergence with UT-1 to Coney River Overflow West	*	42	*	71	88	*	145
UT-1 to Coney River Overflow West	At divergence from UT-1 to Coney River Overflow	*	43	*	130	188	*	314
UT-1 to Evergreen Creek	Approximately 900 feet upstream of County Highway G	0.4	125	160	187	227	*	302

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
UT-1 to Evergreen Creek	Approximately 1,700 feet upstream of County Highway G	0.1	44	56	66	81	*	108
UT-1 to Hasmer Creek	Hasmer Lake inlet upstream of U.S. Highway 45	0.4	50	*	80	100	*	130
UT-1 to Kressen Branch	At Church Road	0.7	47	70	89	119	*	176
UT-1 to Little Cedar Creek	At Jackson Drive	0.3	84	110	130	162	*	216
UT-1 to Little Cedar Creek	Approximately 2,200 feet upstream of Jackson Drive	0.1	37	48	56	70	*	93
UT-1 to Little Cedar Lake	At Lake Drive	0.2	30	43	53	70	*	99
UT-1 to Oconomowoc River	At divergence from Oconomowoc River	*	0	0	12	49	*	146
UT-1 to Oconomowoc River	Approximately 3,100 feet upstream of Hogsback Road	1.0	44	66	92	150	*	276
UT-1 to Polk Springs Creek	At U.S. Highway 45	0.7	178	225	261	316	*	410
UT-1 to Rubicon River	At Clover Road	8.6	260	350	420	540	*	740
UT-1 to Rubicon River	At confluence with UT-1.2 to Rubicon River	6.8	470	600	700	870	*	1,130
UT-1 to Rubicon River	At confluence with UT-1.1 to Rubicon River	2.1	140	190	200	220	*	260
UT-1 to Rubicon River	Approximately 2,400 feet upstream of County Highway U	0.3	80	110	130	160	*	210
UT-1.1 Quaas Creek	Approximately 1,300 feet upstream of Mile View Road	0.5	42	70	98	135	194	241
UT-1.1 to Rubicon River	At confluence with UT-1.1.1 to Rubicon River	0.8	100	130	160	210	*	280
UT-1.1 to Rubicon River	At County Highway U	0.3	80	100	120	140	*	190
UT-1.1.1 to Rubicon River	Approximately 3,100 feet upstream of the mouth	0.2	33	41	47	57	*	74

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
UT-1.2 Quaas Creek	At State Highway 45	0.3	73	111	147	188	260	302
UT-1.2 to Rubicon River	At confluence with UT-1.2.1 to Rubicon River	2.6	400	510	600	730	*	950
UT-1.2 to Rubicon River	Approximately 2,800 feet upstream of County Highway K	0.3	130	160	190	240	*	310
UT-1.2.1 to Rubicon River	At confluence approximately 1,300 feet downstream of Saint Lawrence Lane	1.6	200	260	310	390	*	520
UT-1.2.1 to Rubicon River	Approximately 2,900 feet upstream of Saint Lawrence Lane	0.5	60	80	100	130	*	170
UT-2 Kewaskum Creek	At confluence with Kewaskum Creek	0.6	119	192	261	340	481	575
UT-2 Milwaukee River	Below confluence of UT-2.1 Milwaukee River	0.8	48	87	129	185	280	363
UT-2 Milwaukee River	Approximately 2,900 feet upstream of confluence of UT-2.1 Milwaukee River	0.4	78	127	175	235	337	404
UT-2 Milwaukee River	Approximately 5,800 feet upstream of confluence of UT-2.1 Milwaukee River	0.2	28	48	70	95	144	171
UT-2 to Cedar Creek	At County Highway G	3.2	459	597	707	874	*	1,182
UT-2 to Cedar Creek	At Center Road	2.2	318	414	490	608	*	822
UT-2 to Coney River	Approximately 1.4 miles upstream of mouth	0.8	16	*	27	33	*	45
UT-2 to Little Cedar Creek	At Scenic Road	0.7	83	108	127	166	*	232
UT-2 to Oconomowoc River	Approximately 1,300 feet downstream of Pleasant Hill Road	1.6	284	*	599	790	*	1,233
UT-2 to Oconomowoc River	Approximately 1,700 feet downstream of State Highway 164	0.5	106	*	212	274	*	427
UT-2 to Oconomowoc River	Downstream of State Highway 164	0.3	79	*	159	205	*	320
UT-2 to Oconomowoc River	Upstream of State Highway 164	0.1	13	*	26	34	*	53

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
UT-2 to Rubicon River	Approximately 1,400 feet upstream of Main Street	0.9	90	120	150	190	*	260
UT-2 to Rubicon River	Approximately 2,900 feet downstream of Arthur Road	0.3	110	140	160	200	*	260
UT-2 to Rubicon River	At Arthur Road	0.1	28	36	42	52	*	67
UT-2.1 Milwaukee River	Above confluence with UT-2 Milwaukee River	0.3	3	8	14	23	41	57
UT-2.1 to Rubicon River	Approximately 5,000 feet upstream of State Highway 83	0.9	60	90	110	140	*	190
UT-3 Milwaukee River	At confluence with Milwaukee River	4.8	151	227	282	358	459	608
UT-3 Milwaukee River	Approximately 1,500 feet downstream of Poplar Road	4.4	141	214	266	338	439	570
UT-3 Milwaukee River	Divergence of Tributary 2 to Milwaukee River Split	3.3	104	163	215	270	367	429
UT-3 Milwaukee River	Approximately 1,800 feet upstream of Poplar Road	3.3	113	184	252	332	476	569
UT-3 Milwaukee River	At Wallace Lake Road	2.1	43	68	91	116	160	199
UT-3 Milwaukee River	At Church Road	1.7	25	42	61	83	118	170
UT-3 Milwaukee River	Green Lake Outlet	0.7	16	29	46	70	104	153
UT-3 to Rubicon River	At County Highway N	2.0	500	650	770	950	*	1,250
UT-3 to Rubicon River	At confluence with UT-3.1 to Rubicon River	1.1	230	300	360	440	*	580
UT-3 to Rubicon River	Approximately 3,000 feet upstream of confluence with UT-3.1 to Rubicon River	0.3	110	140	170	200	*	260
UT-3.1 to Rubicon River	At Arthur Road	0.8	180	230	270	340	*	450
UT-4 Milwaukee River	At County Highway M	1.2	190	314	429	567	818	962
UT-4 Milwaukee River	At Newark Drive	0.6	83	137	189	251	370	431
UT-4 Milwaukee River	Approximately 2,500 feet upstream of Newark Drive	0.1	21	36	51	69	107	120

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
UT-4 to Rubicon River	Approximately 4,000 feet upstream of the mouth	1.0	120	160	200	260	*	370
UT-5 to Rubicon River	At confluence approximately 2,200 feet upstream of the mouth	2.6	400	530	640	820	*	1,110
UT-5 to Rubicon River	At State Highway 175	0.5	14	28	40	41	*	42
UT-5 to Rubicon River	Approximately 2,200 feet upstream of Chicago Sub Railroad	0.5	21	31	45	52	*	88
UT to West Branch Menomonee River	Approximately 500 feet upstream of Maple Road	1.8	183	276	360	456	630	736
UT to West Branch Menomonee River	Approximately 1,100 feet downstream of County Highway Y	1.6	163	245	317	398	554	636
UT to West Branch Menomonee River	At County Highway Y	1.0	64	83	99	117	156	179
UT to West Branch Menomonee River	Divergence of UT to West Branch Menomonee River Overflow	0.6	28	31	31	32	33	49
UT to West Branch Menomonee River	At U.S. Highway 41	0.4	102	154	165	173	183	187
UT to West Branch Menomonee River	Approximately 1,500 feet upstream of Hubertus Road	0.2	58	94	128	167	244	280
UT to West Branch Menomonee River Overflow	Divergence from UT to West Branch Menomonee River	0.6	131	215	258	305	371	424
Wallace Creek	At Orchard Valley Road	13.6	624	1,060	1,541	2,115	3,242	4,047
Wallace Creek	Approximately 0.5 miles upstream of Boltonville Road	12.2	614	1,040	1,513	2,075	3,166	3,957
Wallace Creek	At Shalom Drive	9.5	783	1,301	1,820	2,442	3,658	4,363
Wallace Creek	Approximately 450 feet upstream of Indian Lore Road	9.4	783	1,300	1,819	2,441	3,655	4,361
Wallace Creek	At confluence of Wallace Creek Unnamed Tributary 2	8.8	777	1,287	1,800	2,396	3,577	4,251
Wallace Creek	At County Road A	3.3	193	314	437	590	889	1,098

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Wallace Creek	At confluence of Wallace Creek Unnamed Tributary 3	2.5	169	272	367	477	712	854
Wallace Creek	Approximately 250 feet upstream of Newark Drive	1.7	82	149	219	307	522	593
Wallace Creek	Approximately 200 feet downstream of North River Road	0.6	5	9	18	44	82	166
Wallace Creek	At inlet to Wallace Lake	0.2	7	13	20	28	46	53
Wallace Creek Unnamed Tributary 2	Approximately 1,900 feet upstream of mouth	5.0	588	957	1,321	1,744	2,588	3,057
Wallace Creek Unnamed Tributary 3	Upstream of South Indian Lore Road	0.1	7	14	22	31	51	62
Washington Creek	Above confluence with Silver Creek	3.5	260	*	540	600	*	900
Washington Creek	At confluence with Silver Creek	2.5	166	*	260	296	*	400
Washington Creek	Just upstream of confluence of an unnamed tributary	1.6	82	*	120	136	*	180
Washington Creek	Just downstream of West Washington Street	1.6	56	*	80	91	*	120
Washington Creek	At West Washington Street	1.5	30	*	38	42	*	50
Washington Creek	Just upstream of West Washington Street	0.9	53	*	98	120	*	170
Washington Creek	Upstream of Villa Park Drive	0.6	112	*	208	242	*	360
Washington Creek	Downstream of City of West Bend corporate limits	0.6	112	*	208	239	*	360
Washington Creek	Just downstream of City of West Bend corporate limits	0.6	79	*	147	170	*	255
Wayne Creek	At confluence of Wayne Creek Unnamed Tributary 1	8.3	541	874	1,199	1,609	2,332	2,855
Wayne Creek	At confluence of Wayne Creek Unnamed Tributary 2	7.3	512	831	1,141	1,530	2,212	2,709
Wayne Creek	At confluence of Wayne Creek Unnamed Tributary 3	5.1	499	826	1,137	1,525	2,223	2,676

*Not calculated for this Flood Risk Project

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Wayne Creek	At confluence of Wayne Creek Unnamed Tributary 4	4.1	429	707	970	1,306	1,943	2,285
Wayne Creek	At confluence of Wayne Creek Unnamed Tributary 5	2.2	233	350	465	622	881	1,101
Wayne Creek	At confluence of Wayne Creek Unnamed Tributary 6	2.0	250	375	496	668	949	1,184
Wayne Creek	At State Road 28	1.4	298	447	591	758	1,063	1,257
Wayne Creek	At Saint Kilian Drive	0.6	216	319	414	521	721	826
Wayne Creek Unnamed Tributary 1	Approximately 2,500 feet upstream of confluence with Wayne Creek	0.4	122	178	230	288	395	454
Wayne Creek Unnamed Tributary 2	At confluence of Wayne Creek Unnamed Tributary 2.1	1.9	181	273	364	467	651	768
Wayne Creek Unnamed Tributary 2	At County Highway W	1.3	44	63	92	126	177	239
Wayne Creek Unnamed Tributary 2	Approximately 1.5 miles upstream of County Highway W	0.1	20	28	42	58	81	111
Wayne Creek Unnamed Tributary 2	Approximately 1.7 miles upstream of County Highway W	0.1	24	34	50	70	101	136
Wayne Creek Unnamed Tributary 2.1	Approximately 600 feet upstream of confluence with Wayne Creek Unnamed Tributary 2	0.3	122	182	237	299	416	476
Wayne Creek Unnamed Tributary 3	Approximately 1,900 feet upstream of Fairview Drive	0.6	113	164	211	264	359	416
Wayne Creek Unnamed Tributary 4	At confluence of Wayne Creek Unnamed Tributary 4.1	1.8	236	404	556	743	1,089	1,284
Wayne Creek Unnamed Tributary 4	At confluence of Wayne Creek Unnamed Tributary 4.2	1.1	435	650	852	1,081	1,518	1,735
Wayne Creek Unnamed Tributary 4	Approximately 100 feet downstream of Woodlawn Drive	0.1	76	105	133	163	217	247
Wayne Creek Unnamed Tributary 4.1	Approximately 1,600 feet upstream of confluence with Wayne Creek Unnamed Tributary 4	0.2	71	105	137	173	239	274

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Wayne Creek Unnamed Tributary 4.2	Approximately 600 feet upstream of confluence with Wayne Creek Unnamed Tributary 4	1.0	414	622	815	1,034	1,457	1,663
Wayne Creek Unnamed Tributary 5	Approximately 1,700 feet upstream of confluence with Wayne Creek	0.1	52	80	106	135	193	219
Wayne Creek Unnamed Tributary 6	Approximately 500 feet downstream of State Highway 28	0.2	182	258	328	407	545	627
West Branch Menomonee River	At Private Driveway	4.1	726	1,060	1,370	1,740	2,424	2,870
West Branch Menomonee River	At Maple Road	3.8	786	1,150	1,480	1,870	2,604	3,070
West Branch Menomonee River	Approximately 1,900 feet upstream of Railroad	1.3	648	942	1,207	1,510	2,061	2,377
West Branch Menomonee River	Approximately 250 feet upstream of Private Drive	1.1	499	727	934	1,170	1,595	1,837
West Branch Menomonee River	Approximately 1,100 feet downstream of Dalebrook Drive	0.9	447	681	904	1,158	1,561	1,879
West Branch Menomonee River	At confluence of UT to West Branch Menomonee River Overflow	0.7	399	607	804	1,027	1,384	1,652
West Branch Menomonee River	At confluence of West Branch Menomonee River Overflow	0.5	249	361	496	652	924	1,087
West Branch Menomonee River	At County Highway Y	0.5	146	181	237	295	416	497
West Branch Menomonee River	Divergence of West Branch Menomonee River Overflow	0.3	100	114	141	191	276	337
West Branch Menomonee River	At confluence of HWY 41 Overflow	0.3	204	294	412	548	785	938
West Branch Menomonee River	At Hilltop Drive	0.3	204	288	362	443	572	665
West Branch Menomonee River	Approximately 600 feet upstream of Brookside Drive	0.1	34	45	55	66	82	94
West Branch Menomonee River Overflow	Divergence from West Branch Menomonee River	0.3	103	180	259	357	508	590

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
West Branch Milwaukee River	At State Highway 45	57.7	1,154	1,769	2,361	3,019	4,183	4,856
West Branch Milwaukee River	Approximately 3,500 feet upstream of Eisenbahn State Trail	56.2	1,330	2,077	2,786	3,592	5,278	5,983
West Branch Milwaukee River Unnamed Tributary 1	At confluence of West Branch Milwaukee River Unnamed Tributary 1.2	10.9	446	692	943	1,244	1,796	2,152
West Branch Milwaukee River Unnamed Tributary 1	At County Road H	7.7	283	431	584	770	1,087	1,335
West Branch Milwaukee River Unnamed Tributary 1	Approximately 3,600 feet downstream of County Road H	6.0	289	425	547	692	938	1,094
West Branch Milwaukee River Unnamed Tributary 1	At confluence of West Branch Milwaukee River Unnamed Tributary 1.2	1.4	282	421	539	691	950	1,095
West Branch Milwaukee River Unnamed Tributary 1	Approximately 1,100 feet downstream of Lake Bernice Road	0.4	130	180	227	280	366	434
West Branch Milwaukee River Unnamed Tributary 1	Downstream of Lake Bernice Road	<0.1	8	12	16	21	30	35
West Branch Milwaukee River Unnamed Tributary 1.1	At Townline Road	1.9	178	263	343	434	596	699
West Branch Milwaukee River Unnamed Tributary 1.2	Approximately 1,100 feet upstream of confluence with West Branch Milwaukee River Unnamed Tributary 1	0.9	223	319	408	518	698	812
Wetland Extension 2	At confluence of Wetland Extension 2.1	2.5	187	280	365	464	484	748
Wetland Extension 2	Approximately 1,900 feet downstream of Sunset Drive	0.4	61	90	118	152	166	250
Wetland Extension 2	Divergence from Wayne Creek Unnamed Tributary 2	0.1	4	6	8	12	20	25
Wetland Extension 2.1	At Townline Road	1.1	95	144	187	238	250	390

Table 9: Summary of Discharges *(continued)*

Flooding Source	Location	Drainage Area (Square Miles)	Peak Discharge (cfs)					
			10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance Future	0.2% Annual Chance
Wetland Extension 2.1	Approximately 1.1 miles upstream of Townline Road	0.1	12	20	25	33	45	57
Willow Creek	At County Highway Y	5.1	757	1,100	1,410	1,770	2,435	2,900
Willow Creek	Approximately 2,400 feet upstream of State Highway 175	3.0	411	614	802	1,020	1,462	1,700
Willow Creek	At confluence of Willow Creek Tributary 1	2.9	394	594	782	1,010	1,453	1,710
Willow Creek	Divergence of Willow Creek Tributary 1	1.5	265	291	305	305	305	305
Willow Creek	Approximately 6,400 feet upstream of confluence of Willow Creek Tributary 1	1.1	394	594	782	1,010	1,453	1,710
Willow Creek Unnamed Tributary 1	At confluence of Willow Creek Unnamed Tributary 1.1	1.4	436	786	1,107	1,497	2,510	2,663
Willow Creek Unnamed Tributary 1	At County Line Road	1.0	328	472	606	757	1,029	1,181
Willow Creek Unnamed Tributary 1.1	Approximately 2,000 feet upstream of confluence with Willow Creek	0.2	241	469	694	979	1,831	1,842
Wingate Creek	Above confluence with Milwaukee River	1.5	412	*	604	697	*	*

*Not calculated for this Flood Risk Project

Figure 7: Frequency Discharge-Drainage Area Curves

[Not Applicable to this Flood Risk Project]

Table 10: Summary of Non-Coastal Stillwater Elevations

Flooding Source	Location	Elevations (feet NAVD88)					
		10% Annual Chance	4% Annual Chance	2% Annual Chance	1% Annual Chance	1%+ Annual Chance	0.2% Annual Chance
Amy Bell Lake	Richfield, Village of	975.0	975.1	975.4[1]	976.1[1]	*	979.1[1]
Cedar Lake	Entire shoreline	1032.0	1032.3	1032.5	1032.7	*	1033.2
Green Lake	Washington County, Unincorporated Areas	869.1	869.2	869.4	869.6	870.0	870.1
Lake Five	Richfield, Village of	975.5	975.8	976.1	976.3	*	976.9
Mueller Lake	Entire shoreline	1035.4	1035.8	1036.1	1036.3	*	1036.9

[1]Elevations reflect backwater effects from Bark River

*Not calculated for this Flood Risk Project

Table 11: Stream Gage Information used to Determine Discharges

[Not Applicable to this Flood Risk Project]

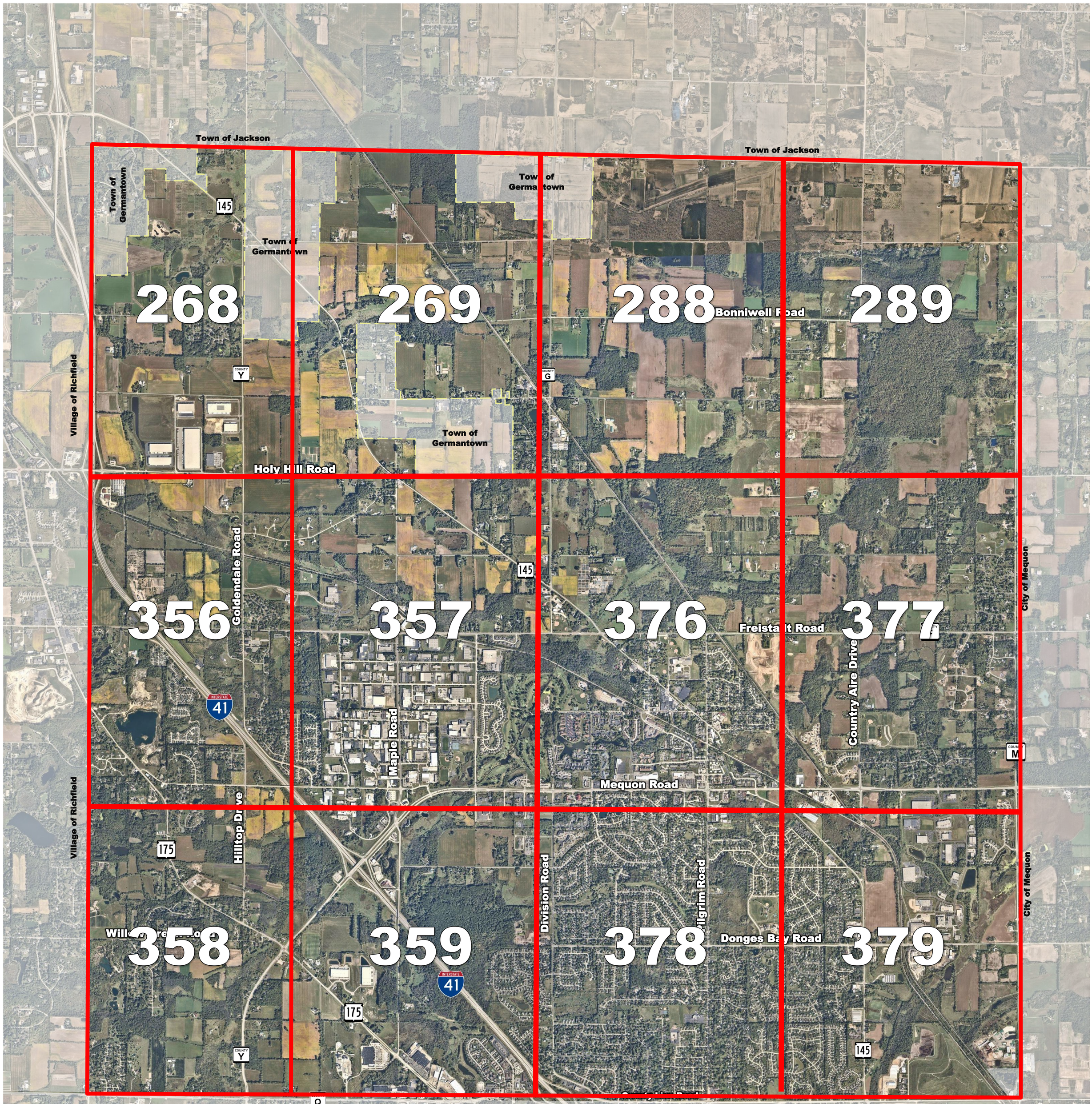
5.2 Hydraulic Analyses

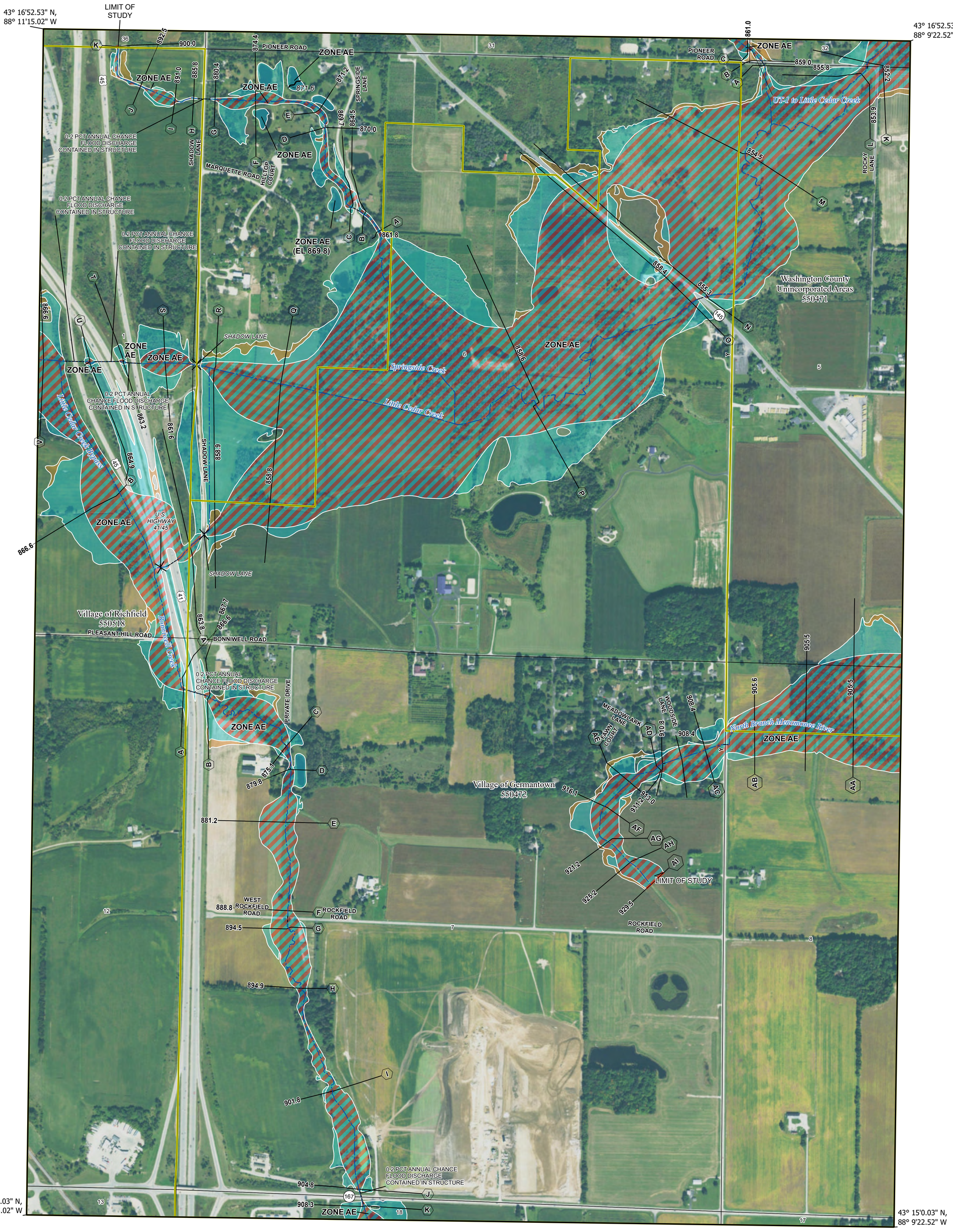
Analyses of the hydraulic characteristics of flooding from the sources studied were carried out to provide estimates of the elevations of floods of the selected recurrence intervals. Base flood elevations on the FIRM represent the elevations shown on the Flood Profiles and in the Floodway Data tables in the FIS Report. Rounded whole-foot elevations may be shown on the FIRM in coastal areas, areas of ponding, and other areas with static base flood elevations. These whole-foot elevations may not exactly reflect the elevations derived from the hydraulic analyses. For construction and/or floodplain management purposes, users are cautioned to use the flood elevation data presented in this FIS Report in conjunction with the data shown on the FIRM. The hydraulic analyses for this FIS were based on unobstructed flow. The flood elevations shown on the profiles are thus considered valid only if hydraulic structures remain unobstructed, operate properly, and do not fail.

For streams for which hydraulic analyses were based on cross sections, locations of selected cross sections are shown on the Flood Profiles (Exhibit 1). For stream segments for which a floodway was computed (Section 6.3), selected cross sections are also listed in Table 23, “Floodway Data.”

A summary of the methods used in hydraulic analyses performed for this project is provided in Table 12. Roughness coefficients are provided in Table 13. Roughness coefficients are values representing the frictional resistance water experiences when passing overland or through a channel. They are used in the calculations to determine water surface elevations. Greater detail (including assumptions, analysis, and results) is available in the archived project documentation.

Village of Germantown





FLOOD HAZARD INFORMATION

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GENERAL STRUCTURES
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OTHER FEATURES
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- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
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- Jurisdiction Boundary

NOTES TO USERS

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SCALE

N

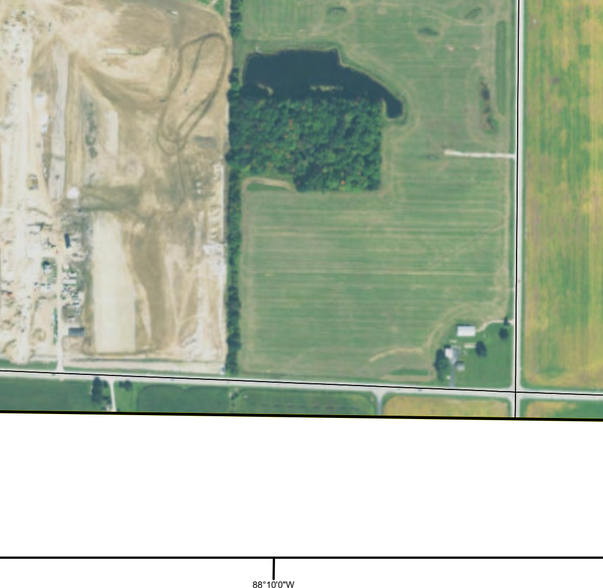
1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF RICHFIELD	550518	0268	F
VILLAGE OF GERMANTOWN	550472	0268	F
WASHINGTON COUNTY UNINCORPORATED AREAS	550471	0268	F

MAP NUMBER
55131C0268F
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

FLOOD HAZARD INFORMATION

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NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

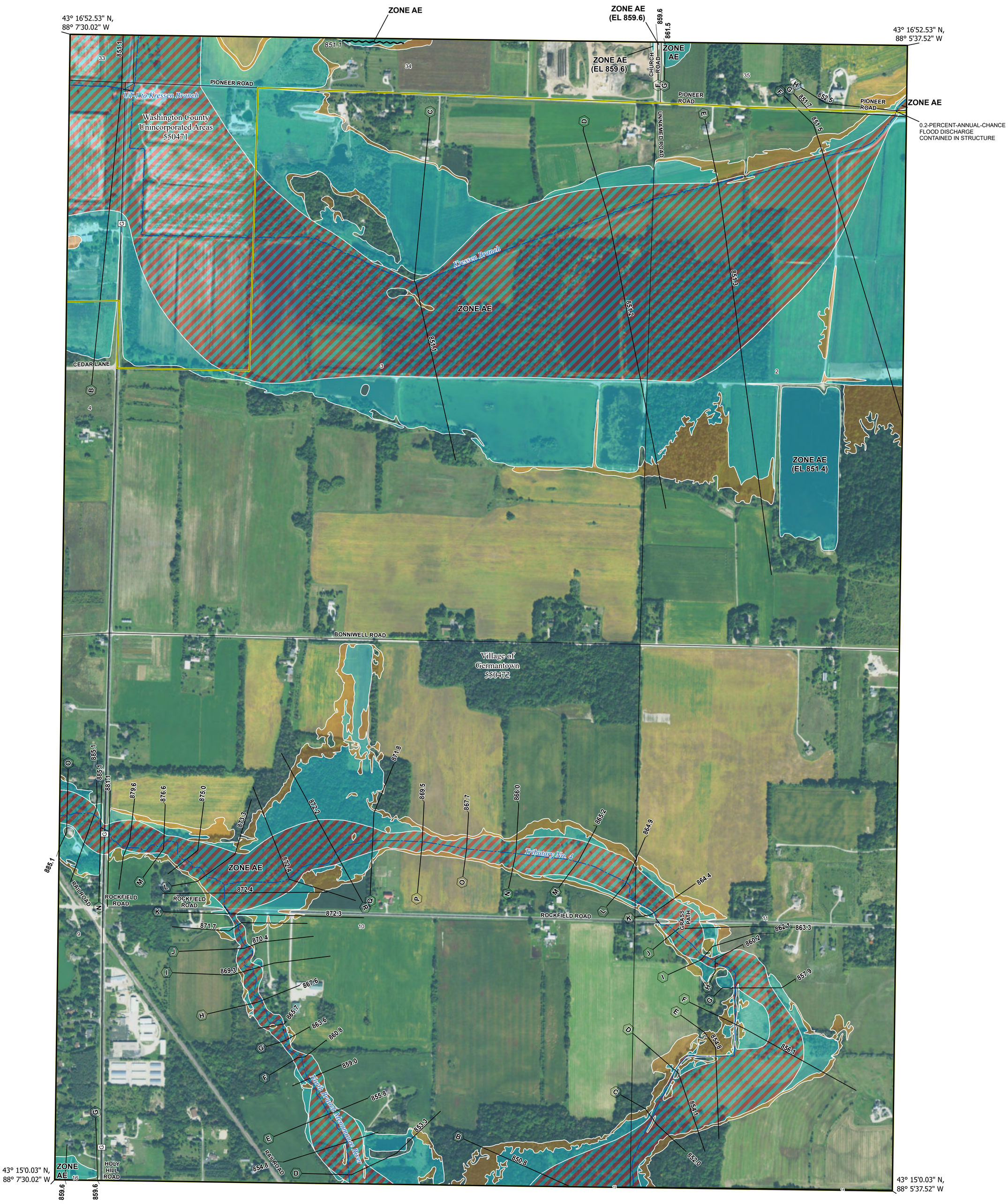
WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
WASHINGTON COUNTY UNINCORPORATED AREAS	550471	0269	F
VILLAGE OF GERMANTOWN	550472	0269	F

MAP NUMBER
55131C0269F
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024



USGS, USDA

FLOOD HAZARD INFORMATION

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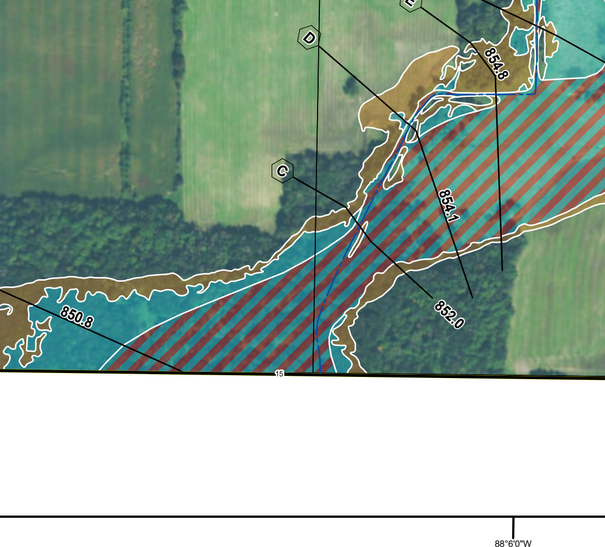
0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

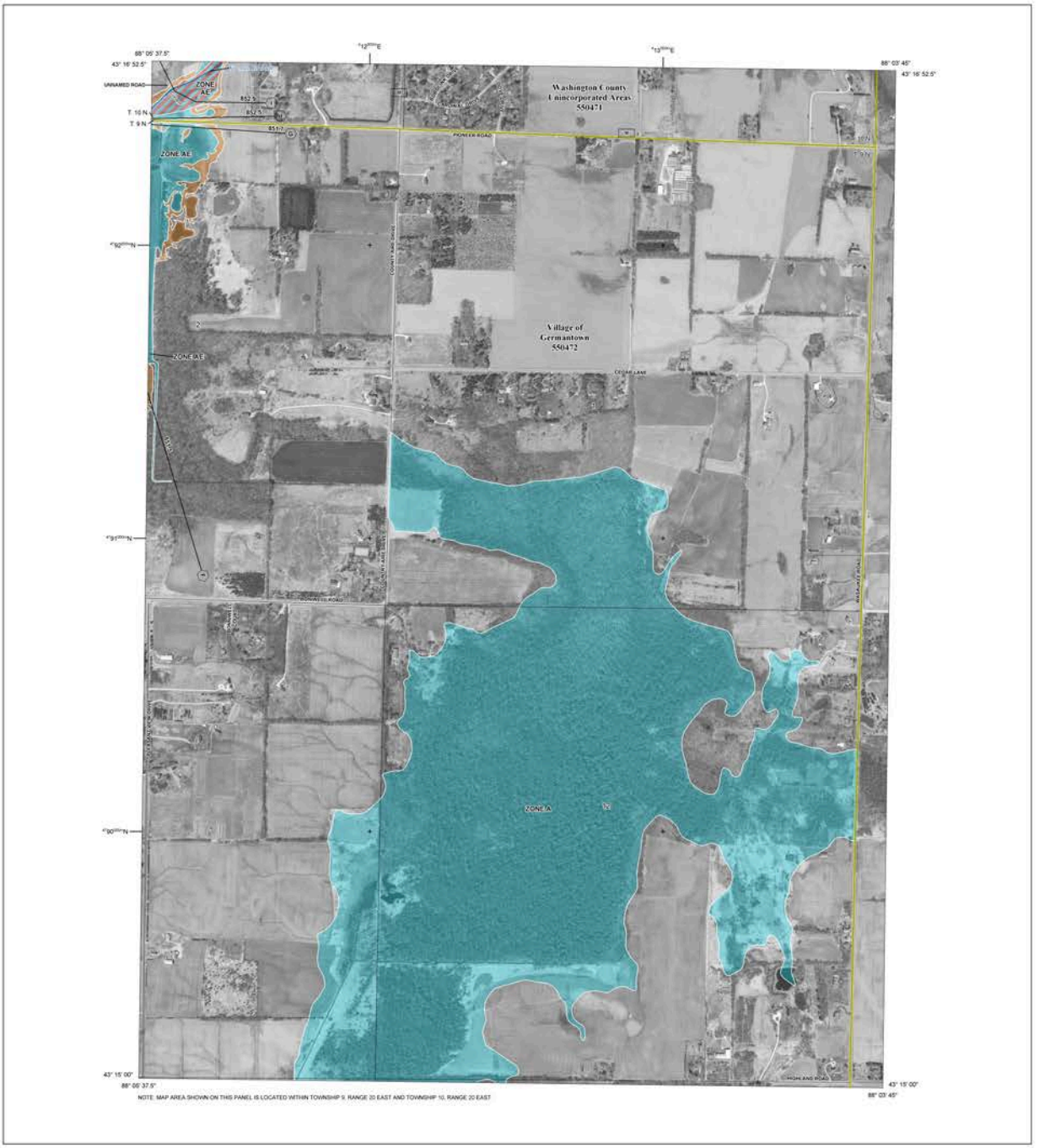
FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
WASHINGTON COUNTY UNINCORPORATED AREAS	550471	0288	F
VILLAGE OF GERMANTOWN	550472	0288	F

MAP NUMBER
55131C0288F
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 9, RANGE 20 EAST AND TOWNSHIP 10, RANGE 20 EAST

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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OTHER AREAS	NO SCREEN Areas of Minimal Flood Hazard Zone X Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
OTHER FEATURES	18.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Coastal Transect Baseline Profile Baseline Hydrographic Feature Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary

NOTES TO USERS

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Base map information shown on this FIRM was provided in digital format by the Wisconsin Regional Orthoimagery Consortium (WROC). This aerial photography was acquired in the Spring of 2015 to create 1":1000' scale digital orthophotos with 15 in. resolution.

SCALE

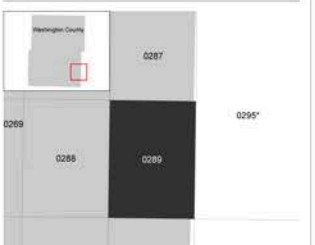
Map Projection:
NAD 1983 HARN UTM Zone 16N
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 Feet

0 125 250 500 Meters

PANEL LOCATOR



* PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY, WISCONSIN
And Incorporated Areas

PANEL 289 OF 395

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
GERMANTOWN, VILLAGE OF	550472	0289	E
WASHINGTON COUNTY	550471	0289	E

VERSION NUMBER
2.5.3.0
MAP NUMBER
55131C0289E
EFFECTIVE DATE
JANUARY 20, 2022

88°10'0"W

43° 15'0.03" N, 88° 11'15.02" W

43° 15'0.03" N, 88° 9'22.52" W

88°10'0"W

FLOOD HAZARD INFORMATION

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0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

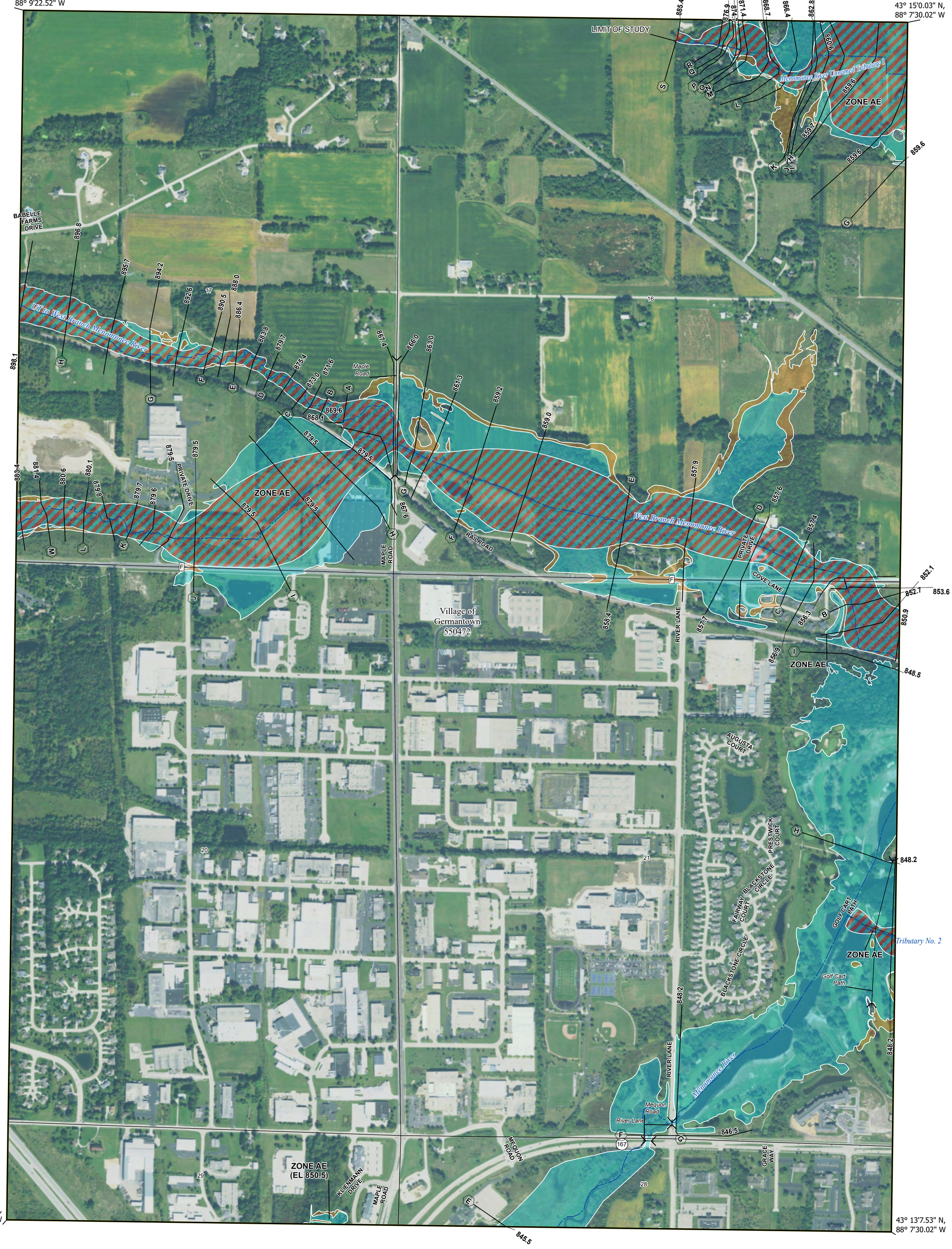
WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF RICHFIELD	550518	0356	G
VILLAGE OF GERMANTOWN	550472	0356	G

MAP NUMBER
55131C0356G
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024



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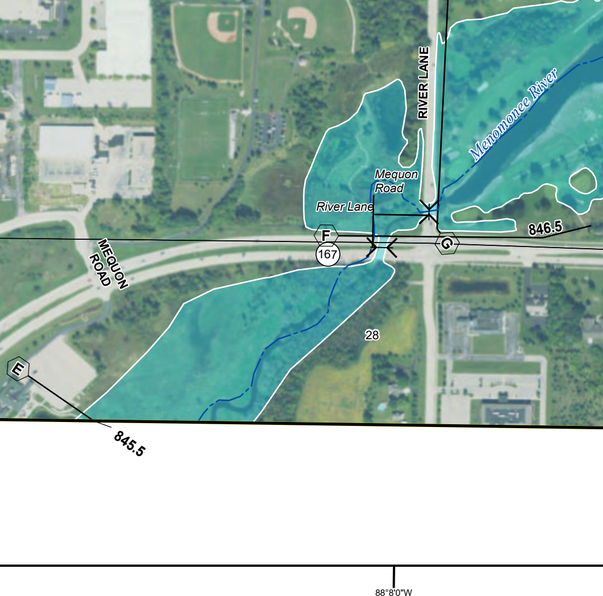
Vertical Datum: NAVD88

PANEL LOCATOR



FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF GERMANTOWN	550472	0357	E

MAP NUMBER
55131C0357E
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

88°10'0"W

43° 13'7.53" N,
88° 11'15.02" W

43° 13'7.53" N,
88° 9'22.52" W

43° 11'15.03" N,
88° 11'15.02" W

43° 11'15.03" N,
88° 9'22.52" W

USGS, USDA

88°10'0"W

43°12'0"N

43°12'0"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / B — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- 8 — Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

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SCALE

N

1 inch = 500 feet 1:6,000

0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

FEMA

Panel Contains:

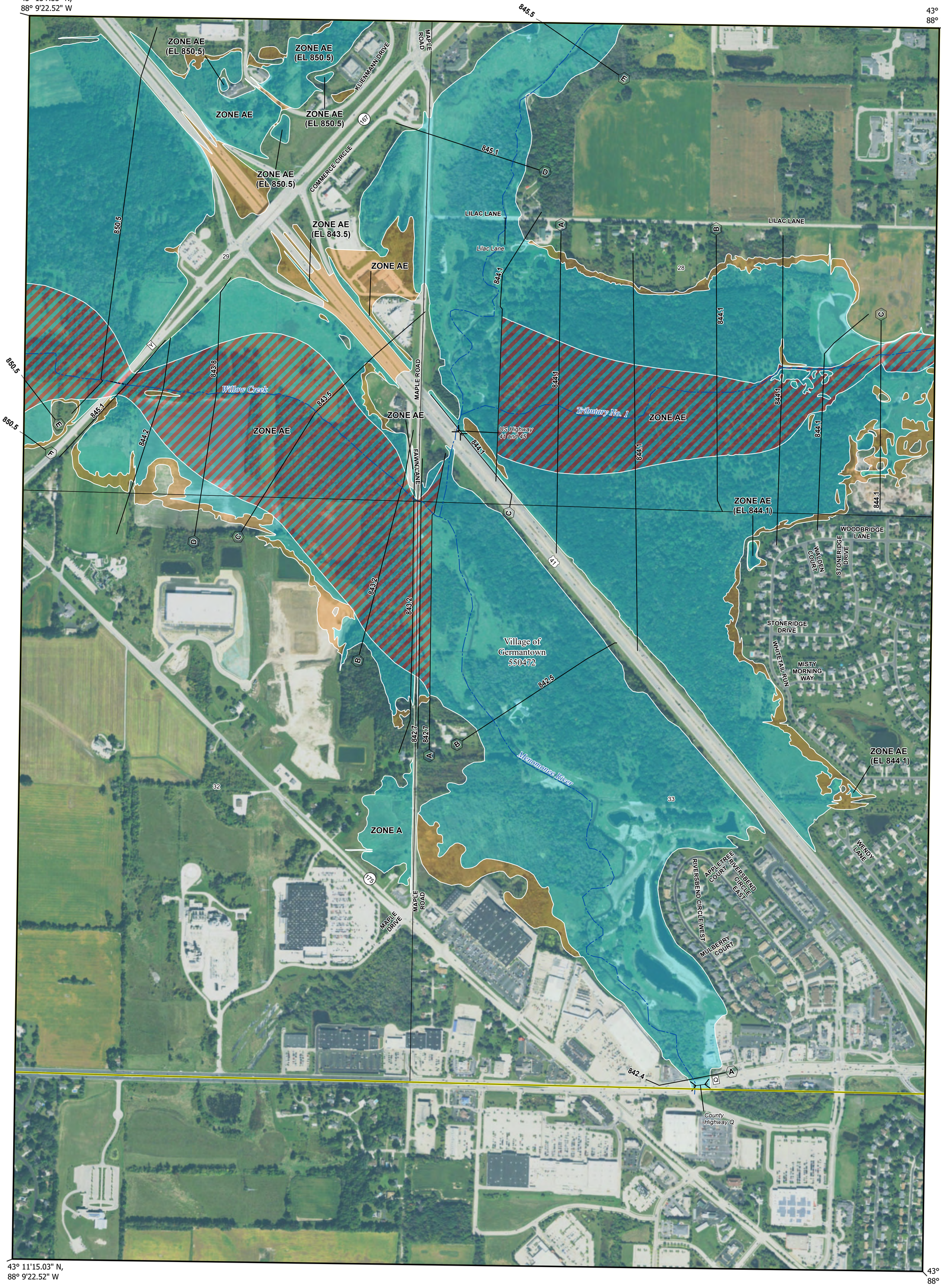
COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF RICHFIELD	550518	0358	F
VILLAGE OF GERMANTOWN	550472	0358	F

MAP NUMBER
55131C0358F
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

88°8'0"W

43° 13'7.53" N, 88° 9'22.52" W

43° 13'7.53" N, 88° 7'30.02" W



43° 11'15.03" N, 88° 9'22.52" W

43° 11'15.03" N, 88° 7'30.02" W

USGS, USDA

43°12'0"N

88°8'0"W

FLOOD HAZARD INFORMATION

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OTHER AREAS
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GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- 8 Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

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0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

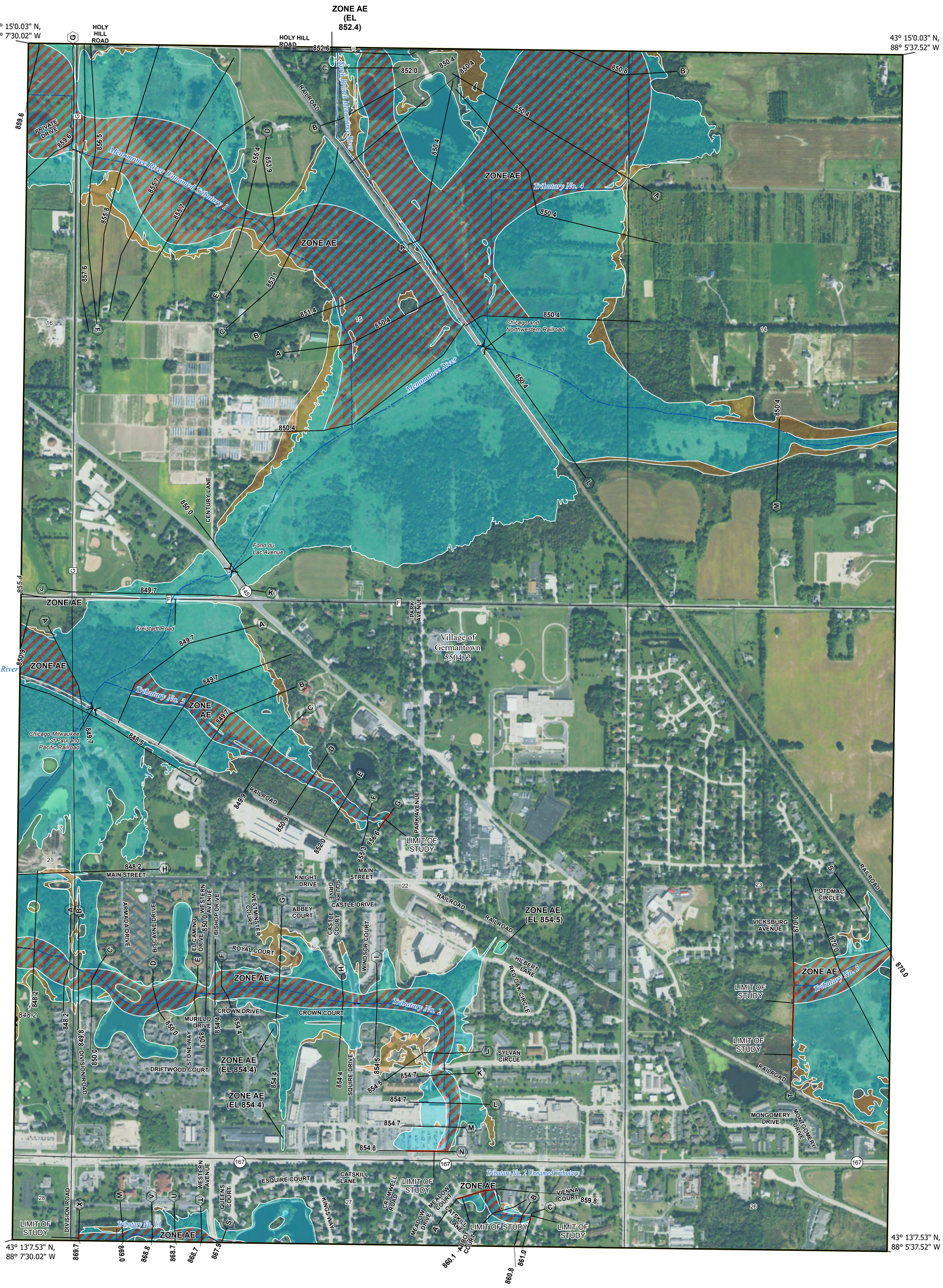
FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF GERMANTOWN	550472	0359	E

MAP NUMBER
55131C0359E
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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SPECIAL FLOOD HAZARD AREAS
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- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
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OTHER AREAS
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- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

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SCALE

N

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0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF GERMANTOWN	550472	0376	E

MAP NUMBER
55131C0376E
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

88°6'0"W

88°4'0"W

43° 15'0.03" N,
88° 5'37.52" W

ZONE A

43° 15'0.03" N,
88° 3'45.02" W

ZONE A

853.0

P

LIMIT OF STUDY

A

O

Lovers Lane

LOVERS LANE

853.7

B

13

Menomonee River

852.5

853.0

855.8

C

852.8

852.0

856.1

D

PLEASANT VIEW DRIVE

ZONE AE

856.8

Pleasant View Drive

852

14

856.9

E

857.6

857.4

F

N

857.6

G

857.6

858.8

A

B

ZONE AE

Tributary No. 5

H

859.6

C

857.8

D

860.0

858.9

F

I

1-PERCENT-ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE

E

863.2

863.2

J

F

863.2

Tributary No. 5 Overflow

863.2

863.2

Village of Germantown 550472

863.2

863.3

G

K

863.3

ZONE AE

L

863.3

864.0

1-PERCENT-ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE

865.9

N

863.3

M

COUNTRY AIRE DRIVE

866.0

23

O

24

870.0

0.2-PERCENT-ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE

866.9

ZONE AE

Q

RAILROAD

867.5

R

P

870.0

S

870

870

RAILROAD

167

26

25

167

857.0

849.8

North Crossway Channel

LIMIT OF STUDY

ZONE AE

W

V

43° 13'7.53" N,
88° 5'37.52" W

43° 13'7.53" N,
88° 3'45.02" W

USGS, USDA

88°4'0"W

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
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OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)

OTHER FEATURES

- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

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N

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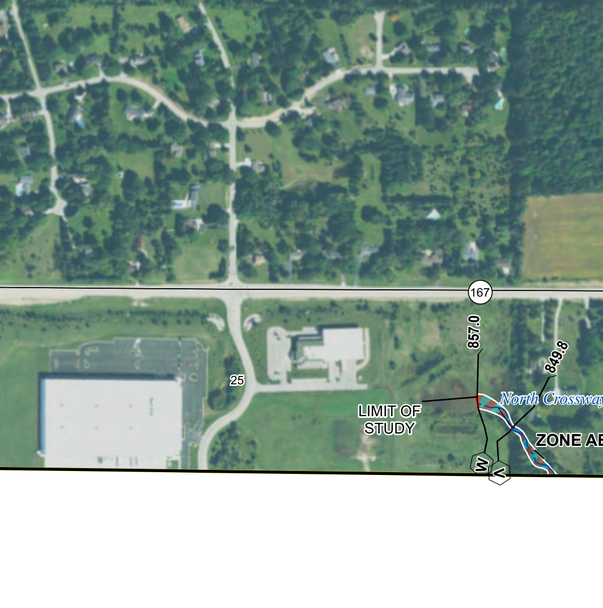
0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

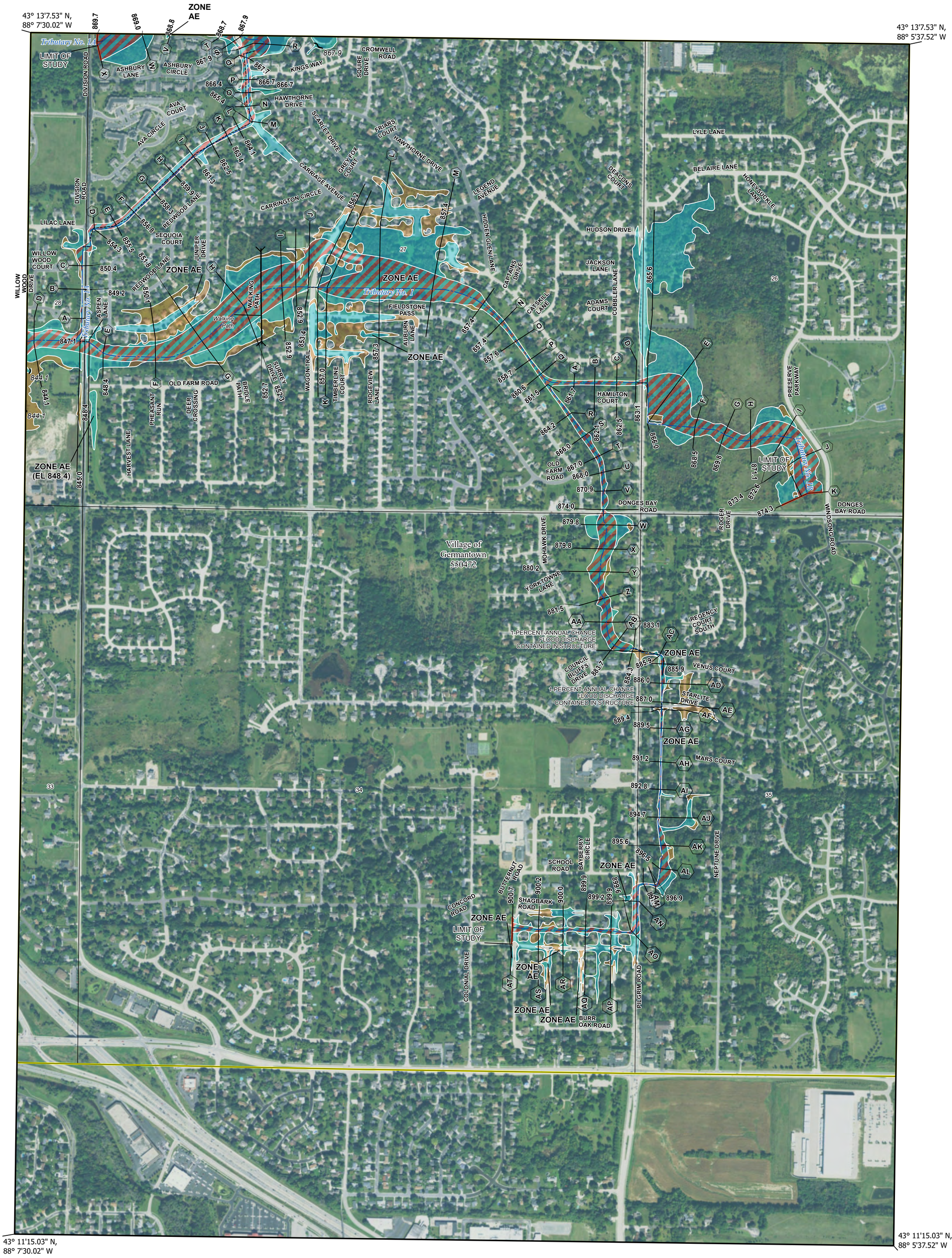
FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF GERMANTOWN	550472	0377	E

MAP NUMBER
55131C0377E
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024



FLOOD HAZARD INFORMATION

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0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

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NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

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FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
VILLAGE OF GERMANTOWN	550472	0378	E

MAP NUMBER
55131C0378E
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

FLOOD HAZARD INFORMATION

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0 250 500 1,000 1,500 2,000 feet

0 50 100 200 300 400 meters

Map Projection:
NAD 1983 HARN UTM Zone 16N
Vertical Datum: NAVD88

PANEL LOCATOR

*PANEL NOT PRINTED

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

WASHINGTON COUNTY WISCONSIN AND INCORPORATED AREAS

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CITY OF MILWAUKEE	550278	0379	E
VILLAGE OF GERMANTOWN	550472	0379	E

MAP NUMBER
55131C0379E
EFFECTIVE DATE
Prelim Issue Date: 03/20/2024

U.S. Department of Homeland Security
Washington, DC 20472

FEMA

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

November 12, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Bob Soderberg
Village President, Village of Germantown
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

Dear President Soderberg:

I commend you for the efforts that have been put forth in implementing the floodplain management measures for the Village of Germantown, Wisconsin, to participate in the National Flood Insurance Program (NFIP). As you implement these measures, I want to emphasize the following:

- a Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed for your community;
- the FIS and FIRM will become effective on February 20, 2026; and
- by the FIS and FIRM effective date, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office is required to approve the legally enforceable floodplain management measures your community adopts in accordance with Title 44 Code of Federal Regulations (CFR) Section 60.3(d).

As noted in FEMA's letter dated August 20, 2025, no significant changes have been made to the flood hazard data on the Preliminary and/or revised Preliminary copies of the FIRM for Washington County. Therefore, the Village of Germantown should use the Preliminary and/or revised Preliminary copies of the FIRM as the basis for adopting the required floodplain management measures. Final printed copies of the FIRM for the Village of Germantown will be sent to you within the next few months.

If you encounter difficulties in enacting the measures, I recommend you contact the Wisconsin Department of Natural Resources. You may contact Sarah Rafajko, CFM, the NFIP State Coordinator, by telephone at (608) 893-8710, in writing at 3550 Mormon Coulee Road, La Crosse, Wisconsin 54601, or by electronic mail at sarah.rafajko@wisconsin.gov.

The FEMA Regional staff in Chicago, Illinois, is also available to provide technical assistance and guidance in the development of floodplain management measures. The adoption of compliant

floodplain management measures will provide protection for the Village of Germantown and will ensure its participation in the NFIP. The Regional Office may be contacted by telephone at (312) 408-5500 or in writing. Please send your written inquiries to the Director, Mitigation Division, FEMA Region 5, at 536 South Clark Street, Sixth Floor, Chicago, Illinois 60605.

You may have already contacted the NFIP State Coordinator and/or the FEMA Regional Office, and may be in the final adoption process or recently adopted the appropriate measures. However, in the event your community has not adopted the appropriate measures, this letter is FEMA's official notification that you only have until February 20, 2026, to adopt and/or submit a floodplain management ordinance that meets or exceeds the minimum NFIP requirements, and request approval from the FEMA Regional Office by the effective date. Your community's adopted measures will be reviewed upon receipt and the FEMA Regional Office will notify you when the measures are approved.

I appreciate your cooperation to ensure that your community's floodplain management measures are approved by the FEMA Regional Office by February 20, 2026. Your compliance with these mandatory program requirements will enable your community to avoid suspension from the NFIP.

Additional information on community suspensions as proposed, other notices of current NFIP community status information, and details regarding updated publication requirements of community eligibility status information under the NFIP can be found on the Community Status Book section of our website at www.fema.gov/flood-insurance/work-with-nfip/community-status-book. Notices for scheduled suspension will be available on the National Flood Insurance Community Status and Public Notification section of our website at www.fema.gov/flood-insurance/work-with-nfip/community-status-book/public-notification. Individuals without internet access will be able to contact their local floodplain management official and/or NFIP State Coordinating Office directly for assistance.

Sincerely,

Rachel Sears, Director
Floodplain Management Division
Mitigation Directorate | FEMA

cc: Michael Chesney, Acting Regional Administrator, FEMA Region 5
Sarah Rafajko, CFM, NFIP State Coordinator, Wisconsin Department of Natural Resources
Jeff Retzlaff, Community Development Director, Village of Germantown

U.S. Department of Homeland Security
Washington, DC 20472

FEMA

August 20, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Dean Wolter
Village President, Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Community Name: Village of Germantown, Washington County, Wisconsin
Community No.: 550472
Map Panels Affected: See FIRM Index

Dear President Wolter:

This is to notify you of the final flood hazard determination for Washington County, Wisconsin and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on February 20, 2026. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This

includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);

2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or

3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877)

336-2627 (877-FEMA MAP) or by visiting the Map Service Center at https://www.msc.fema.gov. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Sarah Rafajko, NFIP State Coordinator for Wisconsin by telephone at (608) 893-8710. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region V at (312) 408-5500 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at https://www.fema.gov/flood-maps.

Sincerely,

David N. Bascom

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

Enclosure:
Final SOMA

cc: Community Map Repository
Jeff Retzlaff, Community Development Director, Village of Germantown

FINAL SUMMARY OF MAP ACTIONS

Community: GERMANTOWN, VILLAGE OF Community No: 550472

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on February 20, 2026.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

FINAL SUMMARY OF MAP ACTIONS

Community: GERMANTOWN, VILLAGE OF Community No: 550472

2A. LOMCs on Revised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	86-05-0734W	06/20/1986	W207 N13465 FAWN COURT	5504720004B	55131C0268F
LOMA	88-05-1404W	12/09/1988	N. 116 W. 16686 MAIN STREET	5504720008B	55131C0376E
LOMA	95-05-910A	06/19/1995	W170 N11435 ARMADA DRIVE	5504720008B	55131C0376E
LOMR-F	96-05-2562A	10/04/1996	LOT 191 - HATHORNE MEADOWS ADDITION NO. 2	5504720008B	55131C0378E
LOMR-F	99-05-6616A	09/19/2000	W 118 N 1070 MAPLE ROAD	5504720007B 5504720010B	55131C0359E
LOMR-F	03-05-3125A	12/31/2003	A PORTION OF SECTION 25, T9N, R20E	5504720009B	55131C0377E 55131C0379E
LOMA	04-05-A590A	09/15/2004	WILLOW WOOD SUBDIV -- N107 W17252 WILLOW COURT	5504720011B	55131C0378E
LOMA	06-05-BM94A	07/25/2006	PRAIRIE GLEN, LOT 8 -- W125 N10955 STRAWGRASS LANE (WI)	5504720009B	55131C0379E
LOMR-F	06-05-BZ48A	01/11/2007	BLDGS. 9 & 16, ADDENDUM NO. 1 TO ASHBURY WOODS -- N110 W16906 & N 169 W11079 ASHBURY LANE (WI)	5504720008B	55131C0376E 55131C0378E
LOMA	08-05-2451A	03/28/2008	PORTION OF SECTION 22, T9N, R20E -- N116 W16800 MAIN STREET	5504720008B	55131C0376E
LOMA	08-05-4435A	07/31/2008	GLENWOOD PARK, BLOCK 1, LOT 11 -- W157 N9822 GLENWOOD ROAD	5504720011B	55131C0378E
LOMA	12-05-1198A	12/08/2011	LOT 192, HAWTHORNE MEADOWS ADDITION NO. 2 -- N109W16760 HAWTHORNE DRIVE	5504720008B	55131C0378E
LOMA	12-05-3302A	02/29/2012	Lot 55, Meadow Creek Crossing Subdivision - W175N9963 Wendy Lane	5504720011B	55131C0359E
LOMA	12-05-9091A	01/03/2013	MEADOW CREEK CROSSING, LOT 70 -- N100W17543 WHITETAIL RUN	5504720011B	55131C0359E
LOMA	13-05-6795A	07/16/2013	W156N9878 PILGRIM ROAD	5504720011B	55131C0378E
LOMA	14-05-2978A	01/27/2014	Lot 2, Block 12, Old Farm Annex No. 1 at Germantown Subdivision - W165 N10732 Wagon Trail	55131C0378D	55131C0378E

FINAL SUMMARY OF MAP ACTIONS

Community: GERMANTOWN, VILLAGE OF Community No: 550472

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-05-3558A	02/12/2014	Lot 104, Cedar Hills II Subdivision - N109 W16812 Hawthorne Drive	55131C0378D	55131C0378E
LOMA	14-05-2871A	02/25/2014	LOT 105, CEDAR HILLS II - N109W16834 HAWTHORNE DRIVE	55131C0378D	55131C0378E
LOMA	14-05-4365A	03/18/2014	PARCEL 1, CERTIFIED SURVEY MAP NO. 5065 -- N106 W17385 WILDFLOWER LANE	55131C0359D	55131C0359E
LOMA	14-05-5233A	04/09/2014	Lot 1, Block 1, Hickory Hills Subdivision - W156N9895 Pilgrim Road	55131C0378D	55131C0378E
LOMR-F	15-05-1278A	02/19/2015	CERTIFIED SURVEY MAP NO. 6562, LOTS 1 - 3 -- N96 W18034 & N96 W17990 COUNTY LINE ROAD	55131C0359D	55131C0359E
LOMA	15-05-3371A	04/10/2015	GLENWOOD PARK, BLOCK 2, LOT 14 -- N98W15816 CONCORD ROAD	55131C0378D	55131C0378E
LOMA	15-05-2240A	04/17/2015	CSM 2453, PARCEL 3 --N114 W16050 SYLVAN CIRCLE (NE & NW GARAGES)	55131C0376D	55131C0376E
LOMA	15-05-6081A	07/21/2015	Lot 9, Willow Wood Subdivision - N106 W17321 Wildflower Lane	55131C0378D	55131C0378E
LOMA	16-05-2097A	01/11/2016	Lot 8, Willow Wood Subdivision - W106 N17355 Wildflower Lane	55131C0378D	55131C0378E
LOMA	19-05-1097A	01/04/2019	WILLOW WOOD, LOT 10 -- N106W17261 WILDFLOWER LANE	55131C0378D	55131C0378E

2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-05-9638A	11/27/2012	W124N13185 WASAUKEE ROAD	5504720006B	55131C0289E
LOMA	18-05-3567A	05/22/2018	CSM NO. 5018, PARCEL 2 -- N136 W13835 BONNIWELL ROAD	55131C0290D	55131C0289E

FINAL SUMMARY OF MAP ACTIONS

Community: GERMANTOWN, VILLAGE OF Community No: 550472

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	86-05-1190W	09/12/1986	LOT 2, BLOCK 3 - WOODSIDE ACRES	4
LOMR-F	95-05-2144A	11/21/1995	W167 N10981 WESTERN AVENUE	3
LOMA	02-05-0196A	10/24/2001	PORTION OF SECTION 16, T9N, R20E; NORTH 120 WEST 17740 FREISTADT ROAD	4
LOMA	02-05-2811A	06/12/2002	PART OF SECTION 33, T9N, R20E	4
LOMA	05-05-0683A	12/08/2004	PORTION OF SECTION 9, T9N, R20E	3
LOMA	07-05-2242A	03/27/2007	GLENWOOD PARK, BLOCK 2, LOT 8 -- N98 W15725 SHAGBARK ROAD (WI)	3
LOMA	13-05-1693A	12/05/2012	Lot 12, Block 2, Glenwood Park Subdivision - N98 W15878 Concord Road	2
LOMA	13-05-6595A	06/28/2013	Lot Lot 1, Certified survey map no. 5055 Subdivision - w195 n13595 fond du lac avenue	2
LOMA	13-05-8168A	11/26/2013	UNITS 1-10, LAKE PARK FOREST CONDOMINIUM -- MULTIPLE ADDRESSES ON CROWN COURT EAST	4
LOMA	14-05-3189A	01/30/2014	Lot 73, Esquire Estates Subdivision - W167 N11005 Western Ave.	2

FINAL SUMMARY OF MAP ACTIONS

Community: GERMANTOWN, VILLAGE OF Community No: 550472

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	14-05-5093A	04/03/2014	Lot 72, Resubdivision of Lot 68 of Esquire Estates Subdivision - W167 N11017 Western Avenue	2
LOMA	25-05-0536A	02/24/2025	CERTIFIED SURVEY MAP 6501, OUTLOT 1 -- LANNON ROAD	5

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	14-05-3897A	03/11/2014	CSM 2453, PARCELS 1 THROUGH 3 -- N114 W16020, N114 W16045, N114 W16050 & N114 W16080 SYLVAN CIRCLE	55131C0376D	55131C0376E

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner. Resolutions to Approve Minor Amendments to the Sutton Farm Planned Development District (PDD) and Preliminary Subdivision Plat. (ACTION)

SUBMITTED BY: Jordan Yanke, Associate Planner

SUMMARY EXPLANATION:

Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner. Application for an amendment to the "Sutton Farm" Planned Development District (PDD) and Preliminary Subdivision Plat, for property located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the Lannon Gateway Neighborhood.

ATTACHMENT:

1. STAFF REPORT_SUTTON FARM_PDD & PRELIMINARY PLAT AMENDMENT
2. RESOLUTION NO. XX-2025_SUTTON FARM PDD AMENDMENT
3. RESOLUTION NO. XX-2025_PRELIMINARY PLAT (SUTTON FARM) AMENDMENT
4. APPLICATION
5. PROJECT NARRATIVE
6. SUTTON FARM_GENERAL DEVELOPMENT PLAN (GDP)_AMENDED
7. SUTTON FARM_GENERAL DEVELOPMENT PLAN (GDP)_INITIAL
8. SUTTON FARM_PRELIMINARY SUBDIVISION PLAT_AMENDED
9. SUTTON FARM_PRELIMINARY SUBDIVISION PLAT_INITIAL
10. SUTTON FARM_ZONING PLAN
11. SUTTON FARM_LANDSCAPE PLAN
12. SUTTON FARM_OPEN SPACE PLAN
13. STAFF REPORT_SUTTON FARM PDD REZONE & PRELIMINARY PLAT_07.07.25
14. RESOLUTION 11-2025_SUTTON FARM PDD
15. RESOLUTION 12-2025_PRELIMINARY SUBDIVISION PLAT
16. ORDINANCE 16-2025_REZONING

STAFF RECOMMENDATION:

APPROVE staff's recommendation that the proposed Planned Development District (PDD) amendment constitutes a "*minor*" change to the Sutton Farm PDD, meaning that the Plan Commission recommendation can be considered by the Village Board without a public hearing.

APPROVE the proposed Planned Development District (PDD) amendment by Home

Path Financial, LP, to the “Sutton Farm” PDD, subject to (1) condition.

APPROVE the Preliminary Subdivision Plat amendment for “Sutton Farm”, subject to (1) condition.

ACTION BY COMMITTEE:

Plan Commission recommended to **APPROVE** staff’s recommendation that the proposed Planned Development District (PDD) amendment constitutes a “*minor*” change to the Sutton Farm PDD, meaning that the Plan Commission recommendation can be considered by the Village Board without a public hearing.

Plan Commission recommended to **APPROVE** the proposed Planned Development District (PDD) amendment by Home Path Financial, LP, to the “Sutton Farm” PDD, subject to (1) condition.

Plan Commission recommended to **APPROVE** the Preliminary Subdivision Plat amendment for “Sutton Farm”, subject to (1) condition.

PLANNED DEVELOPMENT DISTRICT (PDD) & PRELIMINARY SUBDIVISION PLAT AMENDMENT

12/15/25 Village Board Meeting

Home Path Financial, LP / Mohrhusen Family Farm, LLC

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

SUMMARY

Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner. Application for an amendment to the "Sutton Farm" Planned Development District (PDD) and Preliminary Subdivision Plat, for property located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the *Lannon Gateway Neighborhood*.

Property Location: Lannon Road (CTH Y) @ County Line Road (CTH Q)

Applicant/Owner:

Home Path Financial, LP
5116 N 126TH Street
Butler, WI 53007

Mohrhusen Family Farm, LLC
P.O. Box 99
Menomonee Falls, WI 53052

Current Zoning: Rs-7: Single-Family & Rm-2 Multi-Family with Planned Development District (PDD) Overlay

Adjacent Land Uses		Zoning
North	Agricultural/Residential	A-1/A-2
South	Residential (Men. Falls)	N/A
East	Institutional	I
West	Agricultural/Residential	A-1/A-2/Rs-2/Rs-4

Background

Home Path Financial, LP, Agent for Mohrhusen Family Farm, LLC, Property Owner. Application for an amendment to the "Sutton Farm" Planned Development District (PDD) and Preliminary Subdivision Plat, for property located at the northeast corner of Lannon Road (CTH Y) @ County Line Road (CTH Q) in the *Lannon Gateway Neighborhood*.

In July 2025, the Village approved a rezoning application to create a Planned Development District (PDD) and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood known as “Sutton Farm”. The development was approved with 171 single-family units and 102 multi-family units. A condition of approval specified that prior to recording of the preliminary plat, the proposed access/intersection locations, recommended turn-lane, and traffic control improvements as detailed in the Traffic Impact Analysis (TIA) submitted by the developer, shall be approved/accepted by the appropriate jurisdiction governing each roadway.

Since approval was granted by the Village, the applicant has worked with the Washington County Highway Department based on a concern they had related to site distance applicable to the proposed access road from the development to Lannon Road. To alleviate this concern, the applicant has proposed a shift of the access road where it intersects Lannon Road approximately 200 feet north. Due to this change, an amendment to the Planned Development District (PDD) and Preliminary Subdivision Plat is required and was submitted by the applicant for review and approval.

Proposal

<u>PDD & Preliminary Plat Amendment</u>

At this time, Home Path Financial, LP, agent for the property owner, has submitted a proposal to amend the Sutton Farm PDD/preliminary plat to:

- Shift access road to Lannon Road approximately 200 feet north, which also includes a slight adjustment to internal lots and street arrangement.
- Shift sanitary sewer easement in southeast corner of development 50 feet to the north of the property at N96 W19602 County Line Road.
- Increase open space from 28 acres to 28.8 acres.

These changes require the following minor PDD amendments to the adopted General Development Plan (GDP) and list of conditions and restrictions for the Sutton Farm PDD:

1. Revise Condition #1 of Resolution No. 11-2025 (A Resolution Adopting Conditions and Restrictions for the Sutton Farm PDD) to reference the amended General Development Plan (GDP) dated November 10, 2025; and
2. Revise Condition #4 of Resolution No. 11-2025 (A Resolution Adopting Conditions and Restrictions for the Sutton Farm PDD) to specify a maximum of one-hundred sixty-nine (169) single-family dwelling units instead of one-hundred seventy-one (171) units; and
3. Revise Condition #11 of Resolution No. 11-2025 (A resolution Adopting Conditions and Restrictions for the Sutton Farm PDD) to the following:

    Modifications to the Rs-7: Single-Family Residential District:

    a. Reduce maximum Residential Density from 4.4 DU/acre to ~~2.4~~ 2.3

DU/acre.

Modifications to the Rm-2: Multi-Family Residential District:

a. Reduce maximum Residential Density from 8.0 DU/acre to ~~5.9~~ 6.1 DU/acre.

In addition to the above PDD changes, the applicant submitted an amended Preliminary Subdivision Plat showing the revised road configuration and associated impacts to the layout of the subdivision for review and consideration. Under this amendment, Condition #10 of the initial approval document, Resolution No. 12-2025 (A Resolution Approving a Preliminary Subdivision Plat "Sutton Farm") would be revised to reference the amended General Development Plan (GDP) dated November 10, 2025, for consistency between the GDP and preliminary plat.

Staff Comments

Community Development: Planning and Zoning

Changes to a Planned Development District (PDD) go through the PDD amendment process requiring Plan Commission and Village Board approval. As stated in Section 17.27 of the Zoning Code, the overall intent of the Planned Development District (PDD) is to "*…permit greater flexibility… more creative design… while providing a higher level of amenities… while providing the Village with assurances that the project will retain the character envisioned at the time of approval.*"

As required under Section 17.27(9) of the Zoning Code, the Plan Commission must determine if the proposed amendment to the Sutton Farm PDD is "*minor*" or if the proposed changes are significant enough to "*… materially affect the intended design of the project and the impact of the project on neighboring uses.*" A finding that the amendment is a "minor" change means that the Plan Commission recommendation can be considered by the Village Board without a public hearing. However, a finding that the proposal rises to the level of a "substantial" change requires a public hearing before the Village Board renders a decision on the proposed changes.

Regarding the proposed amendment to the Sutton Farm PDD, it is staff's opinion and recommendation that the proposed changes constitute a "*minor*" change and do not rise to a significant level that would warrant a public hearing. Concurrent with the proposal for the change to the PDD, the Preliminary Subdivision Plat amendment incorporating the revised road configuration and associate layout can be approved.

Staff supports the PDD/preliminary plat amendment application as the proposed changes will alleviate a safety concern regarding site visibility pertaining to traffic movement to/from Lannon Road at the originally approved western access point to the subdivision. The changes will also reduce potential impacts on residents that live on the west side of Lannon Road as it pertains to glare from headlights when vehicles are exiting the subdivision via Lannon Road. Finally, the changes will increase open space and slightly lower the residential density that was originally approved for the development.

VILLAGE STAFF RECOMMENDATIONS

APPROVE staff's recommendation that the proposed Planned Development District (PDD) amendment constitutes a "*minor*" change to the Sutton Farm PDD, meaning that the Plan Commission recommendation can be considered by the Village Board without a public hearing.

APPROVE the proposed Planned Development District (PDD) amendment by Home Path Financial, LP, to the "Sutton Farm" PDD, subject to the following condition:

1. The proposed amendment shall be codified into an appropriate resolution amending the current list of conditions and restrictions contained in Resolution No. 11-2025 (A Resolution Adopting Conditions and Restrictions for the Sutton Farm PDD) to be considered for approval by the Village Board.

APPROVE the Preliminary Subdivision Plat amendment for "Sutton Farm", subject to the following condition:

1. The proposed amendment shall be codified into an appropriate resolution amending the current list of conditions contained in Resolution No. 12-2025 (A Resolution Approving a Preliminary Subdivision Plat "Sutton Farm") to be considered for approval by the Village Board.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. _____-2025

A RESOLUTION TO AMEND THE GENERAL DEVELOPMENT PLAN AND CONDITIONS AND RESTRICTIONS FOR THE SUTTON FARM PLANNED DEVELOPMENT DISTRICT ("SUTTON FARM 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 17.24(4) of the Village of Germantown Municipal Code allows for the adoption of and amendments to a specific set of conditions and restrictions for a Planned Development District (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning districts, as well as allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation, and maintenance of the proposed development in the General Development Plan; and

WHEREAS, in 2025, after conducting a public hearing of the petition of Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner, and considering the recommendation of the Plan Commission, the Village Board created the "Sutton Farm Planned Development District" to regulate land use and development of approximately 88.3 acres of land at the northeast corner of the Lannon Road (CTH Y) and County Line Road (CTH Q) intersection; and

WHEREAS, the Village Board adopted Resolution No. 11-2025 adopting a General Development Plan and a set of specific conditions and restrictions to guide residential land uses and development within the Sutton Farm Planned Development District; and

DRAFT

WHEREAS, in 2025, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner, proposed a series of amendments to the General Development Plan and to the set of conditions and restrictions for the Sutton Farm Planned Development District that would allow the development of a 271-unit single-family and multi-family residential community; and

WHEREAS, the Plan Commission held a public meeting and discussed the proposed amendments on December 8, 2025, and after considering any comments received and the Village staff report & recommendation did take formal action to recommend approval of the proposed amendments subject to the modification of several conditions and restrictions to the Sutton Farm Planned Development District; and

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby adopts the following amended specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B dated ~~June 23~~ November 10, 2025) establishes the basic parameters for development within the Sutton Farm PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering, and recreational trails. While all development within the Sutton Farm PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat, condominium plat, and site plan.

2. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional, and Temporary Uses allowed within the Sutton Farm PDD shall be as set forth in the Rs-7: Single-Family Residential (Section 17.20) and Rm-2: Multi-Family Residential (Section 17.23) Zoning Districts of the Zoning Code and in accordance with the Sutton Farm Zoning Plan (dated March 31, 2025). A future well site for the Village shall also be an allowed use and generally positioned in accordance with the well site location depicted per the General Development Plan.

3. **ACCESS**. Public road/driveway access to the Sutton Farm PDD shall be limited only to the proposed public streets to/from Lannon Road (CTH Y) and County Line Road (CTH Q) as shown on the GDP, and that except for the potential well site, no direct access to Lannon Road or County Line Road from any lot or outlot shall be allowed.

4. **RESIDENTIAL DENSITY, UNIT SIZE, AND TYPE**. The project shall include a maximum of one-hundred ~~seventy-one (171)~~ sixty-nine (169) single-family dwelling units (includes paired units) on individual platted lots ranging in size from 6,825 square feet to 16,092 square feet, and, no more than one-hundred two (102) multi-family dwelling attached townhome units in residential buildings containing no more than five (5) townhome dwelling units per building. Development of the single-family

residential areas shall be approved consistent with and pursuant to the Village's subdivision platting procedures.

5. **SITE PLAN APPROVAL REQUIRED**. Development of the multi-family attached townhomes shall be consistent with and pursuant to the Village's Site Plan and Condominium Plat procedures.

6. **ARCHITECTURAL DESIGN AND BUILDIGN MATERIALS**. Final architecture design and exterior materials of all residential structures shall be consistent with the conceptual elevation drawings and building/home portfolio documents included with the Developer's General Development Plan submittal package, and attached hereto as Exhibit C.

7. **COMMON AREA/OPEN SPACE OWNERSHIP AND MAINTENANCE**. All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Development Agreement. Details regarding intended use of and improvements to (if any) the common open space areas, including the 0.85-acre internal/central park and pedestrian paths, shall be provided by the Developer and included in the Development Agreement.

8. **STREET IMPROVEMENTS, INTERIOR ROAD CONSTRUCTIONS, AND OWNERSHIP**. All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works and Highways Committee.

9. **PEDESTRIAN CIRCULATION**. The Developer shall install neighborhood trails in the form of low-impact woodchip mowed pedestrian paths in accordance with the General Development Plan. The construction of sidewalks along all internal roadways intended for dedication to the Village shall be required as directed by the Village's Public Works and Highways Committee. A sidewalk extending along the County Line Road frontage and connecting to Lannon Road shall be evaluated and constructed as set forth in the Development Agreement, if feasible.

10. **SPECIFIC LIGHTING AND LANDSCAPING PLANS**. The Developer shall submit detailed lighting, street tree, and landscaping plans (for any common area improvements and the required 30' perimeter buffer) to the Plan Commission and Village Forester for review and approval prior to final plat approval as set forth in the Development Agreement. Lighting and landscaping including the installation of street trees shall comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers such as the required 30' perimeter buffer, and street trees. Street lighting shall be installed at all access entrances/intersections along Lannon Road (CTH Y) and County Line Road (CTH Q), and, at all internal road intersections within the development unless otherwise approved by the Village's Public Works and Highways

Committee. Individual lot landscaping and lighting of the multi-family attached townhome areas shall be installed as required under the Village's Subdivision Code (or as part of site plan approval by the Plan Commission for the attached townhomes areas).

11. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS**. Unless otherwise modified as set forth below, all development and buildings shall be in accordance with the lot, building, and other applicable bulk requirements set forth in the applicable underlying Rs-7: Single-Family Residential or Rm-2: Multi-Family Residential Zoning Districts and other applicable Zoning Code regulations:

    Modifications to the Rs-7: Single-Family Residential District:
    a. Reduce maximum Residential Density from 4.4 DU/acre to ~~2.4~~ 2.3 DU/acre.
    b. Reduce minimum Lot Width from 80 feet to 56 feet.
    c. Reduce minimum Lot Area from 10,000 sqft to 6,825 sqft.
    d. Reduce minimum Side Yard Setback from 10 feet to 8 feet.
    e. Increase Rear Yard Setback from 25 feet to 30 feet (applicable to flagship/pathway home lots only).
    f. Increase minimum Dwelling Size from 1,200 sqft for 3-bedroom to 1,450 sqft.
    g. Increase minimum Dwelling Size from 1,200 sqft for 4-bedroom to 1,690 sqft.

    Modifications to the Rm-2: Multi-Family Residential District:
    a. Reduce the maximum Residential Density from 8.0 DU/acre to ~~5.9~~ 6.1 DU/acre.
    b. Eliminate the minimum Lot Area requirement to allow the clustering of the attached townhome units and develop as a condominium.
    c. Reduce the minimum Front Yard Setback from 35 feet to 25 feet.
    d. Reduce the minimum Side Yard Setback from 25 feet to a combined total of 25 feet.
    e. Reduce the minimum Rear Yard Setback from 35 feet to 25 feet.
    f. Increase the maximum Number of Stories from 2.5 to 3.0 on the rear elevation.
    g. Increase minimum Dwelling Size from 800 sqft for 2-bedroom to 1,650 sqft.
    h. Increase minimum Dwelling Size from 1,000 sqft for 3-bedroom to 1,750 sqft.
    i. Increase minimum Dwelling Size from 1,000 sqft for 4-bedroom to 2,200 sqft.

12. **DEVELOPMENT AGREEMENT REQUIRED**. The Development Agreement shall be reviewed by the Public Works and Highways Committee and approved by the Village Board. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping mandated under Section 17.43(5) of the Zoning Code.

13. **GARBAGE AND RECYCLING COLLECTION**. Unless mutually agreed to between the Developer and the Village as set forth in the Development Agreement, the provisions of Village Code Section 11.08 pertaining to garbage and recycling collection for multi-family structures containing five (5) or more units shall apply.

14. **BLASTING**. The Developer shall receive Village approvals for blasting permits prior to commencing any blasting activities. All blasting activities shall comply with all Federal, State, and local requirements.

15. **EXPIRATION**. The Developer shall obtain all necessary approvals and permits from the Village and other agencies in a timely manner consistent with a general development phasing plan set forth in the Development Agreement. If construction of the public improvements has not commenced within two (2) years after the date of PDD approval and continued toward completion, the Village may determine that the approvals and provisions granted under this PDD resolution and General Development Plan have expired and are null and void, unless an extension of said approvals and provisions is granted by the Village pursuant to the procedures under Section 17.43(11) and (11a) of the Zoning Code. If this requirement is not satisfied, the Sutton Farm PDD and General Development Plan (GDP) shall become null and void, and the property shall revert back to the previous A-1: Agricultural Zoning District.

16. **APPLICABILITY OF MUNICIPAL CODE**. Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the Sutton Farm PDD. In the event a requirement, restriction, or limitation set forth herein conflicts with a similar requirement, restriction, or limitation found in another section of the Municipal Code, the most stringent requirement, restriction, or limitation shall apply.

Adopted: December 15, 2025

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

EXHIBIT A

Sutton Farm Planned Development District (PDD)
Metes and Bounds Legal Description

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P, SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Planned Development District (PDD)
General Development Plan
(See Attached General Development Plan Dated November 10, 2025)

EXHIBIT C

Sutton Farm Architectural Design and Building Materials
(See Attached Elevations and Building/Home Portfolio Products)

Home Product Offering-Flagship

Home Product Offering-Pathway

Home Product Offering-Ranch Villas

Front Elevation
Scale: 3/16" = 1'-0"

TYPE 1 - FRONT ELEVATION
Character Elevation

The drawings presented are illustration of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

BSB DESIGN

Rear Elevation

TYPE 1 - REAR ELEVATION
Character Elevation

BSB DESIGN

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

Front Elevation
Scale: 3/16" = 1'-0"

TYPE 3 - FRONT ELEVATION
Character Elevation

BSB DESIGN

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

TYPE 3 - REAR ELEVATION

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2024 BSB Design, Inc.

TYPE 2 - FRONT ELEVATION
Character Elevation

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. _____-2025

A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT AMENDMENT ("SUTTON FARM")

WHEREAS, the subject land as described in Exhibit A attached to this Resolution is within the Village of Germantown, who has adopted subdivision plat review authority per Chapter 236.45 of the Wis. Stats.; and

WHEREAS, in 2025, after conducting a public meeting/hearing of the petition of Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner, and considering the recommendation of the Plan Commission, the Village Board adopted Resolution No. 12-2025 approving a Preliminary Subdivision Plat for the "Sutton Farm" subdivision at the northeast corner of the Lannon Road (CTH Y) and County Line Road (CTH Q) intersection; and

WHEREAS, in 2025, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner has requested approval of a Preliminary Subdivision Plat Amendment known as "Sutton Farm" as prepared by Foth Infrastructure & Environment, LLC, and attached and incorporated into this Resolution as Exhibit B, to make slight modifications to the internal street and lot configuration and adjust a sanitary sewer easement; and

WHEREAS, the Plan Commission held a public meeting and discussed the proposed amendment on December 8, 2025, and after considering any comments received and the Village staff report & recommendation did take formal action to recommend approval of the proposed amendment; and

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby approves the Preliminary Subdivision Plat Amendment for "Sutton Farm", subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed "Sutton Farm Planned Development District" by the Village Board.

2. Prior to recording of the preliminary plat, the Washington County Highway Department and Waukesha County Department of Public Works shall approve/accept the Traffic Impact Analysis (TIA) submitted by the Developer, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.

3. Prior to recording of the preliminary plat, the Developer shall obtain written approval/acceptance from the Wisconsin Department of Administration (DOA) that they have "no objections" to the proposed preliminary plat.

DRAFT

4. Developer shall enter into a Development Agreement 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).

5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.

7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.

8. All items, issues and technical requirements identified in the May 16, 2025, review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.

9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025, and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.

10. The preliminary plat shall be revised to be consistent with the street and lot configuration shown per the revised General Development Plan (dated ~~June 23~~ November 10, 2025) prior to recording of the preliminary plat.

Adopted: December 15, 2025

_____
Robert A. Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk

EXHIBIT A

Sutton Farm Preliminary Subdivision Plat
Metes and Bounds Legal Description

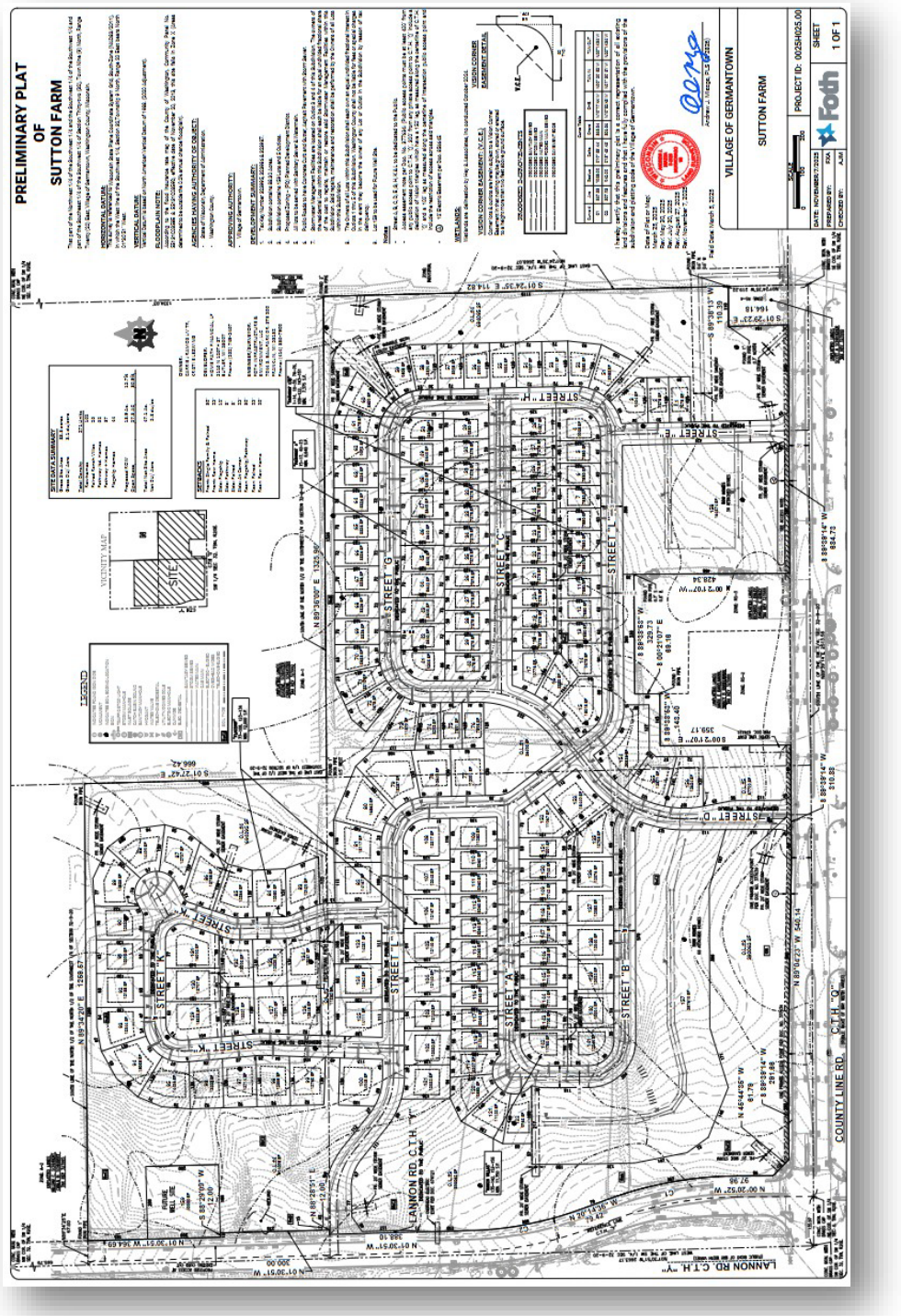
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P, SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Preliminary Subdivision Plat (Amended)
(See Attached Preliminary Subdivision Plat dated November 7, 2025)



Village of Germantown ...Willkommen

Fee Must Accompany Application

☒ $820 Paid ✓ Date 11/12/25 CHK#2735

☐ $200 PC Consultation Only

Paid _____ Date _____

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:
Home Path Financial Limited Partnership
ATTN: William Gentil
Address: 5116 N 126th St
Butler, WI 53007
Phone: 414-312-3345
FAX:
E-Mail: wgentil@myhomepath.com

PROPERTY OWNER(S):
Mohrhusen Family Farm, LLC; et al
Dittmar Realty, Inc. ATTN: Kevin Dittmar
Address: PO Box 98
Menomonee Falls, WI 53052
Phone: 414-870-5810
FAX:
E-Mail: cdunn@drilots.com

PDD Name & Resolution No.:

Sulton Farm

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

Attach separate legal description if necessary

See attached Legal Description

Check all that apply:

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

RECEIVED
NOV 12 2025
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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

Attach Revised Plan(s) or Separate Pages as Necessary

Please see attached Project Narrative

Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

The adjustment to the approved Preliminary Plat was due to a request by the County to shift the western access road connection to Lannon Road/CTH Y north approximately 200'. This also satisfies a request by the neighbors to the west of Lannon Road to minimize the impact of traffic, light and noise to their homes. This adjustment caused the lot and neighborhood street arrangement to change. We also sifted the sanitary sewer easement on the southeast corner of the site north 50' to avoid impacting our neighbor at 19602 County Line Road. These changes reduced the density by 2 units (1 duplex building). These changes reduced the density from 273 unit to 271 and increased the open space from 28 to 28.8 acres.

See attached plans for more detail.

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:
  - Exterior boundary of the land subject of the map amendment
  - 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):

WS 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;

WS 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;

WS 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)

11/12/25
Applicant/Agent Date

Applicant/Agent Date

Kevin S Dittmar 11/13/25
Property Owner Date

Property Owner Date

Authentisign ID 425F9F9A-3A0B-F011-90CE-00224822F75A

Village of Germantown ...Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined
Under 10 lots $4,575
11-25 lots $5,600
26-50 lots $6,625
Over 51 lots $7,650

☐
☐
☐
☒

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT
Home Path Financial Limited Partnership
ATTN: Ken Frank
5116 N 126th St
Butler, WI 53007
Phone (262) 328-4939
Fax ( )
E-Mail kfrank@myhomepath.com

PROPERTY OWNER
Mohrhusen Family Farm, LLC; et al
Dittmar Realty, Inc. ATTN: Kevin Dittmar
PO Box 99
Menomonee Falls, WI 53052
Phone (414) 870-5810
cdunn@drilots.com

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER(S)
Property on Northeast corner of County Line Road and Lannon Road	GTNV_323995, GTNV_323986 and GTNV_323987

3

READ AND INITIAL THE FOLLOWING:

KF I understand that the Subdivision Plat is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

KF If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

KF I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

KF I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Authentisign
Ken Frank 03/27/25
Applicant Date

Kevin S. Dittmar 3/27/25
Owner Date
Kevin S. Dittmar, President of Dittmar Realty, Inc. Manager of Mohrhusen Family Farm, LLC

A. Project Summary

Total Site Area	88.3 acres
Total Residential Units	271
P.E.C.	0.0
169 Single Family & Duplex	71.5 gross acres
102 Attached Homes	16.8 gross acres
Gross Density	3.1 acres
Open Space	28.8 acres
Net overall Res. Density	4.6 du/ac
Net Single Family Density	2.3 du/ac
Net Attch'd Home Density	6.1 du/ac
Public R.O.W.	13.6 acres

B. Request for Action

Amended Preliminary Plan Approval

The adjustment to the approved Preliminary Plat was due to a request by the County to shift the western access road connection to Lannon Road/CTH Y north approximately 200'. This also satisfies a request by the neighbors to the west of Lannon Road to minimize the impact of traffic, light and noise to their homes. This adjustment caused the lot and neighborhood street arrangement to change. We also sifted the sanitary sewer easement on the southeast corner of the site north 50' to avoid impacting our neighbor at 19602 County Line Road. These changes reduced the density by 2 units (1 duplex building). These changes reduced the density from 273 unit to 271 and increased the open space from 28 to 28.8 acres.

C. Existing Site Analysis

The proposed neighborhood to be developed is an 'L' shaped 88.3 acre site that is currently in cultivated farmland and is bisected by tree lines and has a 9 acre area that is currently a somewhat degraded woodland located at the northwest corner of Lannon (CTH Y) and Couty Line Road (CTH Q). The site is a large part of the Lannon Gateway Neighborhood in the 2050 Comprehensive Plan which states that

"desirable future land uses within the Lannon Gateway Neighborhood include single family and multifamily residential Future residential development is acceptable at an average density of 2.9 du/ac for single family and 10 du/ac for multifamily".

There are 3 (zoned Rs-2, Rs-3, and Rs-4) residential parcels that are 'cut-outs' from the original parcel that were part of the original farmstead. The lands to the east are zoned I-Institutional, A-1 farmland to the northeast and a large rural residential lot that is A-2 to the northwest the lands to the west are A-1, Rs-4 and Rs-2 scattered site zoning. The Village of Menomonie Falls is to the south and consists of rural residential.

The topography of the site has a ridge that runs through the site from the northwest to the southeast and will require 3 water retention areas. There are no Primary Environmental Corridors on the property.

Lannon and County Line Roads have recently been improved to include center medians and a fully improved intersection. There are opportunities to create access points on County Line Road at Club Circle and Woodside Lane. Access points are available at key locations along Lannon Road based on elevations and the gentle curve of the road.

D. Proposed Zoning and Land Use

The parcel is currently zoned A-1. The neighborhood was designed to incorporate the rolling terrain, set aside ample buffers from the surrounding roads and land uses, provide a range of house types to attract young families and empty-nesters, and create a thoughtful road pattern that creates an organized circulation pattern for pedestrians and vehicles. To achieve our design goals, we are requesting that we be zoned as Rs-7/PDD for the single-family area and Rm-2/PDD following the preferred land uses laid out in the Lannon Gateway Neighborhood Plan in the 2050 Comprehensive Plan.

The parcel serves as a transition area between the commercial corridor and business park to our east and the rural residential areas to the west.

E. Utility Description

Please refer to Civil Preliminary Plat Drawings.

F. Description of Development

To provide a range of housing types that will ensure that we have a dynamic neighborhood, we created 4 areas that are connected by pedestrian pathways. open

space and neighborhood streets. 32.6% of the site is set aside as open space and includes the preservation of the 9+ acre woodland, a central active park and buffer and storm water detention areas. There are 2 connections provided to County Line Road and one to Lannon Road to provide efficient access to the neighborhood.

The 4 types of homes:

1. The 44 (44 previously approved) Flagship Homes that are the pinnacle of Stepping Stone Homes portfolio with homes that range in size starting at 1,800 sf for ranch models to over 2,700 sf for 2 story homes – all with 2 and 3 car garages. Many of the Flagship homes back to open space and can provide for walk out basements.

2. The 99 (99 previously approved) Pathway Homes woven into the neighborhood are a mid-range home that provides a wide range of homes for young families and families looking to upsize into a larger home. These homes range in size from 1,450 to 2,450 sf in ranch and 2 story models all with 2 or 3 car garages.

3. The 26 (28 previously approved) paired homes are a one story 2 and 3 bedroom ranch home that can provide a maintenance free option for young families or empty nesters.

4. The 16.8 acre area set aside for the 102 attached homes is planned for townhouse style homes that will be designed to take advantage of the south sloping terrain and be accessed by a private drive with common outdoor space and additional guest parking. Each will have 2 garage spaces, driveways, outdoor space and connections to the open space and neighborhood.

G. Bulk Table

Rs-7 Areas include the Flagship lots, the Pathway lots, and the Paired Homes:

A. Setbacks:

	Flagship	Pathway	Duplex (Paired)	Attached
Front	30’	30’	30’	25’
Side	12’	8’	6’	16’
Corner Side	25’	25’	25’	25’
Rear	30’	30’	25’	25’ perimeter

H. Deed Restrictions

Ranch homes minimum 1,450 sf

2 story homes minimum 1,750

I. Common Open Space and Parkland

The 28.8 acres of open space surround the site as landscape buffer, stormwater detention and woodland preservation space and is also integrated into the neighborhood by providing green connections and an active park in the center of the neighborhood. The open space will be connected with a nature trail to knit together all corners of the neighborhood and will be maintained by the Homeowners Association.

The central areas within the neighborhood will be maintained lawn and shrub beds and the perimeter landscaped buffers will be maintained tree and shrub beds and lawns and the woodland and detention areas will be designed with native plantings and maintained to ensure a pleasant and efficient storm water system and natural aesthetic.

The 3 entrance areas will provide entrance signage, decorative fencing and landscaped beds with perennials, ornamental trees and shrubs. These areas will be integrated into the buffer areas to provide a perimeter image for the neighborhood and will provide a consistent landscaped edge for the Village at this key gateway location.

Neighborhood trails will be proved as shown on the Site Plan and will be low-impact woodchip and mown paths. Areas at slopes and high traffic areas being limestone screening or asphalt paving.

J. Benefits to the Village

Anticipated increase of approximately $1.8M in additional tax revenue to the Village of Germantown. The SW corner of the site provides for monumentation as a gateway into Germantown, from the west. Adding a variety of price points for additional needed housing stock within Germantown. Public sanitary sewer and water main extensions through the proposed neighborhood will support future growth/demand within this part of the Village.

SITE DATA

Gross Site Area		88.3 acres
Overall Gross DU/ Acre		3.1 du/acre
Gross Sq Ft per unit		13,986 sf/per unit
Total Density		271 units
Rm-2 PDD/Attached Home Area		16.8 gross acres
Total		102 Attached Units
Attached Home Density		6.1 du/acre
Rs-7 PDD/Single & Paired Home Area		71.5 gross acres
Paired Ranch Villas	26	
Pathway + Homes	43	
Pathway ltd.	56	
Flagship Homes	44	169 Detached Units
Single and Paired Density		2.3 du/acre
Open Space		28.8 (32.6%)
Overall Gross DU/Acre (88.3 ac)		3.06 du/ac
Total Net Site Area		59.5 ac
Overall Net DU/Acre		4.55 du/ac
Proposed ROW		13.6 (15.4%)

LOT DATA

Single Family & Paired Setbacks:	
Front:Single Family & Paired	30'
Side: Flagship	10'
Side: Pathway	8'
Side: Paired	8'
Side at Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Attached SF Homes:	
Front:	25'
Front Corner	25'
Side: Pathway	12.5'
Rear: Attached Home	25' Perimeter
Flagship Single Family	**44 units**
Average Home Footprint	72'w x 65'd
Typical Lot	92'w x 135'd
Pathway + SF	**43 units**
Average Home Footprint	49'-65'w x 65'd
Typical Lot	72'w x 125'd
Pathway Ltd. SF	**56 units**
Average Home Footprint	40'w x 65'd
Typical Lot	59'w x 125'd
Paired Homes	**26 units**
Average Home Footprint	64'w x 50'd
Typical Lot	76'w x 125'd
Attached SF Homes	**102 units**
Average Unit	1,259 sf
up to 4 unit bldgs	

Site Plan

North

0 50 100 200 400

HOME PATH FINANCIAL
Opening a path to success

SUTTON FARM
Germantown, Wisconsin

BSB DESIGN
BSBDESIGN.COM

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

Revised Date: November 10, 2025

SITE DATA

Gross Site Area		88.3 acres
Overall Gross DU/ Acre		3.1 du/acre
Gross Sq Ft per unit		13,986 sf/per unit
Total Density		273 units
Rm-2 PDD/Attached Home Area		17.5 gross acres
Total		102 Attached Units
Attached Home Density		5.9 du/acre
Rs-7 PDD/Single & Paired Home Area		77.3 gross acres
Paired Ranch Villas	28	
Pathway + Homes	46	
Pathway ltd.	53	
Flagship Homes	44	171 Detached Units
Single and Paired Density		2.2 du/acre
Open Space		28.0 (32.0%)
Total Net Site Area		46.6 ac
Overall Gross DU/Acre		3.11 du/ac
Overall Net DU/Acre		4.56 du/ac
Proposed ROW		13.7 (15.5%)

LOT DATA

Single Family & Paired Setbacks:	
Front:Single Family & Paired	30'
Side: Flagship	10'
Side: Pathway	8'
Side: Paired	8'
Side at Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Attached SF Homes:	
Front:	25'
Front Corner	25'
Side: Pathway	12.5'
Rear: Attached Home	25' Perimeter

Flagship Single Family	**44 units**
Average Home Footprint	72'w x 65'd
Typical Lot	92'w x 135'd
Pathway + SF	**48 units**
Average Home Footprint	49'-65'w x 65'd
Typical Lot	72'w x 125'd
Pathway Ltd. SF	**51 units**
Average Home Footprint	40'w x 65'd
Typical Lot	59'w x 125'd
Paired Homes	**28 units**
Average Home Footprint	64'w x 50'd
Typical Lot	76'w x 125'd
Attached SF Homes	**102 units**
Average Unit	1,259 sf
up to 4 unit bldgs	

Site Illustrative Plan

North

0 50 100 200 400

HOME PATH FINANCIAL
Opening a path to success

SUTTON FARM
Germantown, Wisconsin

BSB DESIGN
BSBDESIGN.COM

Revised Date: June 23, 2025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

PRELIMINARY PLAT OF SUTTON FARM

That part of the Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section Thirty-two (32), Town Nine (9) North, Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin.

HORIZONTAL DATUM:
This survey is referenced to Wisconsin State Plane Coordinate System Grid, South-Zone (NAD83/2011), in which the West line of the Southwest 1/4, Section 32,Township 9 North, Range 20 East bears North 01°30'51" West.

VERTICAL DATUM:
Vertical Datum is based on North American Vertical Datum of 1988. (2020 Adjustment).

FLOODPLAIN NOTE:
According to the flood insurance rate map of the County of Washington, Community Panel No. 55131C0358E & 55131C0359D, effective date of November 20, 2013, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

AGENCIES HAVING AUTHORITY OF OBJECT:
- State of Wisconsin, Department of Administration.
- Washington County.

APPROVING AUTHORITY:
- Village of Germantown.

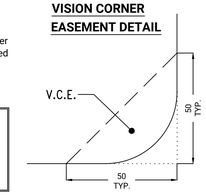
DEVELOPMENT SUMMARY:
1. Tax Key Number 323995, 323986 & 323987.
2. Subdivision contains 88.30 Acres.
3. Subdivision contains 159 Lots and 5 Outlots.
4. Proposed Zoning = (PD) Planned Development District.
5. All lots to be served with Sanitary Sewer & Watermain.
6. Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
7. Stormwater Management Facilities are located on Outlot 3 and 4 of this Subdivision. The owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repairs, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
8. The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 thru 5 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
9. Lot 159 to be used for Future Well Site.

Notes
- Street A, B, C, D, E ,G, H, K & L to be dedicated to the Public.
- Access easement note per Doc. No. 377634: (Public access points must be at least 400' from any public access point to C.T.H. "Q", 300' from any private access point to C.T.H. "Q" include a dedication of vision triangles which have a 150' leg, as measured along the centerline of C.T.H. "Q" and a 100' leg as measured along the centerline of intersection public access point and include the restriction of access across said triangles.
- (A) 12' Electric Easement per Doc. 856645

WETLANDS:
Wetlands are delineation by Hey & Associates, Inc conducted October 2024.

VISION CORNER EASEMENT: (V.C.E.)
Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing maybe grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



PROPOSED IMPROVEMENTS

SAN — SAN	PROPOSED SANITARY SEWER
STM — STM	PROPOSED STORM SEWER
W — W	PROPOSED WATER MAIN
FM — FM	PROPOSED FORCED MAIN SEWER
	PROPOSED PAVEMENT EDGE

SITE DATA SUMMARY

Gross Site Area	88.3 acres	
Gross DU/ Acre	3.1 du/acre	
Total Density	271 Units	
Rowhomes	102	
Paired Ranch Villas	26	
Pathway ltd. Homes	62	
Pathway + Homes	37	
Flagship Homes	44	
Proposed ROW	13.9 Ac.	15.7%
Open Space	27.3 AC	30.9%
Total Net Site Area	47.1 Ac.	
Net DU/ Acre	5.8 du/ac	

SETBACKS

Front: Single Family & Paired	30'
Front: Row Home	25'
Side: Flagship	12'
Side: Pathway	8'
Side: Paired	8'
Side: At Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Rear: Row Home	20'

OWNER:
CARRIE J RAMOS LIV TR,
KRISTI E LESWING

DEVELOPER:
HOME PATH FINANCIAL, LP
5116 N 126TH ST
BUTLER, WI 53007
Phone: (262) 749-5467

ENGINEER/SURVEYOR:
FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
7044 S. BALLPARK DR. STE 200
FRANKLIN, WI 53132
Phone: (414) 336-7900

Curve Table							
Curve #	Arc	Radius	Delta	Chord	CHB	TAN IN	TAN OUT
C1	367.38	1058.00	019° 53' 44"	365.54	N10°17'44"W	N00° 20' 52"W	N20°14'36"W
C2	307.93	942.00	018° 43' 45"	306.56	N10°52'43"W	N01° 30' 51"W	N20°14'36"W

I hereby certify that this preliminary plat is a correct representation of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Germantown.

Date of Plat or Map:
March 25, 2025
Rev: May 30, 2025
Rev: July 30, 2025
Rev: August 27, 2025
Rev: November 7, 2025

WISCONSIN — ANDREW J. MIAZGA — S-2826 — MUKWONAGO WI — LAND SURVEYOR

Andrew J. Miazga, PLS (S-2826)

Field Date: March 5, 2025

VILLAGE OF GERMANTOWN

SUTTON FARM

SCALE 0 100 200

PROJECT ID: 0025H025.00

DATE: NOVEMBER/7/2025
PREPARED BY: FXA
CHECKED BY: AJM

Foth

SHEET 1 OF 1

PRELIMINARY PLAT OF SUTTON FARM

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- PROPOSED PAVEMENT EDGE

Curve Table

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C2	307.93	942.00	018° 43' 45"	306.56	N10°52'43"W	N01° 30' 51"W	N20°14'36"W

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Date of Plat or Map:
March 25, 2025
Rev: May 30, 2025

WISCONSIN — ANDREW J. MIAZGA — S-2826 — MUKWONAGO WI — LAND SURVEYOR

Field Date: March 5, 2025

Andrew J. Miazga, PLS (S-2826)

OWNER:
CARRIE J RAMOS LIV TR,
KRISTI E LESWING

DEVELOPER:
HOME PATH FINANCIAL, LP
5116 N 126TH ST
BUTLER, WI 53007
Phone: (262) 749-5467

ENGINEER/SURVEYOR:
FOTH INFRASTRUCTURE & ENVIRONMENT, LLC
7044 S. BALLPARK DR. STE 200
FRANKLIN, WI 53132
Phone: (414) 336-7900

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Pathway + Homes	45	
Flagship Homes	44	
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Open Space	28.1 AC	31.8%
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LOT DATA

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Side: Pathway	8'
Side: Paired	8'
Side: At Corner	25'
Rear: Flagship/Pathway	30'
Rear: Paired	25'
Rear: Row Home	20'

"FLAGSHIP" 78–109, 123–134 MIN. 12,000 S.F.

"PATHWAY +" 5, 16, 31, 43, 46–51, 54–75, 110–122 MIN. 10,000 S.F.

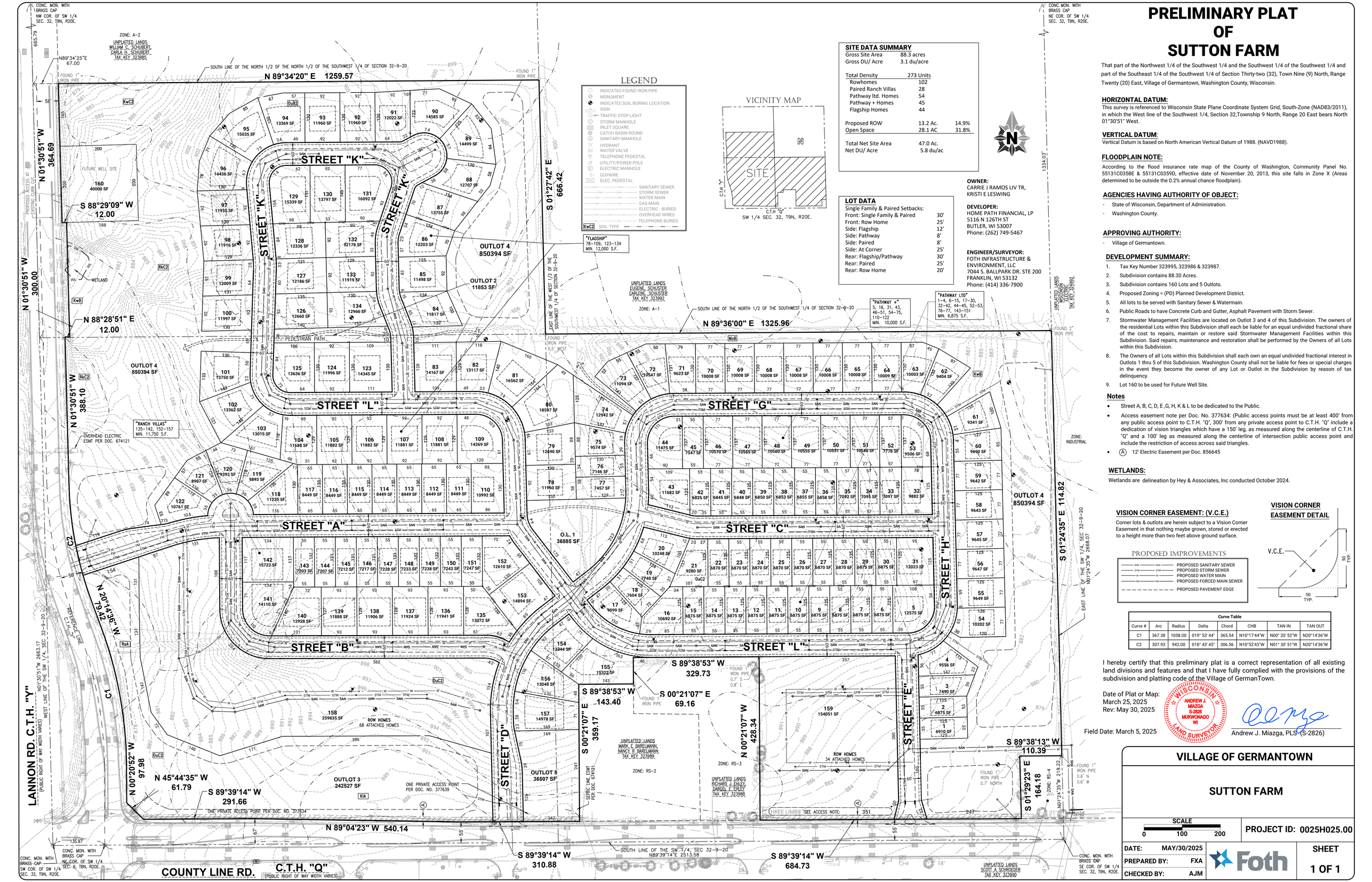
"PATHWAY LTD" 1–4, 6–15, 17–30, 32–42, 44–45, 52–53, 76–77, 143–151 MIN. 6,875 S.F.

"RANCH VILLAS" 135–142, 152–157 MIN. 11,750 S.F.

"ROW HOMES 68 ATTACHED HOMES"

"ROW HOMES 34 ATTACHED HOMES"

"THREE LIMBS" SEE ACCESS NOTE: 351



LEGEND
- INDICATES FOUND IRON PIPE
- MONUMENT
- INDICATES SOIL BORING LOCATION
- SIGN
- TRAFFIC STOP LIGHT
- STORM MANHOLE
- CATCH BASIN ROUND
- SANITARY MANHOLE
- HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- UTILITY/POWER POLE
- ELECTRIC MANHOLE
- GUYWIRE
- ELEC. PEDESTAL
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC - BURIED
- OVERHEAD WIRES
- TELEPHONE-BURIED
- KwC2 SOIL TYPE

VILLAGE OF GERMANTOWN

SUTTON FARM

SCALE 0 100 200

PROJECT ID: 0025H025.00

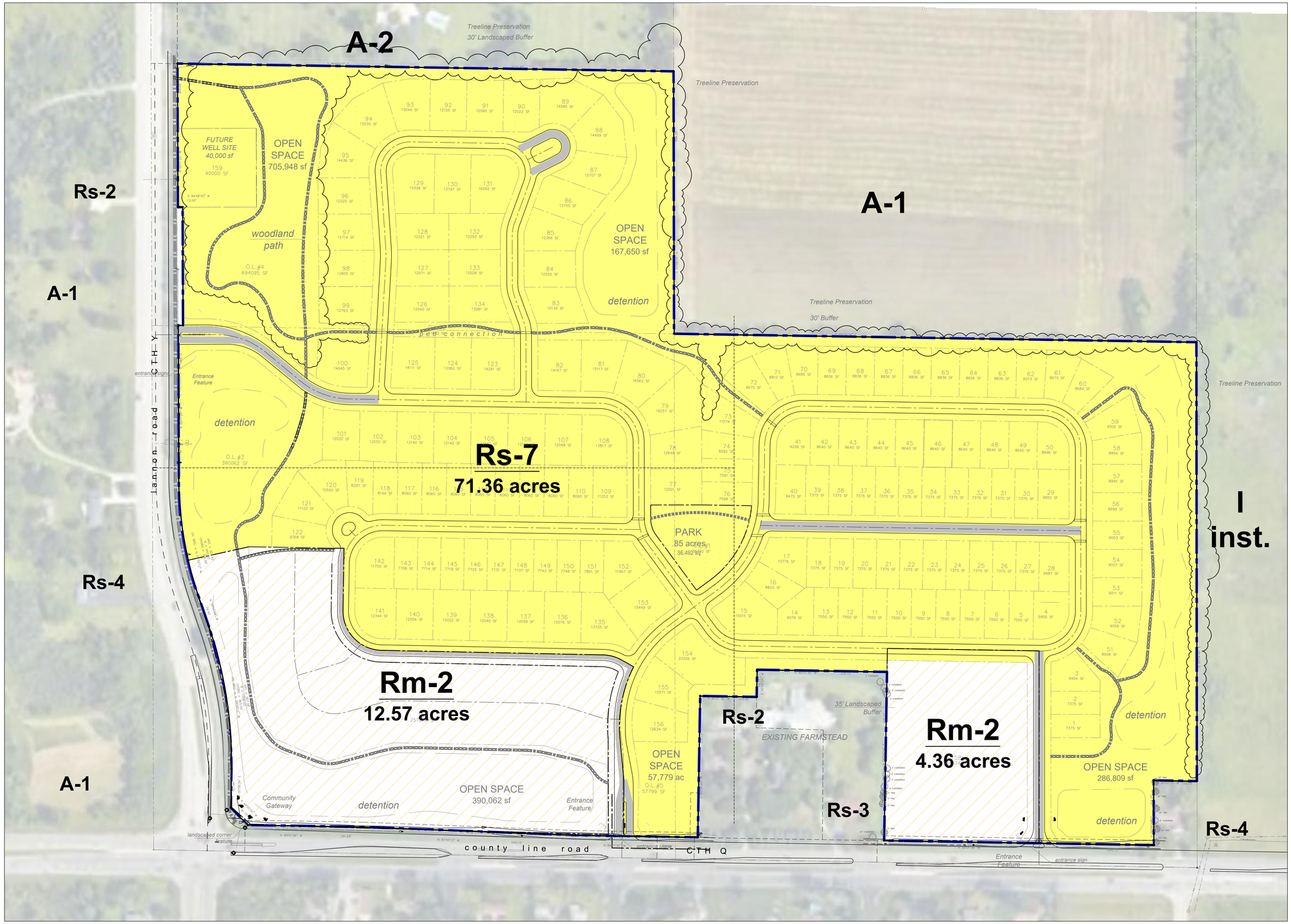
DATE: MAY/30/2025
PREPARED BY: FXA
CHECKED BY: AJM

Foth

SHEET 1 OF 1

ZONING DATA:

Gross Site Area	88.3 acres	
Rs - 7 PDD	71.36 ac	
	80.7%	
Net Density	2.2 du/acre	
Bulk Standards:		
Setbacks		
Front	30'	
Side	8'	
Corner Side	25'	
Rear	30'	
Height	35'	
Lot Coverage	30%	
Min. Width	56'	
Min. SF	7,286 sf	
Rm - 2 PDD	16.93 ac	
	19.3%	
Net Density	5.9 du/acre	
Bulk Standards:		
Setbacks		
Front	25'	
Side	10'	
Corner Side	25'	
Rear	20'	
Height	45'	
Lot Coverage	40%	
Min. SF/unit	7,330 sf	



Zoning Map

North

0 50 100 200 400

HOME PATH FINANCIAL
Opening a path to success

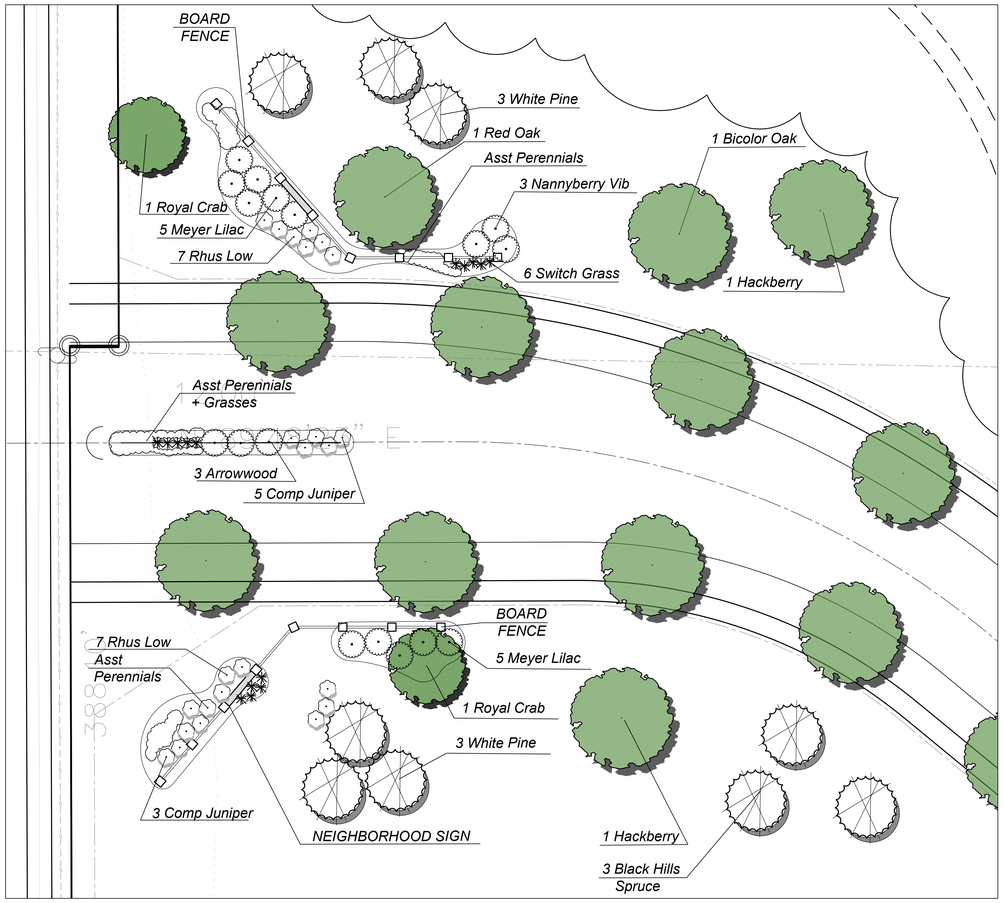
SUTTON FARM
Lannon & County Line Neighborhood
Germantown, Wisconsin

BSB DESIGN
BSBDESIGN.COM

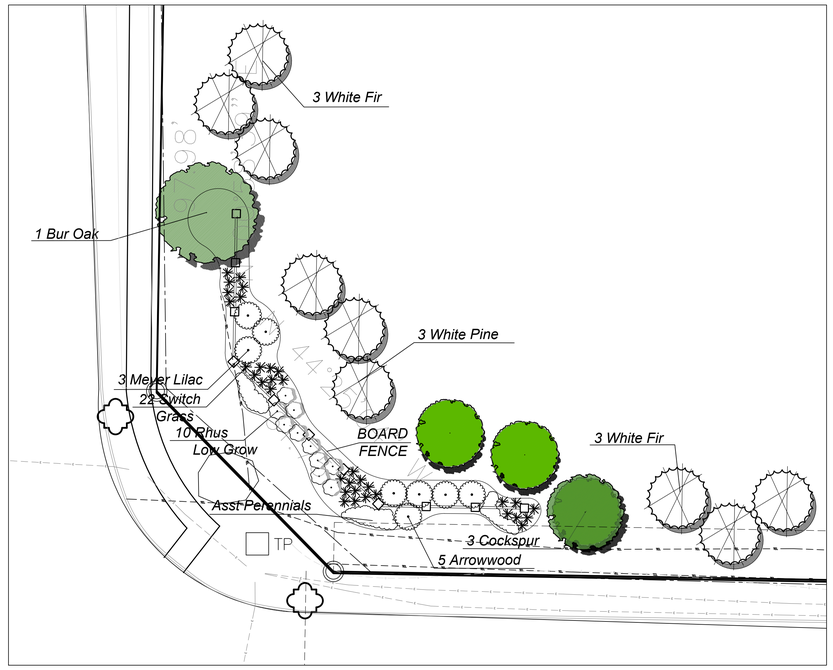
Revised Date: November 9, 2025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

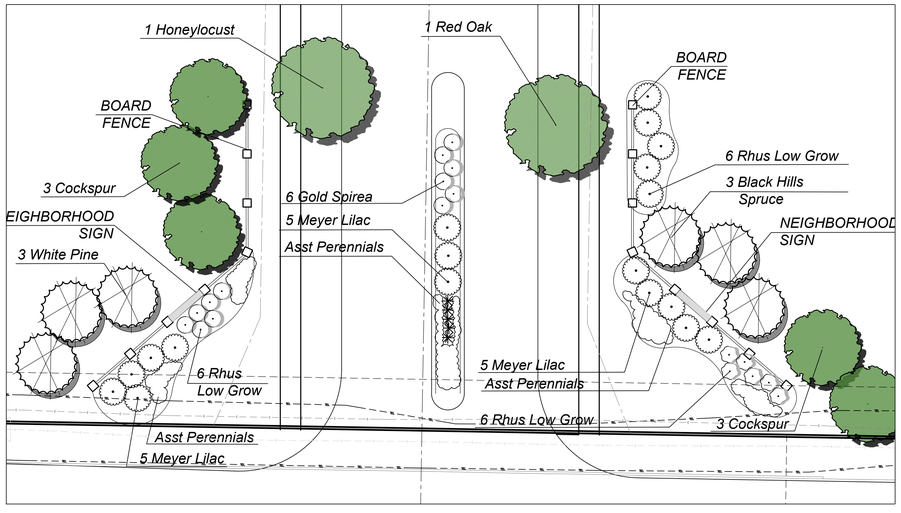
Landscape A



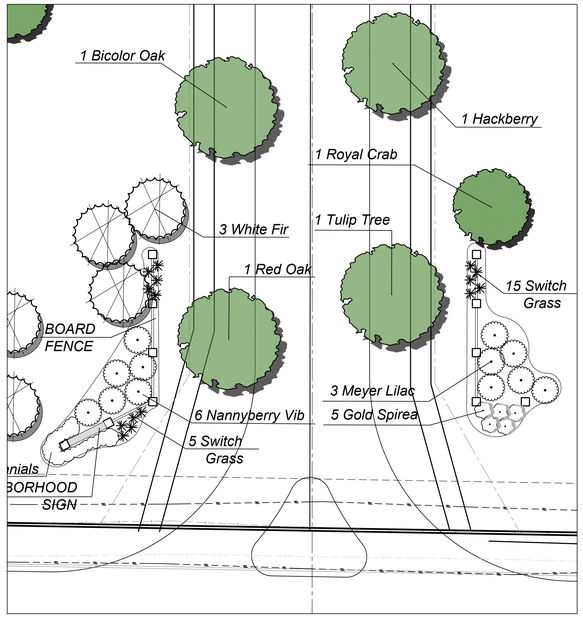
Landscape B



Landscape C



Landscape D



North

0 50 100 200 400

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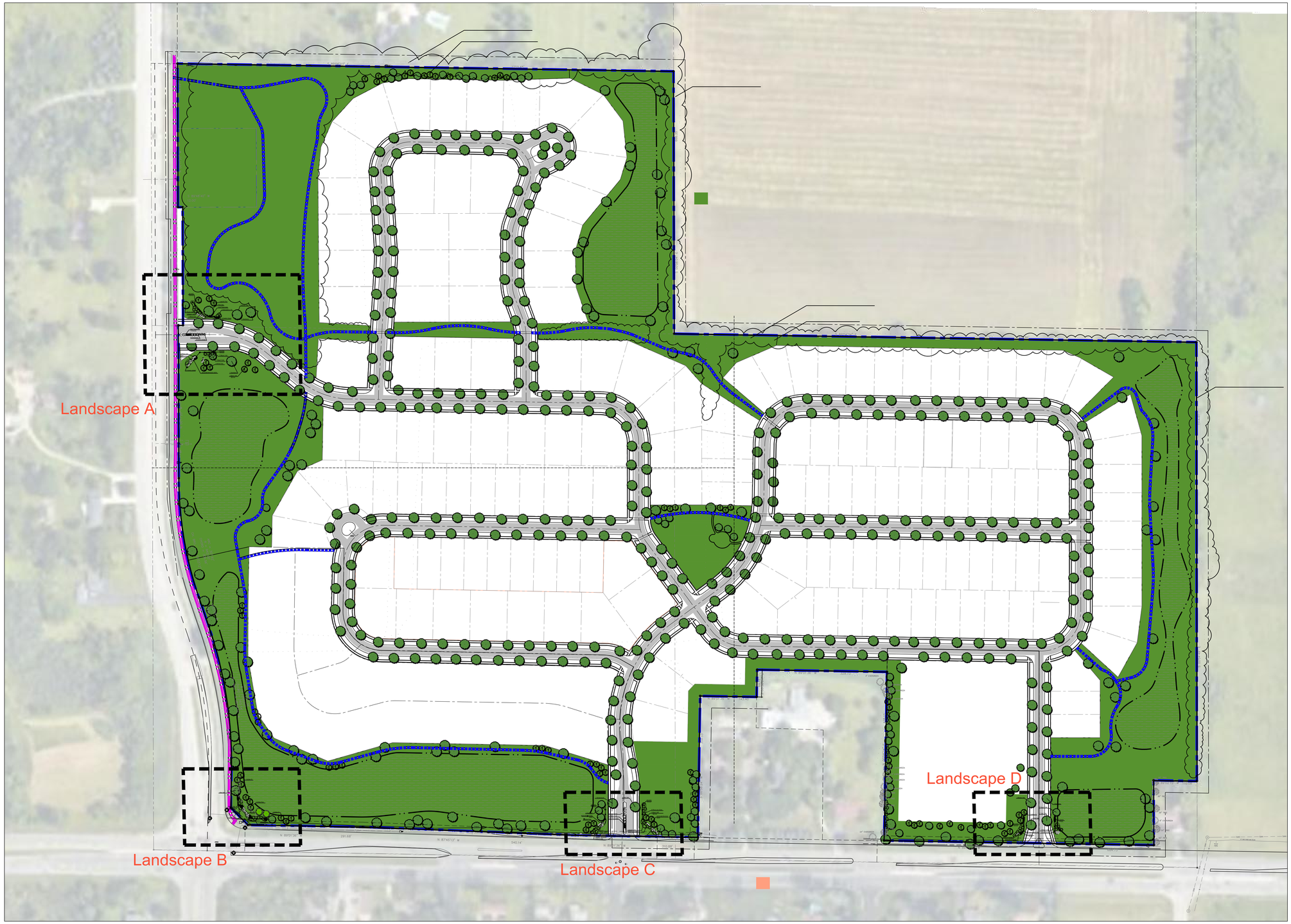
Revised Date: November 10, 2025

OPEN SPACE DATA:

Gross Site Area	88.3 acres
Open Space	28.8 acres
Open Space Ratio	32.6%
Development Area	59.5
Dwelling Units	271
Density Ratio	4.5 du/acre
Public R.O.W.	13.6 acres

PEDESTRIAN CONNECTIVITY:

- Neighborhood Pathway
- Public Sidewalks
- Lannon Road Path (existing)



Open Space Plan

North

0 50 100 200 400

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Lannon & County Line Neighborhood
Germantown, Wisconsin

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Revised Date: November 10, 2025

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING & PRELIMINARY SUBDIVISION PLAT

07/07/25 Village Board Meeting

Home Path Financial, LP / Mohrhusen Family Farm, LLC

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

SUMMARY

Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood known as “Sutton Farm” comprised of 171 single-family units and 102 multi-family units located at the Lannon Road (CTH Y) @ County Line Road (CTH Q) intersection in the “Lannon Gateway Neighborhood”.

Property Location: Lannon Road (CTH Y) @ County Line Road (CTH Q)

Applicant/Owner:

Home Path Financial, LP
5116 N 126TH Street
Butler, WI 53007

Mohrhusen Family Farm, LLC
P.O. Box 99
Menomonee Falls, WI 53052

Current Zoning: A-1: Agricultural District
Proposed Zoning: Rs-7: Single-Family & Rm-2 Multi-Family with Planned Development District (PDD) Overlay

Adjacent Land Uses		Zoning
North	Agricultural/Residential	A-1/A-2
South	Residential (Men. Falls)	N/A
East	Institutional	I
West	Agricultural/Residential	A-1/A-2/Rs-2/Rs-4

Proposal

Ken Frank, Agent for Home Path Financial, LP, and Mohrhusen Family Farm, LLC, Property Owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and a Preliminary Subdivision Plat for an 88.3-acre residential neighborhood known as “Sutton Farm” comprised of 171 single-family units and 102 multi-family units located at the Lannon Road (CTH Y) @ County Line Road (CTH Q) intersection in the “Lannon Gateway Neighborhood”.

Land Uses & Development Density

As presented in the Project Narrative and shown on the General Development Plan (GDP), Sutton Farm is a proposed residential neighborhood comprised of four (4) areas with a mixture of residential dwelling types. The areas are interconnected with public and private streets, sidewalks, pedestrian pathways, and both interior and perimeter open space areas. Thirty-two (32) percent of the total property is set aside in open space including a central park and an existing 10-ac woodland area.

Table 1 presents a summary of the proposed Sutton Farm residential neighborhood characteristics:

TABLE 1.

Sutton Farm Summary

Total Property Area	88.3 ac
Environmental Corridor/Wetland Area	0.09 ac
Right-of-Way (proposed internal streets)	13.2 ac
Open Space (5 Outlots)	28.1 ac
Total # of DU’s	273
Gross Density (DU/ac)	3.1
Net Density (DU/ac)	5.8
# Single-Family DU’s (detached)	171
# Multi-Family DU’s (attached condominium)	102
Lot Size (range) “Flagship” Homes	12-16,092 sqft
Lot Size (range) “Pathway Plus” Homes	10-11,682 sqft
Lot Size (range) “Pathway Ltd” Homes	6,825 -9,999 sqft
Lot Size (range) Paired Ranch Villas	11,888-15,723 sqft

To accomplish this mixture of residential housing types within one neighborhood, the Developer is proposing to create a Planned Development District (PDD) that combines the Village’s Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts under one General Development Plan and set of zoning regulations with minor adjustments to specific requirements in the two underlying district regulations.

As shown in the Zoning Plan, 80.7% (71.3 ac) of the site will effectively be developed under the Rs-7 regulations and 19.3% (17 ac) under the Rm-2 regulations.

As detailed in the GDP and depicted in the color elevations included in the application packet, the single-family housing types proposed for the Rs-7 area include the following:

1. Flagship Series. (44) single-family ranch and 2-story homes ranging from 1,800 sqft to 2,700+ sqft in area with 2 & 3-car garages and varying architecture from the Stepping Stone Homes portfolio. The Flagship homes will be constructed in the northwest area of the property on lots ranging in size from 12,000 to 16,100 sqft. The average sale price for a Flagship Series home and lot is expected to be from $675K-$800K;
2. Pathway Series. (99) single-family ranch and 2-story homes ranging from 1,450 sqft to 2,450 sqft in area with 2 & 3-car garages will be constructed in the central and east side of the property on lots ranging in size from 6,825 sqft to 11,700 sqft. The average sale price for a Pathway Series home and lot is expected to be from $500K-$550K;
3. Paired Ranch Villas. (28) ranch villas starting at 1,200 sqft in area with 2 & 3 bedrooms and 2-car garages will be constructed in the central portion of the site on lots ranging in size from 11,900 sqft to 15,725 sqft. The average sale price for a paired villa and lot is expected to be from $475K to $550K;

The multi-family housing type proposed for the Rm-2 area in the Sutton Farm neighborhood includes:

4. Attached Townhouse. (102) condominium-style 2-story homes with a basement level 2-car garage ranging from 1,650 sqft to 2,200 sqft will be constructed across the lower portion of the property closer to Lannon and County Line Road. These multi-family units are referred to as “attached single-family” given that they are a “for sale” product with separate attached garages and separate entrances. Also called “row homes” because there are twenty-five 4-unit structures that share common walls between units (two structures have 5 units). The average sale price for an attached townhouse is expected to be from $450K to $500K.

Access and Traffic Circulation
Access to the development will be provided by three (3) new public street intersections, one onto Lannon Road and two onto County Line Road, that will serve a series of public streets serving the single-family areas and a private driveway serving the two multi-family areas. Sidewalks will be constructed on both sides of all public streets. Additional pedestrian access through the neighborhood will be provided via woodchip pedestrian paths. All access intersection, street, and pedestrian path improvement costs are the responsibility of the Developer.

Water & Sanitary Sewer Utilities
Public water main (12” & 8”) and sanitary sewer (15” & 8”) facilities will be extended westerly along County Line Road to the southeast corner of the property and then into the property to serve the development. Sewer will be extended to the west side of the property near Lannon Road for possible extension along and/or across Lannon Road to serve future

development. A separate system of private lift station, force main, and sanitary sewer will be installed in and serve the multi-family area. A 1-ac site is being set aside in the wooded area along Lannon Road for a future public water supply well (well only; no tower). All water & sanitary sewer improvement costs are the responsibility of the Developer.

Storm Water Management
Public and private storm sewers will be installed to drain the development to a series of five storm water detention basins constructed through the development. The topography of the property includes a ridge that runs through the property from the northwest to the southeast. All storm sewer improvement costs are the responsibility of the Developer.

Open Space, Landscaping, and Buffering
The proposed Sutton Farm development is designed as a type of "conservation subdivision" with smaller lots and building footprints clustered in areas with common open space within and around the perimeter of the development. In this case, an existing 10-ac wooded area along Lannon Road will also be preserved. A total of 28 acres of common open spaces provides a perimeter buffer and internal active park areas owned and maintained in common by a neighborhood association of all the property owners.

Landscaping comprised of decorative fencing, berms, landscaped beds with perennial plantings, trees, and ornamental trees and shrubs will be installed at all the access intersections and perimeter edges. Street trees will be planted along all public streets consistent with the Village's Tree Plan and street tree requirements.

Planned Development District (PDD) Creation & Rezoning
As discussed above, the Developer is proposing to create a new Planned Development District (the Sutton Farm PDD) and rezone the property into the PDD with appropriate residential zoning district regulations that are consistent with the "Lannon Gateway Neighborhood".

As stated in the Applicant's project narrative and shown in the Zoning exhibit, the Applicant is proposing the following zoning district changes for the 88.3-acre property:

- Rezone 71.34 acres of land in from the A-1: Agricultural District to the RS-7: Single-Family District.
- Rezone 16.97 acres from the A-1: Agricultural District to the Rm-2: Multi-Family District.
- Create a Planned Development District (PDD) for the entire 88.3-acre property with a General Development Plan and set of restrictions that specify a maximum of 171 single-family units at a density not to exceed 2.4 dwelling units/ac and a maximum of 102 multi-family units at a density not to exceed 5.9 dwelling units/ac

The proposed densities will be less than the maximum allowed in the underlying Rs-7 District (4.4 DU/acre) and Rm-2 District (8 DU/acre), respectively, and less than the maximum densities prescribed for the Lannon Gateway Neighborhood (up to 2.9 DU/ac for single-family and 10 DU/ac for multi-family).

Further, the PDD District will be created to take advantage of the "flexibility" available to provide a more creative layout that contains the many "conservation design" features designed into the development, e.g. large contiguous tracts of open space with smaller, clustered lots. To facilitate this conservation site design, the Developer is proposing to modify some of the underlying Rs-7 and Rm-2 Zoning District requirements that would ordinarily apply, e.g. lot width, lot size, etc.

As indicated in the Applicant's Zoning Compliance Table attachment, the proposed modifications to the Rs-7 and Rm-2 District requirements are limited to the following:

- Rs-7: Single-Family Zoning District requirements:
  - Reduce maximum density from 4.4 DU/ac to 2.4 DU/ac;
  - Reduce minimum Lot Width from 80 feet to 56 feet;
  - Reduce minimum Lot Area from 10,000 sqft to 6,825 sqft;
  - Reduce minimum side yard setback from 10 feet to 8 feet;
  - Increase rear yard setback from 25 fee to 30 feet;
  - Increase minimum dwelling size from 1,200 sqft for 3 bedroom to 1,450 sqft;
  - Increase minimum dwelling size from 1,200 sqft for 4 bedroom to 1,690 sqft.

- Rm-2: Multi-Family Zoning District requirements:
  - Reduce the maximum density from 8 DU/ac to 5.9 DU/ac;
  - eliminate the minimum lot area requirement to allow the clustering of the attached townhouse units and develop as a condominium;
  - Reduce the minimum front yard setback from 35 feet to 25 feet;
  - Reduce the minimum side yard setback from 25 feet to a combined total of 25 feet;
  - Reduce the minimum rear yard setback from 35 feet to 25 feet;
  - Increase the maximum number of stories from 2.5 to 3.0 on the rear elevation;
  - Increase minimum dwelling size from 800 sqft for 2 bedroom to 1,650 sqft;
  - Increase minimum dwelling size from 1,000 sqft for 3 bedroom to 1,750 sqft;
  - Increase minimum dwelling size from 1,000 sqft for 4 bedroom to 2,200 sqft.

Other features and amenities of the proposed PDD development are described in the Applicant's narrative, including:

- Preservation of 10 acres of woodland and .09 acres of wetland;
- 28 acres of open space or 31.7% of total 88.3 acres;
- Street access entrance & perimeter buffer landscaping;
- 1-Acre well site land reservation;
- Water & sanitary sewer extensions located & sized to accommodate future extension and service to other property.

[NOTE: A separate PDD Conditions & Restrictions resolution containing these development-specific allowances, references to the detailed general development plan, and any other conditions of approval deemed appropriate by the Village, will be prepared by Village staff at the time the PDD is considered by the Village Board].

Preliminary Subdivision Plat

In addition to the PDD Rezoning application, the Developer has submitted a preliminary subdivision plat for the entire 88.3 ac development site. The Sutton Farm Preliminary Plat contains the level of detail required under the Village's Subdivision & Platting Code and is a prerequisite for subsequent approvals including: final plat, construction plan, Development Agreement, land conveyance, and eventually building permits. The preliminary plat details the creation of 157 lots for the single-family area containing 171 total units (Lots #135-142 & 152-157 are for the paired villas with 2 units per lot) and 2 lots for the attached townhouse condominium units. Separate condominium plats are required by the Village for the condominium development proposed for Lots #158 & #159 and will be reviewed and processed like a Site Plan application when submitted.

The phasing plan indicates that development will start with Phase I (highlighted GREEN) in the southeast corner of the property with approximately (50) single-family homes, (8) paired ranch villas, the internal open space park, and both access street intersections to County Line Road. The Developer has indicated that (34) townhouse condo units in the southeast (Lot #159 highlighted BROWN) will also be developed beginning in Phase I. Phase II (highlighted PURPLE) in the west central area of the property will contain (40) single-family homes, (20) paired ranch villas, and the Lannon Road access intersection. Development of the remaining attached townhouse condo area (Lot #158 highlighted BROWN) will also be developed beginning in Phase II. Phase III (highlighted ORANGE) in the northeast part of the property will contain (28) single-family homes. Phase IV (highlighted BLUE) in the northwest part of the property will contain (26) single-family homes. No specific start date for each phase has been identified.

Staff Comments

Community Development: PDD Rezoning &General Development Plan (GDP)

Creation of the Sutton Farm PDD as proposed and the rezoning of 88.3 acres from the A-1 District to the Rs-7 & Rm-2 Districts will be consistent with the preferred land uses and density provisions for the "Lannon Gateway Neighborhood" as set forth in the 2050 Plan. Prior to Village Board consideration and action, a detailed set of Sutton Farm PDD "conditions and restrictions" will need to be drafted by Staff to codify the proposed development features and underlying Rs-7 and Rm-2 Zoning District requirements and proposed modifications summarized above that will guide development.

The General Development Plan (GDP) presents the overall site design and layout to which development is required to be generally consistent as part of the PDD Zoning District. In this case, the GDP provides an adequate level of detail to guide future development with the following exceptions that should be revised prior to adoption of the PDD by the Village Board:

1. A minimum 30' wide landscaped buffer is required around the perimeter of the property; the only location where this perimeter buffer is not provided on the GDP is around the two "existing farmstead" parcels on County Line Road. The buffer in this area is particularly important because of the existing differences in lot size and use on these pre-existing parcels and potential incompatibilities with the higher density residential uses proposed in the subdivision around them.
2. Details are needed regarding the intended use of and improvements to (if any) the common open space areas, including the 0.85-ac internal park and pedestrian paths

(can be provided as a supplement to the GDP).

With respect to local resident concerns regarding land use, it is important to note that from about 2004 up to the fall of 2022, under the old 2020 Comprehensive Land Use Plan, the Village's plan for this property and others along County Line Road was for commercial and industrial development. Three years ago, alternative developer proposals for various combinations of commercial, industrial and high-density, multi-family residential apartment development consistent with the 2020 Plan were presented to the Village and eventually withdrawn given public reaction. As part of the Village's 2050 planning process that was completed soon thereafter in 2022, the 2050 future land use plan for this area was changed in direct response to that public sentiment to reduce the intensity of future development to only allow low & moderate-density residential uses on this and other property along County Line Road.

With respect to local resident concerns that the homes and density in the Sutton Farm proposal are not the same or similar to existing homes particularly in the Menomonee Falls neighborhoods to the south, one needs to realize that the Club Drive and Woodside Lane neighborhood was developed in the early 1960's with relatively larger lots (~1/2 acre) to meet 1960 plumbing code and land area requirements necessary to accommodate the individual wells & septic systems serving those homes in Menomonee Falls as well as the existing homes in Germantown. A lot has changed in the last 60+ years. The Village of Germantown has made plans to serve the area north of County Line Road and east of Lannon Road with public water & sewer. In addition to wanting to provide a variety of housing choices that current and future residents can afford, future development needs to also be cost-effective for the Village to provide these services to its residents and taxpayers. As stated above, The Sutton Farm proposal is consistent with the Village's 2050 Plan for this area and is in line with the current needs for different housing choices that are within the "affordability" price range (upper end) for those seeking single-family housing in the Germantown market as identified in the 2024 Tracy Cross Residential Market Analysis.

One aspect of the Sutton Farm proposal that the Developer points out in the Project Narrative is the financial impact the development would have ($1.8M in property tax revenue). As summarized in the tables below, this development is expected to generate approximately $662K in annual property tax revenue for the Village of Germantown (only) and $2.3M in one-time impact fee revenue.

Housing Type	Units	Projected Ave Price	Estimated Total Value	Estimated Property Taxes
Flagship Series	44	$ 737,500	$ 32,450,000	$ 146,025
Pathway Series	99	$ 525,000	$ 51,975,000	$ 233,888
Paired Single Familiy	28	$ 512,500	$ 14,350,000	$ 64,575
Attached Single Famil	102	$ 475,000	$ 48,450,000	$ 218,025
Total	**273**		**$147,225,000**	**$ 662,513**

Impact Fee	Units	Fee	Total
Water Connection	273	$ 1,003	$ 273,819
Fire Protection	273	$ 171	$ 46,683
Police Protection	273	$ 148	$ 40,404
Park & Rec	273	$ 1,311	$ 357,903
Library	273	$ 711	$ 194,103
Sewer Connection	273	$ 5,079	$ 1,386,567
Total			**$ 2,299,479**

As discussed with the Plan Commission earlier this year during the February consultation, a Traffic Impact Analysis (TIA) was completed for the proposed development (see TADI Technical Memorandum dated May 6, 2025). As summarized therein, the development is expected to generate a total of 170 morning peak-hour trips, 225 evening peak-hour trips, and an overall 2,430 daily trips that will impact the existing local road system and intersections. The TIA concludes that the impact will not reduce the level of service (LOS) on the roads and intersections below an acceptable LOS “D” condition during the peak-hours. As 4-lane divided highways, there is adequate capacity to accommodate the additional traffic expect to be generated from the Sutton Farm development. With that said, there are site access related improvements, i.e. turn-lanes and stop controls, that will need to be installed to ensure safe and efficient access to/from the development entrances onto Lannon Road and County Line Road.

Community Development: Preliminary Plat

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board along with comments received from any official "objecting agencies". As of October 2023, Washington County discontinued their objecting authority for subdivision plats within the incorporated areas of the county. While the Wisconsin Department of Administration (DOA) is an official objecting agency, no comments have been received from the DOA to date.

The Developer has not submitted a street tree or detailed landscaping plan for all of the common area improvements or perimeter buffer areas at this time. Nor has a detailed design been submitted for the internal “active” park or internal pedestrian trails. When the Developer prepares and submits detailed construction street and utility plans for final approval, the detailed plans for landscaping, the park, and pedestrian trails should also be submitted to the Plan Commission and Village Forester for review and approval.

A Development Agreement (DA) between the Village and Developer is a requirement of the subdivision platting process. The DA is prepared and adopted by the Village's Public Works & Highway Committee and Village Board prior to final approval and acceptance of the detailed construction plans and drawings for all public improvements. The DA contains any developer commitments and other provisions and requirements specific to the proposed development. In this case, Staff recommends that the DA include or otherwise address the following:

1. A requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that includes a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
2. The Developer has tentatively agreed to set aside a 1-ac area within the 10-ac wooded area along Lannon road for a future public potable water well site. The Developer and Village need to work cooperatively with the Village's consultant to identify the specific location and other details regarding this commitment.

Village Engineer/Public Works

The developer has submitted civil engineering plans, a storm water management plan, traffic impact analysis, and a preliminary plat indicating the development is feasible. In review memos dated May 16, 2025, and June 6, 2025, the Village Engineer identifies a series of issues and plan corrections in the submittals that need to be addressed and/or corrected in a revised plan submittal prior to granting formal approval.

The Village Engineer memos express concerns with the proposed private sanitary lift station and force main, in addition to the proposed private road. Therefore, prior to the Village Board approving a Development Agreement, the Village Engineer is recommending the developer provide clarification on the financial guarantee for private repair, maintenance, and replacement of the proposed private lift station and private road. It is also recommended that the developer establish a provision in the Declarations for the subdivision that allows the Village to assess liens against properties in the event special assessment is needed to properly maintain the private facilities.

Village Surveyor

In a review memo dated April 14, 2025 (copy attached), the Village Surveyor identifies a series of issues that need to be addressed and/or corrected in a revised preliminary plat. The applicant has since submitted a revised preliminary plat addressing these comments, which is currently under review by the Village Surveyor.

Fire and Police Departments

No comments at this time. The Fire Department and Police Department will be able to detailed comments at the final design and site planning stages of the project.

Washington & Waukesha County

As of October 2023, Washington County discontinued their objecting authority for subdivision plats within the incorporated areas of the county. However, the Washington County Highway Department has jurisdiction over Lannon Road and is reviewing the Traffic Impact Analysis (TIA) to verify and agree with the recommended access intersection turn-lane and traffic control improvements. The Highway Department is also evaluating sight distances to/from the proposed access intersection on Lannon Road to ensure adequate

visibility. Waukesha County has jurisdiction over County Line Road and is also reviewing the TIA to verify and agree with the recommended access intersection turn-lane and traffic control improvements on County Line Road.

Wisconsin Department of Administration
No comments received.

Village Forester
The plans were reviewed by the Village Forester, who provided the following comments:

- Site Illustrative Plan and Landscapes A – D. Selected tree species and quantities will need to be revised/updated to reflect the approved right-of-way tree species list identified on pages 6-9 of the Village's Comprehensive tree plan. A tree planting schedule will also be required in future planning stages.
- Grading plan – Include specifications and measures that will be implemented to preserve existing woodlands that have been described in the project narrative. These specifications should include how tree protection zones (TPZ) will be planned, implemented, and enforced on site to preserve existing tree health amidst ongoing construction and site changes.

The applicant has acknowledged these comments and has confirmed they will be addressed through final landscape design and plan submittals if the General Development Plan (GDP) and rezoning request is approved.

VILLAGE STAFF RECOMMENDATIONS

APPROVE creating a planned Development District (PDD) based on the underlying Rs-7: Single-Family and Rm-2: Multi-Family Zoning Districts to be known as the "Sutton Farm PDD" for the 88.3-acre Mohrhusen Family Farm, LLC property and rezoning said 88.3 acres from the A-1: Agricultural District into the "Sutton Farm PDD", subject to the following requirements and conditions:

1. The Rs-7: Single-Family Zoning District and Rm-2: Multi-Family Zoning District regulations shall constitute the underlying conditions and restrictions for the PDD subject to the Developer proposed modifications and Village staff provisions summarized herein. A complete "conditions & restrictions" resolution establishing all use and development allowances, requirements, and restrictions shall be drafted for review and approval by the Village Board concurrent with review and approval of an ordinance creating the Sutton Farm Planned Development District (PDD).
2. The Site Illustrative Plan revised dated March 25, 2025, and any subsequent revisions necessary as a result of satisfying Village approval shall constitute the General Development Plan (GDP) required under Section 17.27 of the Zoning Code.
3. The General Development Plan (GDP) and PDD conditions and restrictions shall be revised to include the following:
    a. A minimum 30' wide landscaped buffer is required around the perimeter of the property including around the two "existing farmstead" parcels on County Line Road.
    b. Details regarding the intend use of and improvements to (if any) the common open space areas, including the .85-ac internal park and pedestrian paths (can be provided in a supplement to the GDP).

APPROVE the preliminary subdivision plat for "Sutton Farm", subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed "Sutton Farm Planned Development District" by the Village Board.
2. Prior to recording of the preliminary plat, the Washington County Highway Department and Waukesha County Department of Public Works shall approve/accept the Traffic Impact Analysis (TIA) submitted by the Developer, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements. (MODIFIED BY STAFF)
3. Prior to recording of the preliminary plat, the Developer shall obtain written approval/acceptance from the Wisconsin Department of Administration (DOA) that they have "no objections" to the proposed preliminary plat. (MODIFIED BY STAFF)
4. Developer shall enter into a Development Agreement 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).

5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.
8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.
9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.
10. The preliminary plat shall be revised to be consistent with the street and lot configuration shown per the revised General Development Plan (dated June 23, 2025) prior to recording of the preliminary plat. (ADDED BY STAFF)

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 11-2025

A RESOLUTION ADOPTING CONDITIONS AND RESTRICTIONS FOR THE SUTTON FARM PLANNED DEVELOPMENT DISTRICT ("SUTTON FARM PDD")

WHEREAS, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner (hereinafter the "Developer") has applied for an Rs-7: Single-Family Residential and Rm-2: Multi-Family Residential Planned Development District (Rs-7/Rm-2/PDD) to be applied to the property located in the Village of Germantown as described in Exhibit A attached hereto; and

WHEREAS, Section 17.24(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning districts, as well as allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation, and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on June 9, 2025, reviewed the Rs-7/Rm-2/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **GENERAL DEVELOPMENT PLAN (GDP)**. The General Development Plan (Exhibit B dated June 23, 2025) establishes the basic parameters for development within the Sutton Farm PDD including the approximate size and orientation of lots, density of development, setbacks, location of internal roadways and intersections to the adjacent road system, and the general location and extent of landscaping, buffering, and recreational trails. While all development within the Sutton Farm PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Subsequent Village approvals shall be required as a prerequisite for development, including but not limited to a subdivision plat, condominium plat, and site plan.

2. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional, and Temporary Uses allowed within the Sutton Farm PDD shall be as set forth in the Rs-7: Single-Family Residential (Section 17.20) and Rm-2: Multi-Family Residential (Section 17.23) Zoning Districts of the Zoning Code and in accordance with the Sutton Farm Zoning Plan (dated March 31, 2025). A future well site for the Village shall also

be an allowed use and generally positioned in accordance with the well site location depicted per the General Development Plan.

3. **ACCESS**. Public road/driveway access to the Sutton Farm PDD shall be limited only to the proposed public streets to/from Lannon Road (CTH Y) and County Line Road (CTH Q) as shown on the GDP, and that except for the potential well site, no direct access to Lannon Road or County Line Road from any lot or outlot shall be allowed.

4. **RESIDENTIAL DENSITY, UNIT SIZE, AND TYPE**. The project shall include a maximum of one-hundred seventy-one (171) single-family dwelling units (includes paired units) on individual platted lots ranging in size from 6,825 square feet to 16,092 square feet, and, no more than one-hundred two (102) multi-family dwelling attached townhome units in residential buildings containing no more than five (5) townhome dwelling units per building. Development of the single-family residential areas shall be approved consistent with and pursuant to the Village's subdivision platting procedures.

5. **SITE PLAN APPROVAL REQUIRED**. Development of the multi-family attached townhomes shall be consistent with and pursuant to the Village's Site Plan and Condominium Plat procedures.

6. **ARCHITECTURAL DESIGN AND BUILDIGN MATERIALS**. Final architecture design and exterior materials of all residential structures shall be consistent with the conceptual elevation drawings and building/home portfolio documents included with the Developer's General Development Plan submittal package, and attached hereto as Exhibit C.

7. **COMMON AREA/OPEN SPACE OWNERSHIP AND MAINTENANCE**. All open space shown on the General Development Plan shall be owned and maintained by a Homeowners Association in perpetuity. Maintenance guarantees shall be included in the Development Agreement. Details regarding intended use of and improvements to (if any) the common open space areas, including the 0.85-acre internal/central park and pedestrian paths, shall be provided by the Developer and included in the Development Agreement.

8. **STREET IMPROVEMENTS, INTERIOR ROAD CONSTRUCTIONS, AND OWNERSHIP**. All internal roadways intended for dedication shall be approved by the Plan Commission and constructed to standards deemed acceptable to the Department of Public Works. Detailed cross sections shall be approved by the Public Works and Highways Committee.

9. **PEDESTRIAN CIRCULATION**. The Developer shall install neighborhood trails in the form of low-impact woodchip mowed pedestrian paths in accordance with the General Development Plan. The construction of sidewalks along all internal roadways intended for dedication to the Village shall be required as directed by the Village's Public Works and Highways Committee. A sidewalk extending along the County Line

Road frontage and connecting to Lannon Road shall be evaluated and constructed as set forth in the Development Agreement, if feasible.

10. **SPECIFIC LIGHTING AND LANDSCAPING PLANS**. The Developer shall submit detailed lighting, street tree, and landscaping plans (for any common area improvements and the required 30' perimeter buffer) to the Plan Commission and Village Forester for review and approval prior to final plat approval as set forth in the Development Agreement. Lighting and landscaping including the installation of street trees shall comply with Village guidelines. The General Development Plan shall be used as a guide for the general location and character of landscaping, including location of buffers such as the required 30' perimeter buffer, and street trees. Street lighting shall be installed at all access entrances/intersections along Lannon Road (CTH Y) and County Line Road (CTH Q), and, at all internal road intersections within the development unless otherwise approved by the Village's Public Works and Highways Committee. Individual lot landscaping and lighting of the multi-family attached townhome areas shall be installed as required under the Village's Subdivision Code (or as part of site plan approval by the Plan Commission for the attached townhomes areas).

11. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS**. Unless otherwise modified as set forth below, all development and buildings shall be in accordance with the lot, building, and other applicable bulk requirements set forth in the applicable underlying Rs-7: Single-Family Residential or Rm-2: Multi-Family Residential Zoning Districts and other applicable Zoning Code regulations:

Modifications to the Rs-7: Single-Family Residential District:

a. Reduce maximum Residential Density from 4.4 DU/acre to 2.4 DU/acre.
b. Reduce minimum Lot Width from 80 feet to 56 feet.
c. Reduce minimum Lot Area from 10,000 sqft to 6,825 sqft.
d. Reduce minimum Side Yard Setback from 10 feet to 8 feet.
e. Increase Rear Yard Setback from 25 feet to 30 feet (applicable to flagship/pathway home lots only).
f. Increase minimum Dwelling Size from 1,200 sqft for 3-bedroom to 1,450 sqft.
g. Increase minimum Dwelling Size from 1,200 sqft for 4-bedroom to 1,690 sqft.

Modifications to the Rm-2: Multi-Family Residential District:

a. Reduce the maximum Residential Density from 8.0 DU/acre to 5.9 DU/acre.
b. Eliminate the minimum Lot Area requirement to allow the clustering of the attached townhome units and develop as a condominium.
c. Reduce the minimum Front Yard Setback from 35 feet to 25 feet.
d. Reduce the minimum Side Yard Setback from 25 feet to a combined total of 25 feet.
e. Reduce the minimum Rear Yard Setback from 35 feet to 25 feet.
f. Increase the maximum Number of Stories from 2.5 to 3.0 on the rear elevation.
g. Increase minimum Dwelling Size from 800 sqft for 2-bedroom to 1,650 sqft.
h. Increase minimum Dwelling Size from 1,000 sqft for 3-bedroom to 1,750 sqft.
i. Increase minimum Dwelling Size from 1,000 sqft for 4-bedroom to 2,200 sqft.

12. **DEVELOPMENT AGREEMENT REQUIRED**. The Development Agreement shall be reviewed by the Public Works and Highways Committee and approved by the Village Board. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping mandated under Section 17.43(5) of the Zoning Code.

13. **GARBAGE AND RECYCLING COLLECTION**. Unless mutually agreed to between the Developer and the Village as set forth in the Development Agreement, the provisions of Village Code Section 11.08 pertaining to garbage and recycling collection for multi-family structures containing five (5) or more units shall apply.

14. **BLASTING**. The Developer shall receive Village approvals for blasting permits prior to commencing any blasting activities. All blasting activities shall comply with all Federal, State, and local requirements.

15. **EXPIRATION**. The Developer shall obtain all necessary approvals and permits from the Village and other agencies in a timely manner consistent with a general development phasing plan set forth in the Development Agreement. If construction of the public improvements has not commenced within two (2) years after the date of PDD approval and continued toward completion, the Village may determine that the approvals and provisions granted under this PDD resolution and General Development Plan have expired and are null and void, unless an extension of said approvals and provisions is granted by the Village pursuant to the procedures under Section 17.43(11) and (11a) of the Zoning Code. If this requirement is not satisfied, the Sutton Farm PDD and General Development Plan (GDP) shall become null and void, and the property shall revert back to the previous A-1: Agricultural Zoning District.

16. **APPLICABILITY OF MUNICIPAL CODE**. Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the Sutton Farm PDD. In the event a requirement, restriction, or limitation set forth herein conflicts with a similar requirement, restriction, or limitation found in another section of the Municipal Code, the most stringent requirement, restriction, or limitation shall apply.

Adopted: July 7, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

EXHIBIT A

Sutton Farm Planned Development District (PDD)
Metes and Bounds Legal Description

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P, SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Planned Development District (PDD)
General Development Plan
(See Attached General Development Plan Dated June 23, 2025)

EXHIBIT C

Sutton Farm Architectural Design and Building Materials
(See Attached Elevations and Building/Home Portfolio Products)

Home Product Offering-Flagship

Home Product Offering-Pathway

Home Product Offering-Ranch Villas

Front Elevation
Scale: 3/16" = 1'-0"

TYPE 1 - FRONT ELEVATION
Character Elevation

BSB DESIGN

Rear Elevation

TYPE 1 - REAR ELEVATION
Character Elevation

Front Elevation

TYPE 3 - FRONT ELEVATION
Character Elevation

Rear Elevation
Scale: 3/16" = 1'-0"

TYPE 3 - REAR ELEVATION

BSB

TYPE 2 - FRONT ELEVATION
Character Elevation

BSB

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. 12-2025

A RESOLUTION APPROVING A PRELIMINARY SUBDIVISION PLAT ("SUTTON FARM")

WHEREAS, Home Path Financial, LP, agent for Mohrhusen Family Farm, LLC, property owner (hereinafter the "Developer") has requested approval of a Preliminary Subdivision Plat known as "Sutton Farm" as prepared by Foth Infrastructure & Environment, LLC, and attached and incorporated into this Resolution as Exhibit B; and

WHEREAS, the subject land as described in Exhibit A attached to this Resolution is within the Village of Germantown, who has adopted subdivision plat review authority per Chapter 236.45 of the Wis. Stats.;

WHEREAS, the Village of Germantown Plan Commission on June 9, 2025, reviewed the Preliminary Subdivision Plat and forwarded a positive recommendation to the Village Board.

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown hereby approves the Preliminary Subdivision Plat for "Sutton Farm", subject to the following conditions:

1. Approval of the preliminary plat is subject to creation of and rezoning of the 88.3-ac Mohrhusen property into the proposed "Sutton Farm Planned Development District" by the Village Board.

2. Prior to recording of the preliminary plat, the Washington County Highway Department and Waukesha County Department of Public Works shall approve/accept the Traffic Impact Analysis (TIA) submitted by the Developer, for the proposed access/intersection locations, recommended turn-lane, and traffic control improvements.

3. Prior to recording of the preliminary plat, the Developer shall obtain written approval/acceptance from the Wisconsin Department of Administration (DOA) that they have "no objections" to the proposed preliminary plat.

4. Developer shall enter into a Development Agreement 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).

5. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).

6. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.

7. All technical issues and corrections identified by the Village Surveyor (see April 14, 2025, memo from Bob Beilfuss, PLC) shall be addressed and reflected in a revised preliminary subdivision plat reviewed and approved by Village staff prior to recording.

8. All items, issues and technical requirements identified in the May 16, 2025 review memo from the Village Engineer and Public Works Department shall be addressed and reflected in additional information and/or revised plans submitted to Village staff for further review, comment, and approval prior to recording the preliminary plat and final approval of construction plans for all public and private improvements.

9. The Developer proposes to install a private sanitary lift station and force main that is not recommended by Public Works Department Staff as detailed in the May 16, 2025 and June 6, 2025, review memos from the Village Engineer. As stated therein, prior to recommending approval of the proposed private sanitary system, the Village Engineer has requested additional information that is needed to ensure the private system will be installed and properly maintained by the Developer and/or Homeowner's Association into the future and not become a financial burden to nor the responsibility of the Village. The Developer shall provide the information requested in the June 6, 2025, memo to the Village Public Works Department Staff prior to recording the preliminary plat and final approval of construction plans for all public and private improvements. If deemed necessary by the Village and agreed to with the Developer, adequate provisions to protect the Village shall be incorporated into the Development Agreement and/or Homeowner's Association restrictions and protective covenants.

10. The preliminary plat shall be revised to be consistent with the street and lot configuration shown per the revised General Development Plan (dated June 23, 2025) prior to recording of the preliminary plat.

Adopted: July 7, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

EXHIBIT A

Sutton Farm Preliminary Subdivision Plat
Metes and Bounds Legal Description

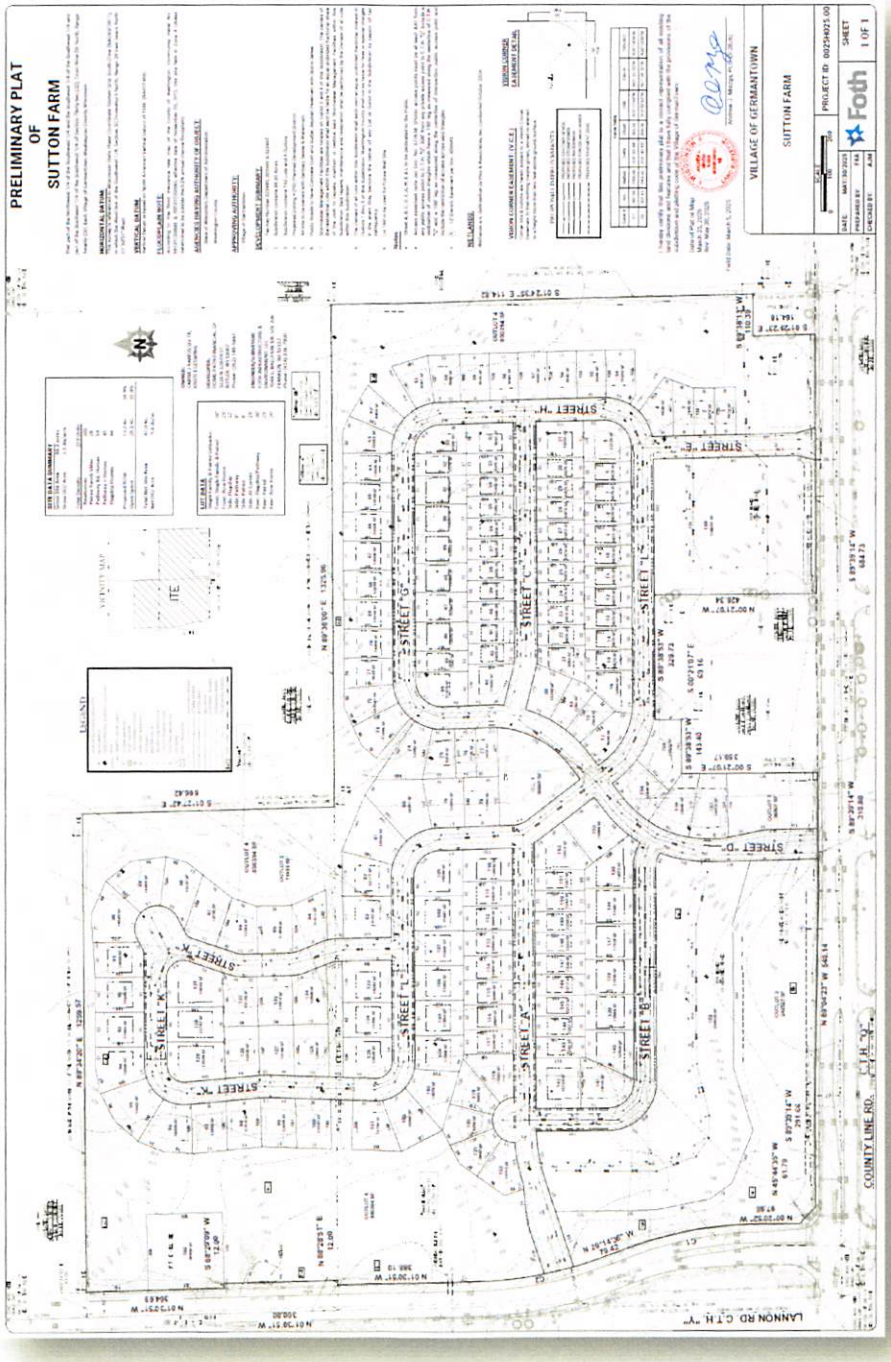
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P, SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

EXHIBIT B

Sutton Farm Preliminary Subdivision Plat
(See Attached Preliminary Subdivision Plat Dated May 30, 2025)



STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

ORDINANCE NO. 16-2025

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

WHEREAS, the Village of Germantown has adopted a Zoning Code under the authority granted by Wis. Stats. 61.35 and 62.23(7); and

WHEREAS, Section 17.27 of the Zoning Code provides for the creation of Planned Development Districts (PDD) that are intended to permit greater flexibility and more creative design for the development of a site than is possible under conventional zoning regulations and intended to promote more economical and efficient use of a site while providing a harmonious variety of housing choices, a higher level of amenities, and the preservation of open spaces; and

WHEREAS, Section 17.27 provides that, upon request by a property owner, the Plan Commission may recommend that the Village Board establish a Planned Development District that will benefit from a coordinated site planning proposal that allows the diversified of structures, a mix of dwelling types, and a mix of compatible uses; and

WHEREAS, the property owner, Mohrhusen Family Farm, LLC, represented by Home Path Financial, LP, has requested that the Village establish a planned development district to guide future development of an 88.3-acre site and presented a proposed general development plan for a mix of compatible residential single and multi-family uses and dwelling types to be known as "Sutton Farm" pursuant to the planned development district provisions under Section 17.27 of the Zoning Code; and

WHEREAS, the Plan Commission has considered this petition for a Rezoning and found the request to be consistent with the Village's 2050 Comprehensive Plan and Section 17.27 of the Zoning Code; and

WHEREAS, the Plan Commission forwarded a recommendation of approval to the Village Board for the Rezoning at its meeting on June 9, 2025;

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

SECTION I

That the Zoning Code and Zoning Map of the Village of Germantown is amended by the creation of an Rs-7/Rm-2 Planned Development District (PDD) to be known as the "Sutton Farm Planned Development District", and, the following described area as shown in Exhibit A is rezoned from the A-1: Agricultural Zoning District to the newly created Rs-7/Rm-2/PDD Zoning District:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW ¼ SW ¼) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ SW ¼) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE ¼ SW ¼) OF SECTION THIRTY-TWO (32), TOWN NINE (9) NORTH, RANGE TWENTY (20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 32; THENCE NORTH 01° 24' 32" WEST ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 32 (RECORDED AS NORTH 01° 25' 14" WEST), 219.222 FEET TO AN EXISTING 1-INCH I.P., SAID POINT BEING THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING NORTH 01° 24' 32" WEST ALONG SAID EAST LINE, 1114.738 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 35' 56" WEST, 1325.809 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 22' 09" WEST, 665.595 FEET TO AN EXISTING "X" IN A ROCK; THENCE SOUTH 89° 35' 36" WEST, 1294.485 FEET TO AN EXISTING 1-INCH I.P., SAID POINT ALSO BEING ON THE EASTERLY R.O.W. LINE OF C.T.H. "Y" (LANNON ROAD); THENCE SOUTH 01° 30' 31" EAST ALONG SAID R.O.W. LINE, 1440.115 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 234.733 FEET (CHORD BEARING OF SOUTH 12° 14' 10" EAST, 233.364 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 22° 57' 49" EAST, 175.906 FEET TO A SET 1-INCH I.P.; THENCE ALONG THE ARC OF A CURVE, 86.957 FEET (CHORD BEARING OF SOUTH 16° 55' 14" EAST, 86.796 FEET) TO A SET 1-INCH I.P.; THENCE SOUTH 64° 49' 42" EAST, 76.644 FEET TO A SET 1-INCH I.P., SAID POINT BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W. LINE, 1149.251 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 364.030 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 143.400 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 77.870 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 89° 23' 34" EAST, 170.370 FEET TO AN EXISTING 1-INCH I.P.; THENCE SOUTH 00° 54' 50" EAST, 283.325 FEET TO A SET 1-INCH I.P, SAID POINT BEING ON THE NORTHERLY R.O.W. OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 28.604 FEET TO A SET 1-INCH I.P.; THENCE NORTH 00° 21' 03" WEST, 170.000 FEET TO A SET 1-INCH I.P.; THENCE NORTH 89° 38' 57" EAST, 110.000 FEET TO A SET 1-INCH I.P.; THENCE SOUTH 00° 21' 03" EAST, 170.000 FEET TO A SET 1-INCH I.P., SAID POINT ALSO BEING ON THE NORTHERLY R.O.W. LINE OF C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 89° 38' 57" EAST ALONG SAID R.O.W., 702.830 FEET TO A POINT ON THE NORTH R.O.W. OF SAID C.T.H. "Q" (COUNTY LINE ROAD); THENCE NORTH 01° 29' 35" WEST, 169.186 FEET TO AN EXISTING 1-INCH I.P.; THENCE NORTH 89° 38' 01" EAST, 110.080 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THREE (3) PARCELS OF LAND, DESCRIBED AS FOLLOWS:

1. THAT PORTION DESCRIBED BY TRUSTEE'S DEEDS RECORDED AS DOCUMENT NO'S 440169, 440170 AND 440171.
2. THAT PORTION CONTAINED IN AWARD OF DAMAGES RECORDED ON APRIL 29, 2005, AS DOCUMENT NO. 1086250.
3. THAT PORTION CONTAINED IN CONVEYANCE RECORDED ON DECEMBER 27, 1938, AS DOCUMENT NO. 168138.

Tax Key No: GTNV_323-986; GTNV_323-987; GTNV_323-995

SECTION II

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

SECTION III

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

SECTION IV

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

Adopted: July 7, 2025

Robert A. Soderberg, Village President

ATTEST:

Donna Ott, Village Clerk

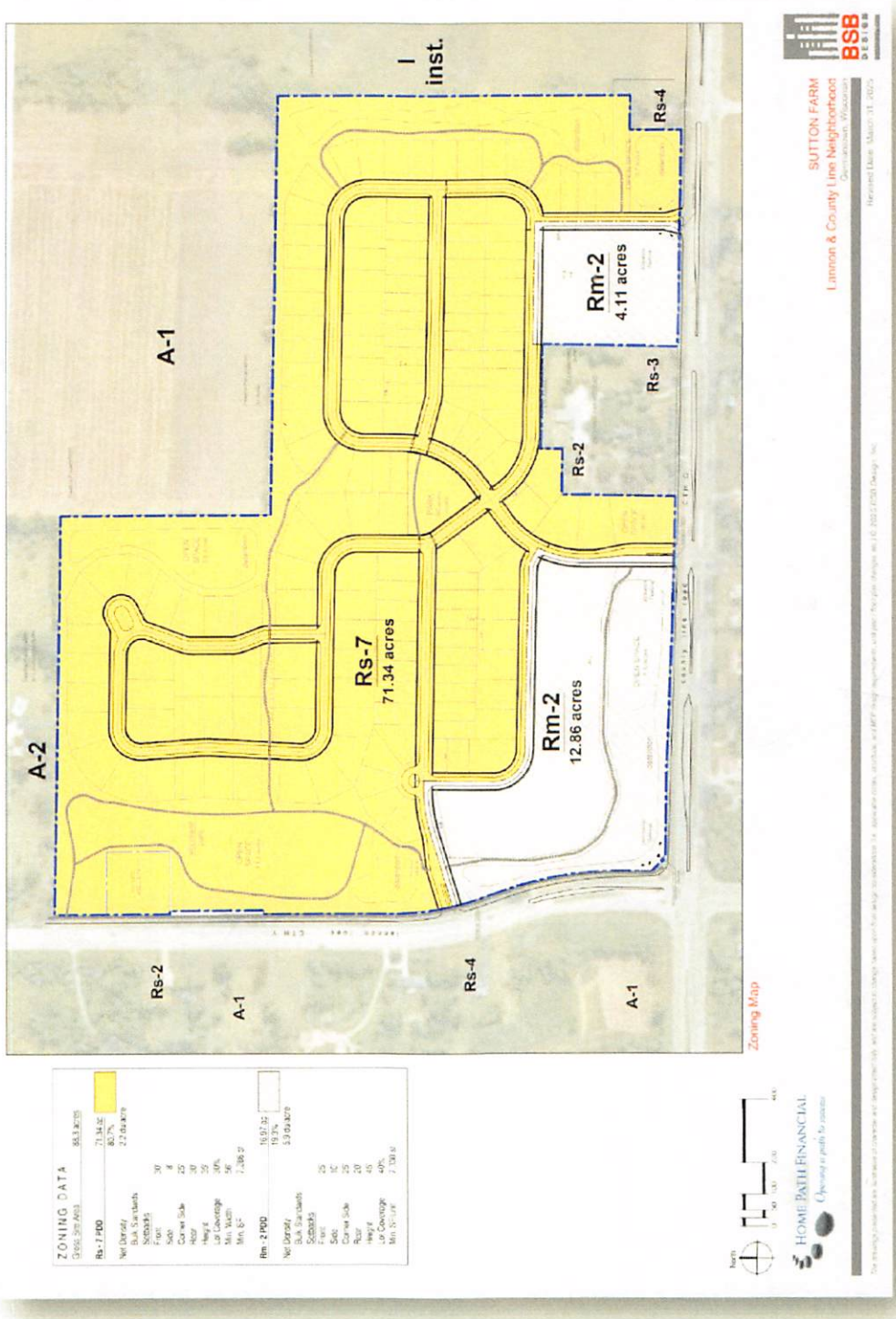
Approved as to form:

Brian C. Sajdak, Village Attorney

Published:

EXHIBIT A

Sutton Farm PDD Rezoning Exhibit
(See Attached Zoning Plan Dated March 31, 2025)



BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Community Development Department – Consultant Selection for the Village Center District Community Engagement Program (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

Earlier this year, the Village Board decided to set aside the community visioning and master planning work that had been completed to date by the RINKA Group and embark on a different course of action. To gather more public input regarding potential re-development of this area and possibly other properties within the larger "Village Center District", the Board directed Staff to initiate a comprehensive community engagement program to identify community issues, priorities, needs, desires and opinions that can be used to develop specific land use plans, development regulations and design guidelines for potential re-development in the Village Center District.

To that end, Staff prepared a request for proposals outlining the intended purpose and desired outcomes for what is intended to be a consultant-led community engagement process involving the Plan Commission and Village Board over the next 4-5 months into the spring of 2026. At the time the RFP was prepared, the Board's focus was on three (3) Village-owned properties located in the "Village Center District" including the 15-ac Flower Source property, the 4.6-ac Ascension property, and the 5.6-ac Grosenick property. Since the RFP was issued, the Village Board discussed the possibility of expanding the scope of the community engagement effort to include other properties in the Village Center District including the Blackstone Creek golf course and Village-owned former recycling center property along the Menomonee River.

Proposals from the following five (5) consultants were submitted and discussed at the December 8 Plan Commission meeting:

- SRF Consulting
- GRAEF & DeVor Communications
- Chastain & Associates
- Juan Gabriel Moreno Architects (JGMA)
- Community Collaboration

According to the RFP, the Village Board is responsible for making the final consultant selection.

ATTACHMENT:

1. Staff Report-12-8-25-Village Center District-Community Engagement RFP

2. Community Engagement RFP-GERMANTOWN-11-3-25-RELEASE
3. Chastain-Engagement Proposal
4. Community Collaboration- Engagement Proposal
5. GRAEF-Engagement Proposal
6. JGMA-Engagement Proposal
7. SRF-Engagement Proposal

STAFF RECOMMENDATION:

STAFF RECOMMENDATION:
Staff recommends the following consultants in ranked order using the weighted selection criteria listed in the RFP for Community Engagement Services:

1. SRF Consulting
2. GRAEF & DeVor Communications
3. Chastain & Associates
4. Juan Gabriel Moreno Architects (JGMA)
5. Community Collaboration

ACTION BY COMMITTEE:

PLAN COMMISSION RECOMMENDATION:
The Plan Commission recommends that the Village Board select **SRF Consulting** for the Village Center District Community Engagement Services project based on their review and discussion of the proposals.

2050 COMPREHENSIVE PLAN IMPLEMENTATION:
Village Center District Community Engagement Program
12/8/25 Plan Commission Meeting

Germantown Community Development Department

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

As you are aware, earlier this year the Village Board paused the "Village Center" re-development effort for the area located near the Pilgrim @ Mequon Road intersection at the request of the Germantown School District to allow the Board time to evaluate the M.D. Roffer's "Community Growth & Student Enrollment Study" that was nearing completion at the time.

Following the "pause" the Village Board decided to set aside the visioning and master planning work that had been completed by the RINKA Group and embark on a different course of action. To gather more public opinion and input regarding potential re-development of this and possibly other properties within the larger "Village Center District" as defined in the 2050 Comprehensive Plan, the Board directed Staff to initiate a comprehensive community engagement program to identify community issues, priorities, needs, and desires that will, in turn, be used to develop specific development regulations and design guidelines for potential re-development.

To that end, Staff prepared a request for proposals (copy attached) outlining the intended purpose and desired outcomes for what is intended to be a consultant-assisted community engagement process involving the Plan Commission and Village Board over the next 6 months into the spring of 2026. At the time the RFP was prepared, the Board's focus was on three (3) Village-owned properties located in the "Village Center District" including:

1. The "Flower Source Property". A 15-acre property formally used as a retail nursery, greenhouse and landscape supply operation;
2. The "Ascension Property". Two developed parcels totaling 4.6 acres and currently being used for a medical clinic and offices by Ascension Columbia-St. Mary's; and
3. The "Grosenick Property". Two parcels totaling 5.6 acres located near the Fond du Lac Ave/STH145 intersection including a 5.2-acre vacant parcel with direct access to Main Street and a .42-acre developed parcel with a small office building and parking lot with direct access to Fond du Lac Ave

Recently, the Village Board discussed the possibility of expanding the scope of the community engagement effort to include other properties in the Village Center District including the Blackstone Creek golf course and Village-owned former recycling center property along the Menomonee River.

Five (5) consultant proposals have been submitted. At this time, the role of the Plan Commission is to review the proposals and make a recommendation to the Village Board who, in turn, will make a final consultant/proposal selection.

Village of Germantown

Request for Proposals
Community Engagement Services

Release Date: November 3, 2025

INTRODUCTION

The Village of Germantown (hereafter the "Village") is seeking proposals from well-qualified consultants to design, manage, and facilitate implementation of a comprehensive community engagement program that will identify community issues, priorities, needs, and desires that will, in turn, be used in the development of a general land-use plan and specific development regulations, and design guidelines for the potential re-development of three (3) Village-owned properties located in the "Village Center District" as identified under the Village's 2050 Comprehensive Plan.

PURPOSE AND OBJECTIVES

The Village owns two adjoining properties totaling 19.6 acres within an overall 35.8-acre re-development area located at the intersection of Mequon Road @ Pilgrim Road. The "Flower Source" property is a 15-acre property formally used as a retail nursery, greenhouse and landscape supply operation. The adjoining "Ascension" property is comprised of two parcels totaling 4.6 acres and is currently developed with a medical clinic and offices (Ascension Columbia-St. Mary's) that provides comprehensive, out-patient medical services (see Exhibit A). In another part of the "Village Center District", the Village owns the "Grosenick Property" comprised of two adjoining parcels totaling 5.6 acres located near the Fond du Lac Ave/STH145 intersection, including a 5.2-acre vacant parcel with direct access to Main Street and a .42-acre parcel developed with a small office building with direct access to Fond du Lac Ave.

While the Village eventually wants to develop a detailed land-use plan, development regulations, and design guidelines to guide potential re-development of property within the entire "Village Center District" over the long-term, the purpose for this near-term project is to develop site-specific re-development plans along with development regulations and design guidelines for the three (3) properties owned by the Village, i.e. the 15-acre "Flower Source property", the 4.6-acre "Ascension property" and the 5.6-acre "Grosenick property".

Proposals are requested to provide community engagement services from consultants with experience conducting traditional and innovative community outreach and engagements activities that involve and collaborate with residents, property owners, business owners & operators, community organizations, and other identified stakeholders.

The selected consultant will need experience designing and conducting surveys, stake-holder meetings, focus groups, and other in-person, virtual and social-media based activities that engage a variety of community participants in an inclusive and equitable manner. The type, number, and method of conducting the community engagement activities selected will need to generate useful and pertinent feedback and recommendations that the consultant will document in a report that can, in turn, be used by the consultant, Village officials, and Village staff in the development of site-specific land use plans, development regulations, and design guidelines for the Village-owned properties that are consistent with and further the intent of the “Village Center District” land use table and development policies in the 2050 Comprehensive Plan.

SCOPE OF SERVICES

The selected consultant will provide the Village specific recommendations regarding the final scope of the project, including specific tasks and deliverables based on their expertise and experience completing similar community engagement programs. However, the selected consultant shall design a community engagement program that, at a minimum, will accomplish all the tasks outlined below. The consultant may propose enhanced or alternative approaches or methods to accomplishing the tasks provided such approaches or methods satisfy the required tasks as deemed acceptable by the Village.

Task 1: Project Management

The consultant shall manage and be responsible for all project activities related to designing, conducting, and reporting of the community engagement program in cooperation with and under the direction of Village staff, including:

- Developing the community engagement program
- Maintaining the project schedule based on realistic timelines including all essential tasks and deliverables
- Holding regular check-ins with appropriate Village staff to provide progress updates, coordinate efforts, receive direction from staff, and discuss any needed adjustments to the schedule, engagement program activities, or scope of work
- Delivering regular and timely invoices based on a mutually-acceptable timeframe that include a breakdown of time spent on each task and percentage of work completed
- Unless otherwise mutually-agreed to and clearly specified by the Village, create and obtain Village approval of all engagement-related tools, products, materials, images, graphics, content, websites, social media accounts, and other digital or physical items needed for engagement activities, including: surveys, presentations, handouts, promotional materials, advertising and public information notices

- Conducting or executing the engagement activities and associated logistics, including, but not limited to scheduling and securing permission to use Village and non-Village facilities, meeting rooms, or other spaces, equipment, websites, social media sites, etc. necessary to promote and conduct all engagement activities

Task 2: Conduct Introduction Meetings with Village Officials and Staff to Develop the Community Engagement Program

The consultant will facilitate meetings and other activities deemed necessary with Village officials and staff to identify goals, priorities, expectations, resources, opportunities, and limitations necessary to shape and create the community engagement program. The proposed engagement program should provide meaningful opportunities for dialogue between Village officials, staff, and the consultant to identify mutually-acceptable community engagement activities to be conducted as part of the program.

Without limitation and subject to the experience and creativity of the consultant, activities that should be considered are those that are interactive and collaborative with participants and may include, but are not limited to:

- Listening sessions
- Charettes, open houses or hands-on workshops
- Visual preference surveys, opinion surveys, and mapping exercises conducted live or on-demand, in-person or virtual utilizing website or social media
- On-the-ground outreach opportunities or activities such as pop-up tents or tables ant local community events

The final community engagement program shall include:

1. A list of specific engagement activities to be conducted and the type of feedback, opinions, recommendations, etc. intended to be collected
2. A list of the means, methods, tools, media, technology, etc. to be employed to advertise, or conduct the various engagement activities
3. A schedule outlining dates, times, and locations of each engagement activity
4. A list of the various community participants, e.g. residents, property owners, business owners, organizations, other stakeholders, etc. intended to be reached by the various engagement activities

Based on feedback gathered from the meetings, the consultant will prepare a written summary of the proposed community engagement program in a “Community Engagement Plan” document for presentation to and approval by the Village Board prior to

commencement of the engagement program activities. Said document shall include a detailed description of the community engagement program, including a list and narrative description of the engagement activities, events, intended participants, expected outcomes, and scope of services tasks.

Task 3. Facilitate the Community Engagement Process

With mutually-acceptable support from Village officials and staff, the Consultant will facilitate execution of the community engagement events and activities as described in the Community Engagement Plan. The consultant shall be responsible for all logistics related to preparing, conducting, reporting the results of and completing all engagement activities, including:

- Obtaining necessary permission for the use of or creating all engagement-related tools, products, materials, images, graphics, content, websites, social media accounts, and other digital or physical items needed for engagement activities, including: surveys, presentations, handouts, promotional materials, advertising and public information notices
- Scheduling and securing permission to use Village and non-Village facilities, meeting rooms, or other spaces, equipment, websites, social media sites, etc. necessary to promote and conduct all engagement activities
- Preparing a written report summarizing each engagement activity documenting details about the event, participants, outcomes, feedback received, etc. Where appropriate said report should include graphics, tales, images, etc. to adequately convey the feedback presented and the feedback received

Task 4: Prepare a Final Community Engagement Outcomes Report

The purpose of the final report is to develop a clear, concise document of the feedback received through the community engagement process. The report should be in a format that is easily reproducible and geared toward use by Village officials, staff and the general public. The use of color maps, graphics, images, plans, renderings, etc., to present the qualitative and quantitative information and feedback received is encouraged. The final report shall contain a list of the key findings, feedback, and recommendations at a level of detail, terminology, and understanding that can be easily explained to the general public and applied by the consultant or Village staff into the development of site-specific land use plans, zoning-type development regulations, and design guidelines for the three (3) Village-owned properties in the “Village Center District”.

The consultant shall provide a draft final report to Village staff for review and approval. Based on the feedback from staff, the consultant will prepare a final report and present it to the Village Board at a mutually-acceptable public meeting.

PROJECT BUDGET & SCHEDULE

The final budget and scope of services for the overall project will be negotiated with the selected consultant. The Village shall not be responsible for any costs incurred during or for the preparation of a proposal in response to this Request for Proposals.

The project is expected to commence in January, 2026, and be completed in April, 2026. However, additional time may be necessary and granted by the Village depending on project needs.

PROPOSAL REQUIREMENTS

A Proposal submitted in response to this RFP must include the following items:

1. **Project Understanding and Interest.** Provide a narrative discussion of your understanding of the proposal and explain why the consultant is interested in partnering with the Village of Germantown.

2. **Key Personnel and Qualifications.** Provide a list of key members of the consultant project team (including any subcontractors) and their anticipated role in the project. Include qualifications or resumes for each team member. Include an organizational chart of the project team (including any subcontractors), as well as the percentage of time the project team will have available to devote to this project. Consultant shall describe the project members capacity to engage with the public at events that are held outside a typical 9-5 weekday schedule.

3. **Relevant Experience.** Provide an overview of the consultant's prior relevant experience, including examples of projects of similar scope and nature. Provide the following items for at least three (3) past projects:
    a. Municipality/Agency & Location
    b. Project Date, Time Period & Completion Status
    c. Project Budget
    d. Client Contact Name, Phone Number or Email Address

4. **References**. Provide a contact name, phone number or email address for at least three (3) references for the consultant's prior contracted work.

5. **Work Program and Project Schedule**. Provide an overview of key tasks, actions, and deliverables, drawing from the Scope of services included above. This section should also outline your approach, understanding, and strategy for completing the project. The work program should also include a tentative project schedule with key dates assuming a contract award in mid-December, 2025. Finally, this section shall demonstrate how the proposed work program incorporates strategies for equitable and inclusive

engagement of typically underrepresented stakeholders and “silent” supporters or objectors.

6. **Cost Proposal**. Provide a detailed description of the proposed fee structure, estimated costs, and budget assumptions for the project. The budget should include costs per task item and per deliverable, costs for materials/supplies, and project management costs. Please provide a breakdown of the tasks and deliverables for the work program(s), with estimated costs and hours worked by personnel.

7. **Supporting Documents** (optional). Please include any relevant supporting documents with your submittal which showcase the consultants experience and expertise in the provision of community engagement consulting services.

SUBMITTAL INSTRUCTIONS

Proposals must be received before 4:00pm CST on or before the submittal deadline stated below. Other key dates and deadlines are as follows:

Request for Proposal Release Date	Nov 3, 2025
Deadline for submittal of consultant questions	Nov 10, 2025
Village responses to consultant questions	Nov 12, 2025
Proposal Submittal Deadline Date	**Nov 21, 2025**
RFP Review Committee Recommendation	Nov 24, 2025
Plan Commission Recommendation	Dec 8, 2025
Village Board Selection	Dec 15, 2025
Negotiate & Finalize Project Contract	Dec 15-31, 2025
Project Commencement	after January 1, 2026

The Village reserves the right to extend the deadline or accept a late submittal with good cause shown. The Village of Germantown reserves the right without prejudice to reject any or all proposals. The consultant is responsible for verifying that their proposal has been received before the submittal deadline date.

Proposals must include all of the required information listed herein and should be presented in a sequence consistent with this RFP. The proposal shall not exceed 30 pages in length. All proposals shall be submitted in a digital PDF file format via email to the Village Administrator at the email address listed below. If the proposal is too large to submit via email, please submit via Drop Box or other filesharing service mutually agreed to with the Village.

Alternatively, a proposal may be submitted in an electronic format contained in a USB flash drive provided it is received by the Planning & Zoning Services counter in Village Hall at the address below and before the submittal deadline:

Steve Kreklow, Village Administrator
N112 W17001 Mequon Road
Germantown, WI 53022
skreklow@germantownwi.gov

No reimbursement will be made by the Village for costs incurred in the preparation of the response to this RFP. Submitted materials will not be returned and will become the property of the Village of Germantown.

SELECTION CRITERIA

Proposals will be evaluated based on the following criteria:

1.	Project Understanding and Interest	10 %
2.	Key Personnel and Qualifications	15 %
3.	Relevant Experience & Local/Regional Experience	15 %
4.	References	10 %
5.	Work Program and Project Schedule	30 %
6.	Cost Proposal	20 %
	Total	100%

The Village reserves the right to select a consultant without interviews, however, a short list of consultants ***may*** be selected and invited to present their proposal to and discuss with the selection committee. The presentation portion of the interview will be limited to no more than 15 minutes with up to 30 minutes set aside for questions and answers. The presenters must include one of more of the key personnel who will work on the project.

The selected consultant will be required to enter into a Professional Services Agreement with the Village. Village Board approval may be required based on the contract amount. A Notice to Proceed will be issued to formally begin work.

EXHIBITS

Exhibit A “Village Center District”: Mequon @ Pilgrim Road Re-Development Area & Village-Owned Parcel Map (Flower Source Property & Ascension Property)

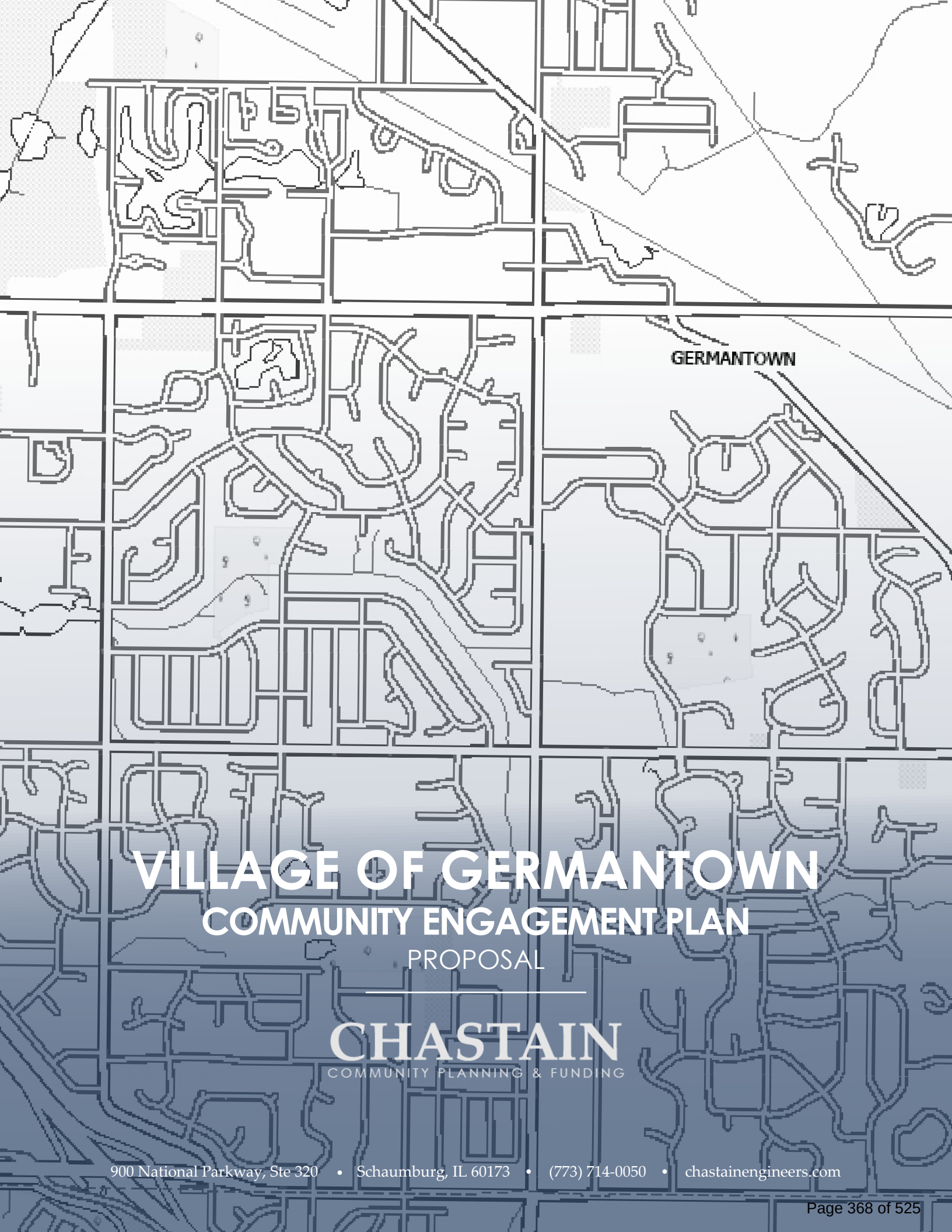
Exhibit B “Village Center District”: Main Street @ Fond du Lac Ave Re-Development Area & Village-Owned Parcel Map (Grosenick Property)

Exhibit A

"Village Center District"
Mequon @ Pilgrim Road Re-Development Area &
Village-Owned Parcel Map

Exhibit B

"Village Center District"
Main Street @ Fond du Lac Ave/STH145 Re-Development Area & Village-Owned Parcel Map



VILLAGE OF GERMANTOWN

COMMUNITY ENGAGEMENT PLAN

PROPOSAL

CHASTAIN
COMMUNITY PLANNING & FUNDING

900 National Parkway, Ste 320 • Schaumburg, IL 60173 • (773) 714-0050 • chastainengineers.com

November 21, 2025

Steve Kreklow
Village Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Village of Germantown Community Engagement Plan

Dear Steve,

We are excited to submit a proposal for your community engagement plan to help envision the future of the Village owned properties in the Village Center District. We understand that the Village is entering this process with intention and care, mindful of both the opportunities these sites present and the sensitivities shaped by the planning efforts conducted in early 2025. The public response to earlier high-density, mixed-use concepts underscores the importance of building trust, creating clarity, and ensuring that residents' voices meaningfully guide the next phase of decision-making.

Our project approach is designed to meet Germantown as it is positioned today. This engagement effort provides an opportunity to reset the conversation, establish a tone of transparency and collaboration, and invite residents into a process that feels open, authentic, and grounded in shared understanding. We also understand the importance of aligning this project with the current comprehensive plan, highlighting a continuous, collaborative and comprehensive approach to planning the future of the Village.

Chastain's philosophy is rooted in the belief that great engagement doesn't happen by chance; it happens by design. Our team excels at crafting clear, consistent messaging, creating accessible visuals, and developing surveys and activities that encourage meaningful participation rather than passive feedback. The engagement plan for Germantown includes a mix of tools — online visual surveys, focus groups, department interviews, pop-up events, and a hands-on, interactive design charrette — each selected to foster dialogue, build momentum, and help residents see how their input shapes real outcomes. Every touchpoint reinforces the message that the Village is listening and committed to an open, collaborative process.

This project will be managed by Stephanie Brown, AICP, with day-to-day coordination and engagement facilitation led by Sophie Parr. Together, we bring deep experience in guiding communities through complex, and at times contentious, redevelopment discussions. Our goal is to translate the values and priorities of Germantown residents into a clear, shared direction — one that is feasible, visually grounded, and aligned with the identity and aspirations of the Village Center.

We would be honored to support the Village during this important chapter and to help create a pathway forward that feels authentic, community-driven, and rooted in trust. Please feel free to contact me with any questions or to discuss the proposal further.

Sincerely,

Stephanie E. Brown, AICP
Associate
Department of Community Planning and Funding
Chastain & Associates, LLC
sbrown@chastainengineers.com
(618) 889-5592

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CHASTAIN

WHO WE ARE

At Chastain, our Community Planning & Funding team helps municipalities and counties shape futures that reflect community vision while staying rooted in actionable, data-driven strategies. We specialize in comprehensive plans, outdoor recreation planning, zoning review, land use analyses, and funding strategies that combine technical expertise with clear, engaging communication. We are also a full-service engineering firm, giving us the ability to bring our clients' plans to life.

WHY WORK WITH US

Our approach blends rigorous analysis with creative outreach. We design maps, dashboards, info-graphics, and branded engagement campaigns that make the planning process accessible and energize public participation.

We also understand the realities of implementation. From funding strategies and grant support to step-by-step road maps, we ensure communities can move seamlessly from vision to action.

Equally important, we build lasting client relationships. We remain a trusted resource long after adoption, offering technical expertise, creative problem-solving, and ongoing guidance as communities grow and evolve past the plans.

OUR CORE VALUES

- **AUTHENTICITY**
  We Do What We Say.
- **EXCELLENCE**
  We Do What It Takes.
- **INTEGRITY**
  We Operate With Integrity.
- **WILLINGNESS**
  We Have An Outward Mindset

OUR SERVICES

- COMMUNITY PLANNING & FUNDING
- MUNICIPAL ENGINEERING
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- CONSTRUCTION ENGINEERING
- LAND DEVELOPMENT
- SURVEYING
- LAND ACQUISITION
- GRANT WRITING

OUR EXPERTISE

- Comprehensive Plans
- Outdoor Recreation Plans
- Engagement Campaigns
- Community Identity Branding
- Implementation Plans
- Downtown Revitalization
- Historic Preservation
- Zoning and Policy Review
- Transit Planning
- Bike, Ped and Trails
- Strategic Planning
- Grant Writing
- Grant Administration
- Relationship Building

Our team of urban planners has worked across Illinois and Wisconsin in both urban and rural communities and brings over 25 years of combined experience.

$40 MILLION of grants & low-interest loans (in the last 5 years) *secured to offset public infrastructure costs*

Decatur, IL | Schaumburg, IL | Rockford, IL | Paris, IL | Lafayette, IN | Metropolis, IL

WHO YOU'LL BE WORKING WITH

Chastain & Associates has assembled a focused two-person planning team for this engagement effort. This structure ensures efficiency, consistency, and clear lines of communication while providing the Village with experienced staff who are deeply involved in every task — from early messaging development to final report delivery.

Stephanie Brown, AICP
Associate

Stephanie Brown, AICP, leads the team with a 16-year history of planning, starting with as a planner with the City of Decatur. While with the city she led general planning efforts and helped to spearhead the growth the city's Historic Preservation advocacy. Moving from the public sector to the private sector, Stephanie consulted with MSA Professional Services before becoming an associate with Chastain. She has led the successful completion of over 20 comprehensive plans, downtown revitalization and streetscape programs, and parks and recreation plans and studies as well as secured over $25 million in municipal funding to support planning projects.

Sophie Parr
Urban Planner

Sophie Parr brings nine years of planning experience with a strong emphasis on parks, recreation, transportation, and community-focused engagement. Her background includes planning as well as specific communications work at a public relations firm, where she supported both employee engagement and external client communications, experience that now informs her ability to craft clear messaging, design accessible materials, and facilitate conversations that build trust and understanding.

She previously led the Planning Department at the Duluth Transit Authority and later launched her own freelance planning practice, Civic 4, LLC. Over the past five years, Sophie has worked primarily throughout rural Wisconsin, especially in Lake Michigan tourism communities, where housing, seasonal population patterns, and economic development have been central challenges and opportunities for growth.

Her work across Wisconsin communities has strengthened her ability to translate local priorities into clear, visually compelling planning tools that resonate with residents, seasonal visitors, and year-round stakeholders. Sophie joined Chastain in 2024 and has since supported the firm's growing planning practice while continuing to bring a Wisconsin-centered perspective rooted in regional context, small-town character, and community identity.

CAPACITIES

Both Stephanie and Sophie have flexible availability that extends beyond traditional business hours. Community engagement often requires evenings, weekends, and coordination around residents' schedules, especially for a project with heightened interest and sensitivity. Our team is fully prepared for this.

Sophie, in particular, routinely facilitates public events outside standard hours in Wisconsin communities, including seasonal towns with nontraditional engagement patterns. The team is structured to be responsive and present whenever the Village determines public participation will be strongest.

PROJECT APPROACH

The Village of Germantown is seeking to do something more than just collect input, it wants to build ownership around the future of its "Village Center District." The three Village-owned properties, Flower Source, Ascension, and Grosenick, represent a once-in-a-generation opportunity to shape a vibrant, people-oriented heart for Germantown that reflects local identity and balances small-town character with thoughtful reinvestment.

Our understanding is that this engagement process must:

- Spark community curiosity and imagination around what these sites could become.
- Provide clear, actionable feedback that ties directly into future land use, design guidelines, and zoning recommendations.
- Build trust by showing the Village is listening and responsive, not just gathering input.
- Reach beyond "the usual voices" by engaging residents, property owners, and business owners in accessible, inviting, and even playful ways.

This isn't just about land use, it's about identity, connectivity, and belonging. We see our role as crafting a narrative and experience that makes residents feel, "This is my Village and I get to help shape it."

ADVANCING THE VILLAGE CENTER VISION

Building on the 2050 Comprehensive Plan

The Village of Germantown's 2050 Comprehensive Plan set a clear foundation for this project by identifying the importance of developing a Village Center, District an area of Germantown that acts as the "heart" of the community. The Plan recognized that while Germantown is well-established as a strong residential and employment hub, it lacks a cohesive, identifiable center that brings people together to live, gather, and connect.

> ***Straight from the comprehensive plan...***
> "The village should invest in a town center. A combination of shops, restaurants, green space with trails, nicer town homes and public spaces. Carve out an area along Mequon, Main or some other area of undeveloped land closer to the interstate? ***Right now there is no heart of Germantown."***

Our team views this community engagement process as the next chapter in the Germantown Village Center story. An opportunity to focus on a specific area as a next step of the comprehensive planning process and bring to life the ideas and concepts residents desire. The Comprehensive Plan established the "why", the importance of walkable, connected, and vibrant destinations. This engagement process will define the "how", shaping the design principles, development regulations, and identity that bring the Plan's vision to life.

We will synthesize existing community input and design direction from the Comprehensive Plan, ensuring residents see continuity between what they shared before and the new conversations ahead. Specifically, our engagement will:

- **Start with Familiarity:** Reference the vision and community voices already captured in the Comprehensive Plan, acknowledging that this process is building on their earlier input, not restarting it.
- **Refine the Vision for Specific Sites:** Translate the Plan's broad Village Center concepts into concrete design preferences for the three Village-owned parcels (Flower Source, Ascension, and Grosenick).
- **Validate and Expand Community Priorities:** Revisit the ideas of "walkability," "place-making," and "connectivity" with new tools — visual preference surveys, concept design exercises, and pop-up engagement stations that help residents see, touch, and shape what the Village Center can become.
- **Tie Engagement Directly to Implementation:** Frame every conversation around how the feedback will influence future design guidelines, development standards, and partnerships.

COMMUNITY ENGAGEMENT PLAN

We believe great engagement doesn't happen by chance; it happens by design. Our team excels at setting the stage for success, crafting key messages, designing visuals that make complex ideas simple, and developing surveys and activities that invite meaningful feedback rather than passive participation. Every detail, from the tone of the first press release to the layout of the final outcomes report, will reinforce the message that the Village is proactive, transparent, and deeply committed to collaboration.

Throughout this process, our priority is to build trust and confidence in the Village's leadership. We want residents to see that their voices are valued, that the Village listens and follows through, and that this process reflects a genuine commitment to the community. Our work is designed to help residents believe in the vision and in the people leading it.

The following Community Engagement Plan outlines the tools, methods, and touch-points we will use to deliver on this promise. Each activity is designed not only to gather feedback but to build momentum, trust, and excitement, turning community input into shared ownership of Germantown's future.

KEY MESSAGING & COMMUNICATION FRAMEWORK

The first step in our engagement process will be to develop a clear, unified set of key messages that define how the Village and project team talk about this effort. We want to ensure that everyone, from Village officials to residents, is speaking the same language. We greatly value spending time understanding how to speak about the project because it can help garner buy-in, understanding and support in the long term.

We will work with Village staff to craft messaging that explains the purpose of the project, outlines the desired outcomes, and helps residents understand why this process matters and how they can contribute. These messages will guide every form of communication, from website copy and press releases to social media posts, surveys, and public meeting materials, creating a cohesive story across all channels.

Our focus will be on messages that:

- **Build trust** in the Village's leadership by showing transparency, responsiveness, and collaboration.
- **Clarify the purpose and scope** of the project, why the Village is focusing on these three properties and how it connects to the 2050 Comprehensive Plan.
- **Empower participation** by explaining how resident feedback will directly shape the next phase of planning and design.
- **Ensure alignment** among Village officials, staff, and partners so that everyone communicates with one consistent voice.

ENGAGEMENT PLAN DEVELOPMENT

Chastain will work closely with Village officials and staff to collaboratively define the goals, priorities, and desired outcomes for the community engagement process. Our approach begins with a facilitated kickoff meeting to identify project expectations, available resources, and key audiences. From these discussions, we will develop a customized engagement program designed to build understanding, generate meaningful dialogue, and ensure broad participation from Germantown residents, businesses, and stakeholders.

Our engagement philosophy centers on creating accessible and interactive opportunities for community input. We will design activities that meet people where they are, both physically and digitally, to encourage participation from all segments of the community.

ENGAGEMENT TOOLKIT

Our engagement toolkit functions as a flexible menu of options that can be customized to fit Germantown's needs. From hands-on workshops and pop-up events to online mapping and visual preference surveys, each tool is selected to foster meaningful, two-way dialogue. This menu-based approach allows the Village to mix and match interactive, in-person, and digital methods, ensuring that engagement is inclusive, accessible, and tailored to the unique context of the project and audience.

ONLINE SURVEY

An online survey is a great tool for providing people with an opportunity to get involved on their own time. For any online survey we launch we will utilize Survey Monkey which allows us to ask questions with imagery, gaining feedback on things like: What types of development fit the character of Germantown? Or what building scale feels appropriate for the Village Center?

QUESTION EXAMPLE:

1. What building scale is appropriate for development within the Village Center?

_____

- ☐ A - Single-story, small scale with a focus on retail and commercial
- ☐ B - Two-story, small scale with mixed commercial and residential uses
- ☐ C - Multi-story, medium scale with mixed commercial and residential uses
- ☐ D - Multi-story, large scale with mixed commercial and residential uses

FOCUS GROUPS

Meeting with targeted stakeholder groups is a valuable way to explore viable paths forward for each redevelopment site. These small-group discussions will bring together property owners, nearby business representatives, real estate professionals, developers, and economic development partners to identify opportunities, constraints, and desired outcomes. We can also meet with community and civic organizations that can help clarify local priorities, such as housing diversity, downtown vitality, or public gathering spaces, to ensure that redevelopment concepts reflect both market realities and community values.

COMPREHENSIVE PLAN STEERING COMMITTEE

This project is an outcome of the Comprehensive Plan and we believe it could be beneficial to meet with the original comprehensive plan steering committee to hear more about how the Village Center identity and needs came to life in the plan. This ensures alignment and consistency in Germantown's planning efforts.

DEPARTMENT & LEADERSHIP INTERVIEWS

We encourage meeting with Village leadership and department heads to discuss what is actually possible for each property. These discussions will help identify zoning or code changes that may be necessary, infrastructure or site readiness considerations, and opportunities for public investment or incentives to attract developers. By engaging staff early, we can understand the Village's capacity to support redevelopment, identify barriers to implementation, and outline actionable steps to make the sites market-ready.

DESIGN CHARRETTE

A design charrette can explore future redevelopment opportunities for the identified Village-owned properties. The charrette process combines hands-on participation, real-time design, and community dialogue to shape concepts that reflect both the Village's goals and public aspirations.

Preparation and Framing

The charrette process begins with a meeting with Village staff to confirm key objectives, available site data, and known development constraints or opportunities. We will prepare base maps, preliminary site information, and engagement materials to ensure participants can focus on creative exploration rather than data gathering.

Community Design Workshop

The public-facing portion of the charrette includes facilitated mapping and sketching exercises, visual preference activities, and interactive discussion stations. Participants will work alongside the consultant team to identify design priorities, such as building scale, access and circulation, public spaces, and preferred uses.

Visual Concept Development

The feedback being collected throughout the workshop will get synthesized and translated into preliminary concept illustrations for each site. Throughout the charrette, participants will be able to view concepts as they evolve and provide immediate feedback.

Presentation and Refinement

The charrette concludes with a public presentation or open house summarizing the outcomes and showing alternative concept options. Feedback gathered during this session will inform refinements and the preparation of final redevelopment concept plans.

Summary Report

Following the charrette, Chastain prepares a concise summary of key findings, visual concepts, and recommended next steps to guide the Village in advancing redevelopment discussions.

ADDITIONAL ENGAGEMENT TOOLS

Pop Up Events: Small, mobile engagement stations set up at farmers markets, concerts, or community events to gather quick feedback and raise awareness about redevelopment efforts.

Property Walks: Guided tours with residents, business owners, and Village officials to discuss site opportunities, challenges, and ideas directly on the ground.

Idea Wall or Comment Boards: Simple, high-visibility installations in Village Hall, the library, or downtown where residents can leave notes, sketches, or ideas.

WORK PLAN

Our work plan is designed around a three-month project timeline, as noted in the RFP, and includes recommended engagement activities. We want to emphasize that we will work with the Village to finalize a work-plan and ensure the engagement activities meet the anticipated needs and desired outcomes as we begin to map out the process when the project kicks off.

PHASE 1: KICK-OFF, KEY MESSAGING, AND PLAN DEVELOPMENT

Phase 1 will focus on building a solid understanding of the desired outcomes of the community engagement by reviewing feedback that has already been collected by the Village, the previous engagement process from early 2025 and the recently updated Comprehensive Plan. Developing this base knowledge of the properties and the history around why we are conducting engagement will help us establish clear and consistent messaging for residents, property owners and stakeholders.

TIMEFRAME: January 2026

TASK 1.1: Project Kick-Off

We will begin with a project kick-off meeting to confirm expectations, outline the timeline, and ensure alignment between Village staff and the consultant team. This step establishes a shared foundation for a smooth and collaborative process.

TASK 1.2: Review Past Engagement Results & Property Histories

We will review and synthesize past engagement processes, outcomes, and property histories to develop a base understanding as to how to best engage and discuss the project. This will also help avoid duplication or redundancy in how we collect feedback.

TASK 1.3: Develop Key Messaging, Marketing and Communications

Working with staff, we will create a cohesive communications packet that includes key messaging about the goals, outcomes and process of the project, marketing materials for promoting events, and items such as press releases and social media posts so the Village can be equipped and proactive in communicating with the public.

TASK 1.4: Finalize Engagement Plan

Using this work plan as a baseline, we will finalize an engagement plan that the Village is confident in. This will not only include a schedule of events but also developing an online survey with an emphasis on visual elements related to character, scale and aesthetic when planning for development.

PHASE 2: PUBLIC ENGAGEMENT

Phase 2 will center on the engagement process and ensuring proper feedback and insights are collected to help inform plans for the future of the development sites based on community input.

TIMEFRAME: January - April 2026

TASK 2.1: Launch Online Survey

Chastain will create an online survey that uses imagery and visual choice exercises to help residents share what design character and development types feel right for Germantown. The survey will be transparent, balanced, and easy to understand, focused on listening to residents rather than steering them toward a predetermined outcome. The results will establish a clear picture of community values to guide next steps in the redevelopment process.

TASK 2.2: Department Interviews

We will engage directly with key stakeholders through interviews and focus groups. This will include interviews with staff and department heads about opportunities for development from the Village's perspective. These conversations will provide deeper insights into specific issues or opportunities, including utility or infrastructure needs, and incentive options for developers. These conversations will help us guide future conversations with the public.

TASK 2.3: Focus Groups

Given the history and sensitivities surrounding prior redevelopment discussion and engagement efforts, our engagement strategy includes focused small-group discussions with key stakeholder audiences. These conversations will help the Village understand the full range of perspectives and build a foundation for a more unified path forward. We anticipate at least four focus groups with: property owners; real estate or development groups; nearby residents; and civic or community groups (i.e. Chamber of Commerce & Comprehensive Plan Steering Committee).

TASK 2.4: Design Charrette

Chastain will lead a collaborative design charrette to engage community members in shaping redevelopment concepts for the Village-owned properties. Through interactive mapping, discussion, and visualization, participants will help identify priorities and development directions that reflect both community values and practical feasibility.

TASK 2.5: Pop Up Events

As the community's events schedule allows, we will plan for two pop-up events where we set up a table and have maps and markers for people to share ideas and thoughts about development on the three properties.

PHASE 3: REPORT PREPARATION AND PRESENTATION

Following completion of the engagement activities, Chastain will prepare a clear, concise, and visually engaging report summarizing all feedback received throughout the process. The report will blend qualitative and quantitative insights, supported by color maps, graphics, and illustrative visuals to make the findings easy to understand for Village officials, staff, and the public. Emphasis will be placed on accurately reflecting community preferences gathered through design-based and visual exercises, ensuring results are transparent and unbiased. The report will outline key themes, recommendations, and preferred development directions for each Village-owned property, including up to four concept iterations per site derived from community input. A draft report will be reviewed with staff for feedback before a final version is presented to the Village Board at a public meeting.

TIMEFRAME: April 2026

ENSURING COMPREHENSIVE REACH

To reach silent supporters and objectors, our engagement strategy deliberately prioritizes low-pressure, anonymous, and easily accessible participation opportunities. Through visual online surveys, casual pop-up events, small-group focus discussions, trusted community networks, and multiple non-verbal feedback tools, we ensure that residents who may not feel comfortable speaking publicly can still share meaningful input. By meeting people in everyday places, providing flexible scheduling, and using clear, transparent messaging, we create an environment where silent voices feel safe, informed, and empowered to participate, ensuring the Village hears from the full range of community perspectives, not only the most vocal.

SCHEDULE

The proposed four-month schedule represents a short turnaround given the depth of engagement, coordination, and deliverables outlined in the RFP. Based on our experience with similar community engagement projects, this timeframe will require a focused and well-structured approach. We will work closely with Village staff to refine dates and adjust the schedule as needed to ensure a thorough, high-quality process that meets the Village's expectations.

		WEEKS															
PHASE 1																	
#	**TASK**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
1.1	**Project Kick-Off**																
1.2	**Review Past Engagement Results & Property Histories**																
1.3	**Develop Key Messaging, Marketing and Communications**																
1.4	**Finalize Engagement Plan**																
PHASE 2																	
2.1	**Launch Online Survey**																
2.2	**Department Interviews**																
2.3	**Focus Groups**																
2.4	**Design Charrette**																
2.5	**Pop Up Events**																
PHASE 3																	
3.1	**Report Preparation & Presentation**																

PROJECT MANAGEMENT

Stephanie Brown, AICP will serve as the Project Manager, overseeing all phases of the Community Engagement Plan. She will coordinate regularly with Village staff to keep the process on schedule, maintain quality control, and ensure alignment with the Village's expectations. Sophie Parr will serve as a day-to-day point of contact, managing scheduling, and document coordination. Sophie will also lead all focus groups and design charrettes. While she currently resides in Illinois, Sophie is fortunate to have family in both Madison and Door County which allows her to have better in-person access to clients in Wisconsin.

If the Village utilizes a web-based collaboration platform, our team will seamlessly integrate into that system. Otherwise, we will establish a dedicated Microsoft Teams channel to share files, review materials, and facilitate clear communication between our team and Village staff. Chastain & Associates will manage all project administration, billing, and accounting with accuracy and transparency. Our dedicated administrative staff ensures timely invoicing and responsive coordination throughout the duration of the project.

STEPHANIE BROWN, AICP

Associate

Stephanie has a deep understanding of how to connect with people and empower them to take ownership in tailoring their towns. She uses a holistic approach to planning and design, emphasizing historic preservation and quality of life.

Stephanie has practiced as an urban planner for the last eighteen years in both the private and public sectors. She has led multiple successful downtown plans including to lead and manage a $14M overhaul the downtown streetscape while at the City of Decatur; to design a public plaza to activate Downtown Marion; and to design a new streetscape for Downtown Murphysboro.

PROJECT EXPERIENCE

Comprehensive Plan & Zoning Code Update
Effingham, Illinois

Comprehensive Plan
Byron, Illinois

Downtown Revitalization Plan
Marion, Illinois

Downtown Revitalization Plan
Murphysboro, Illinois

Comprehensive Plan
Marshall, Illinois

Comprehensive Plan
Paris, IL

GRANTS & FUNDING

Illinois Transportation Enhancement Program - $5.7M
Safe Routes to School - $1.7M
Community Project Funding - $2.3M

WORK EXPERIENCE

Urban Planner, City of Decatur
Decatur, Illinois

Urban Planner, MSA Professional Services
Champaign, Illinois

HOMETOWN

Marion, Illinois

EDUCATION

MA Urban and Regional Planning
University of Illinois, 2007

BS Geography
Augustana, 2005

CERTIFICATIONS

American Institute of Certified Planners

ORGANIZATIONS

American Planning Association
Illinois Chapter, President

SKILLS

GIS
Adobe InDesign, Illustrator

OFF THE RECORD

I live in Rural Central Illinois and am happily married to Farmer Brown. Mother of 3 adorably active children and two spunky dogs -- Bobwhite and Lima. I thoroughly enjoy working out, playing volleyball, interior decorating and home improving, organizing, puns, and making delicious meals to share with my family and friends.

CHASTAIN

SOPHIE PARR

urban planner

Sophie is passionate about asking the right questions to uncover community needs and desires, and translating them into clear, visually compelling communication that guides actionable planning outcomes.

Sophie has been practicing planning for nine years throughout Minnesota, Wisconsin and Illinois. She has experience in both the public and private sectors including state and regional governments. She is skilled at bringing to life data and feedback from communities through maps and visuals. She has created multiple successful marketing campaigns for comprehensive plans as well as worked with communities to develop policies or zoning updates to reflect goals and objectives from planning processes.

PROJECT EXPERIENCE

Comprehensive Plan & Zoning Code Update
Effingham, Illinois

Comprehensive Plan
Byron, Illinois

Experience Prior to Chastain:
Comprehensive Plan, Outdoor Recreation Plan & Zoning Review
Village of Egg Harbor, Wisconsin

Economic Development Plan
Village of Siren, Wisconsin

GRANTS & FUNDING

Transit & Transportation Federal Funding - $1.7M
Parks and Recreation Funding - $900K
Congestion Mitigation Air Quality Act - $55k
Community Development Block Grant - $25k

WORK EXPERIENCE

Owner, Urban Planner, Civic 4, LLC
Remote

Project Specialist, Wisconsin Department of Natural Resources - Parks
Madison, Wisconsin

Director of Planning and Grants, Duluth Transit Authority
Duluth, Minnesota

HOMETOWN

Elmhurst, Illinois

EDUCATION

BA Business Management
Purdue University, 2010

MUPP Urban Planning & Policy
University of Illinois at Chicago, 2015

ORGANIZATIONS

American Planning Association
Preserve Elmhurst, Housing Advocacy

SKILLS

GIS, Map Design
Adobe InDesign, Illustrator

OFF THE RECORD

When I'm not working, you can usually find me in Door County — hiking, exploring small towns, or sitting by the water with a sketchbook in hand. I love turning places into art, whether it's a detailed hand-drawn map or a quick sketch over a cup of coffee. Creating these illustrations keeps me connected to the character and nuances of the communities I work with, and it's one of the ways I stay inspired.

CHASTAIN

COST PROPOSAL

The following budget reflects the anticipated costs associated with the community engagement scope as currently proposed. These figures align with the activities, deliverables, and level of effort outlined in the accompanying work plan. All costs are fully negotiable. We understand that needs may shift throughout the project, and we are committed to working with the Village to add, remove, or modify tasks to ensure the project stays aligned with your goals and budget.

ITEM DESCRIPTION	Billing	Hours	BROWN	PARR	ADMIN
COMMUNICATION & MANAGEMENT					
Administration & Management	$1,659.97	12	4	4	4
Staff Meetings	$1,888.59	12	4	8	0
Communication	$2,179.30	14	4	10	0
Total - Communication & Management	$10,500.00	64	40	12	12
COMMUNITY ENGAGEMENT					
Key Messaging & Communication Materials	$4,358.59	28	8	20	0
Survey Development, Analysis & Report	$4,940.01	32	8	24	0
Focus Groups (4)	$6,247.18	40	12	28	0
Interviews/Stakeholder Meetings (8)	$3,777.18	24	8	16	0
Design Charrette (1)	$5,664.76	35	16	19	0
Pop Up Events (2)	$4,576.12	29	10	19	0
Total - Community Engagement	$29,563.84	188	62	126	0
REPORT DEVELOPMENT & PRESENTATION					
Draft Final Report	$7,410.01	48	12	36	0
Revisions	$1,888.59	12	4	8	0
Final Report & Presentation	$2,179.30	14	4	10	0
Total - Report Development & Presentation	$11,477.90	74	20	54	0
DIRECT COSTS					
Travel (Anticipated Mileage)	$2,559.40	300			
PROJECT TOTAL	$49,329.00				

PROFESSIONAL HOURLY RATES

To support transparency, we have included the hourly rates for our two primary team members assigned to this project. Should additional services be needed, these rates will apply:

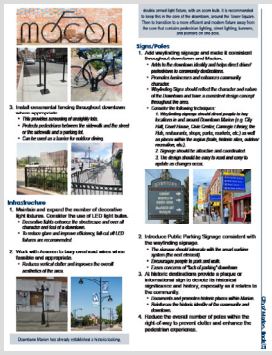
Sophia Parr (Project Lead): $150/hour

Stephanie Brown: $180/hour

These rates apply to all professional services, including preparation time, content development, analysis, meeting facilitation, event staffing, design, and administrative coordination.

REVITALIZATION OF DOWNTOWN MARION

MARION, ILLINOIS (2020)



The Marion Downtown Plan was created to guide improvements to the city's central district, focusing on beautification, walkability, and the overall experience of the downtown corridor. Chastain examined existing conditions, engaged the public, and developed concepts to enhance streetscapes, activate public spaces, and support year-round vibrancy. It serves as both a vision and a practical framework for future design and investment.

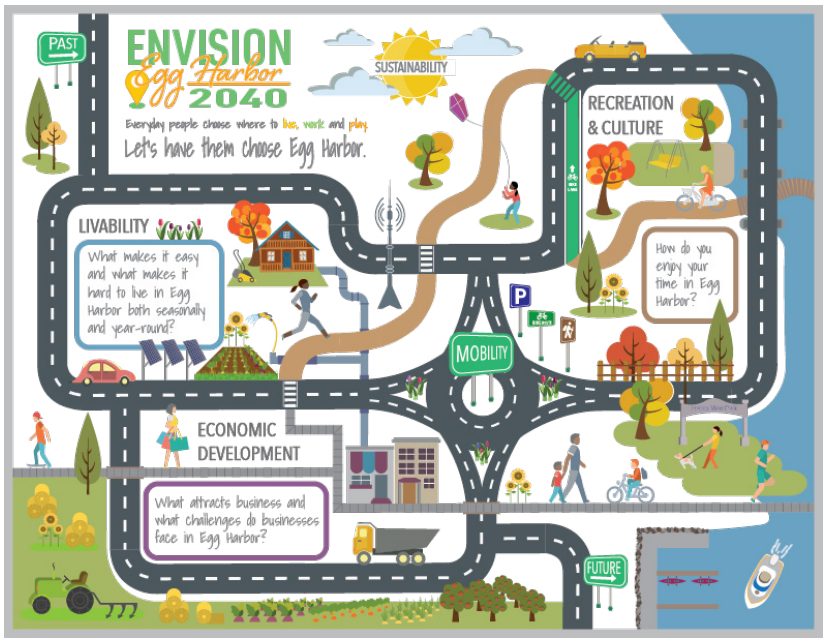
This plan shows how a simple, well-structured community engagement process can shape a cohesive vision for the redesign of key village properties. Through one-on-one stakeholder conversations, a public open house, and opportunities for residents to react directly to early design concepts, the community helped define what they want these spaces to look and feel like.

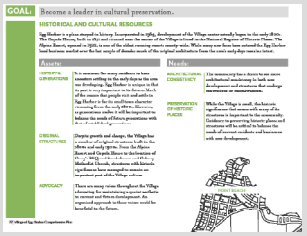
People consistently asked for improvements that make the corridor welcoming, beautiful, and comfortable. They emphasized landscaping, lighting, signage, and cleaner, more coordinated aesthetics. Walkability and safety came up repeatedly, wider sidewalks, more visible crosswalks, better ADA access, traffic-calming, and upgrades to aging pavement and alleyways. Residents also responded strongly to ideas that bring life and activity into the district, such as flexible plazas, shaded seating areas, enhanced alleys, and seasonal features that support events year-round.

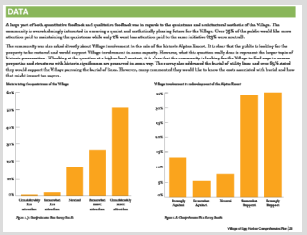
These conversations shaped a design direction that blends identity and functionality: greener streets, consistent materials and furnishings, safer crossings, activated alleys, and public spaces that can shift between everyday use and community events. The result is a corridor framework rooted in community guidance, one that strengthens sense of place, improves the pedestrian experience, and sets the stage for long-term investment and vibrancy.

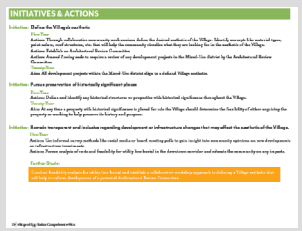
ENGAGING AN OUTSPOKEN COMMUNITY

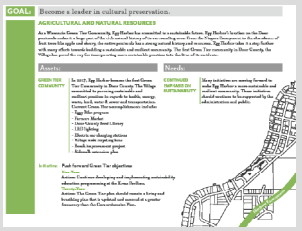
EGG HARBOR, WISCONSIN (2020-2023)











The Village of Egg Harbor's Comprehensive Plan focused on shaping future growth while protecting the small-town character that defines the community. The Village worked with Sophie Parr to conduct extensive community engagement using a combination of resident and tourist surveys, pop-up engagement events, and listening sessions, the plan gathered diverse perspectives on how the village should evolve and what qualities must be preserved as development continues.

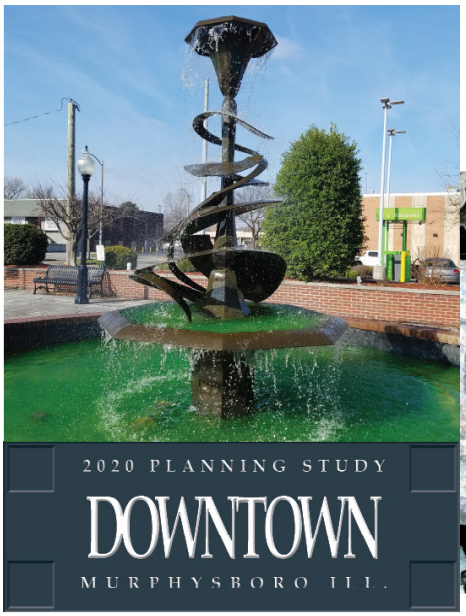
Across all engagement activities, people consistently emphasized the importance of maintaining Egg Harbor's charm, the scale of buildings, the sense of place, and the cohesive aesthetic that makes the village feel intimate and welcoming. Residents wanted new development to fit within that character. This desire for thoughtful design became one of the strongest themes of the entire planning process.

One of the most meaningful discussions centered on whether the community would support burying utility lines during the upcoming highway reconstruction. People saw it as a once-in-a-generation opportunity to protect the village's visual identity and significantly improve the aesthetics of the corridor.

Three years after the plan's adoption, Sophie Parr returned to Egg Harbor to help facilitate public meetings specifically about the utility burial. Drawing on the earlier engagement, the survey data, the comments, the themes, we were able to show that this project directly reflected the community's original voice. The meetings were positive, future-focused, and ultimately helped the village move forward with confidence. Today, the utility lines have been buried, the corridor has been transformed, and Egg Harbor continues to uphold the charming, cohesive aesthetic that residents and visitors said mattered most.

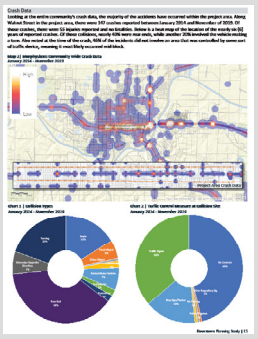
A COMMUNITY BUILT CORRIDOR

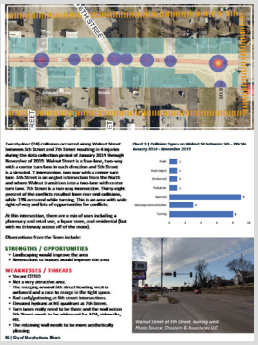
MURPHYSBORO, ILLINOIS (2020)

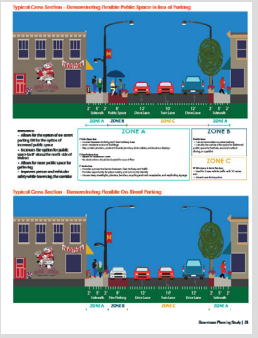


The Murphysboro Paving Brick Co. began in 1909 and produced as many as a quarter-million bricks daily until the plant closed in 1931. These bricks were used to surface streets across Southern Illinois communities. As the plant grew, the bricks also paved streets in Arkansas, Colorado, Missouri, Mississippi, and Florida. They paved the Indianapolis Motor Speedway and the transcontinental Lincoln Highway. Most notably, however, the bricks went international as they were used in the construction of the Panama Canal.

Downtown Planning Study | 11







The Downtown Murphysboro Planning Study was developed to guide improvements along the Walnut Street corridor — a historic, heavily traveled route that connects key businesses, civic spaces, and neighborhoods. The goal was to enhance safety, walkability, and overall identity while positioning the City for future funding and phased implementation.

Because the project took place during COVID-19, community engagement relied on creative online tools, interactive surveys, and virtual walkabouts. Even with these limitations, participants were remarkably consistent in what they wanted: safer sidewalks and crossings, clearer ADA access, better lighting, reduced visual clutter, and streetscape upgrades that would restore the charm of the downtown core. The desire for more greenery, coordinated materials, and a more inviting pedestrian environment came through strongly.

These insights shaped a design framework focused on enhancing the experience for all users — from ADA-compliant sidewalks and traffic-calming measures to flexible public spaces, improved intersections, new lighting, and added landscaping. Each segment of Walnut Street, from residential areas to the historic downtown blocks, received context-specific recommendations to match its character.

The result is a practical, community-supported vision for a safer, more attractive Walnut Street corridor, giving Murphysboro a clear path forward to revitalize its downtown and strengthen its sense of place.

REFERENCES

City of Effingham

Chastain - Comprehensive Plan Update

Client Contact: Gregory L. Koester, P.L.S., City Planner/Subdivision Coordinator
(217) 342-5300, ext. 5348
gkoester@effinghamil.com

Village of Egg Harbor

Sophie Parr* - Comprehensive Plan Update & Comprehensive Outdoor Recreation Plan

Client Contact: John Heller, Village President
(920) 421-3811
jheller@villageofeggharbor.org

City of Byron

Chastain - Comprehensive Plan Community Engagement

Client Contact: Patricia Diduch, AICP
(815) 234-2762
patricia.diduch@cityofbyron.com

COMMUNITIES WE HAVE WORKED WITH

CURRENT ENGAGEMENT PROJECTS

Door County - Master Trails Plan
Grundy County - Comprehensive Plan

PAST CLIENTS

Egg Harbor, WI*
Sister Bay, WI*
Baileys Harbor, WI*
Siren, WI*
Fish Creek, WI*
Effingham, IL
Byron, IL
Paris, IL
Marshall, IL
Shabbona, IL
Waterman, IL
Casey, IL*
Eureka, IL*
Le Roy, IL&
Monticello, IL*
Tuscola, IL*
Annawan, IL*
Arcola, IL*
Clinton, IA*
Decatur, IL*
Marion, IL*
Murphysboro, IL*
Port Byron, IL*
Greenup, IL*
Martinsville, IL*
Neoga, IL*
Oakland, IL*

**** experience prior to joining Chastain***

THANK YOU!

CHASTAIN
COMMUNITY PLANNING & FUNDING

900 National Parkway, Ste 320
Schaumburg, IL 60173
(773) 714-0050
chastainengineers.com

Creating Community thru Collaborative Engagement

Village of Germantown Community Engagement Plan

Successful collaboration requires trust in the talent and vision of the community

Prepared by **Todd Streeter, Principal, Community Collaboration**

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"We are taking this entire concept and now we are applying it to government. So that to me speaks to the impact of how this Comp Plan has changed things.

– Fred Horne, Mayor, City of New Richmond, WI

Proposal Submission

Community Collaboration 's focused expertise is generating public participation on municipal improvement projects and comprehensive plans through its awarding winning engagement process. As former mayor and principal consultant, Todd Streeter is passionate about offering effective and purposeful public engagement designed to build community and civic relationships fostering continued collaboration for years to come.

Todd is also very familiar with the engagement requirements of the Village of Germantown RFP having conducted a very similar project for the Village of Pleasant Prairie, WI. See Featured Project for a more project information and engagement outcomes provided by linked videos and materials.

Proposal Contact

Todd Streeter: Principal Community Collaboration
Phone | 651.325.7642
Email | Todd@ InvolvementIsGood.com
Website | InvolvementIsGood.com
Address | 1940 Redwing Avenue South Lakeland, MN 55043

Proposal Cover

Project Photos: Photos include Village of Pleasant Prairie, WI (redevelopment) and City of New Richmond, WI (comprehensive plan) committee members engaged during regular committee meetings and community open house.

Letter of Interest

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

November 20, 2025

Board President, Board Members and Staff:

It is my pleasure to submit for your consideration this Project Proposal and Agreement for community engagement services pertaining to re-development opportunities of two Village re-development areas. This Proposal satisfies all RFP criteria while providing a number of interactive features demonstrating the qualifications and expertise available to successfully complete and deliver public engagement planning, process management, project lead facilitation, and culminating collective work deliverables.

As a former mayor, I am acutely aware of the importance of quality public engagement. From my 20+ years assisting municipalities, relying solely on passive engagement activities such as listening sessions and open house 'show and tell' of hired planner's work does not offer true engagement but merely 'feedback.' True engagement requires 'actively' engaging citizens over a span of several months from which they create the ideas, concepts and recommendations through their participation, research, and collective vision for their community's future.

The Working Committee™ Approach

For this reason I developed the Working Committee™ engagement process that has not only out-performed older engagement methods, it has raised significant pro-bono and grant funding for contracted projects. This is achieved through the dedication of citizens who participate in the Project's committee activities and final *Project Presentation*. This multi-month citizen-led process creates buy-in, community support, collective ownership, and even local funding. How is this possible? It's very simple: It's the community's hard work and their thoroughly vetted ideas, concepts and recommendations. They created it. They own it. And they want to see it become reality. Passive engagement activities can't produce this amount of long-lasting benefits.

Feature Project (Interactive Examples)

The best example of the Working Committee™ approach is the Village of Pleasant Prairie, WI *Village Green Center* master-planned redevelopment project of 180 acres. Our Kickoff presentation drew 155 citizens with 72 attendees signing up to participate at the event. You can view the project's Storybook for an overview of the entire process. Watch the Kickoff presentation and each of the committee's *Project Presentation* and view their slide deck from this safe link-friendly interactive Proposal. You can also view the City of New Richmond, WI video with council member's comments regarding their experience with the Working Committee™ process after their comprehensive plan update project.

I look forward to discussing the remaining portions of this Proposal and more details about this award winning process and its proposed implementation for the Village's two re-development projects.

Regards,

Todd Streeter

Todd Streeter, Principal
Community Collaboration

Project Understanding

The Village of Germantown seeks to hire a qualified consultant to lead the community through a thorough and innovative engagement process to determine opportunities, issues, needs, desires and related priorities pertaining to two separate redevelopment areas. The overall Project objective is to develop specific re-development plans for each separate area A and B, providing the Village direction for the development of design guidelines and development regulations.

Project A:
"Grosenick Property"
5.6 acres

Project B:
"Village Center District"
19.6 acres

Community Collaboration is experienced in planning, designing, managing and implementing comprehensive and purposeful community engagement processes on behalf of municipalities in Wisconsin and Minnesota. This includes develop of surveys, stakeholder *Project Kickoff* meetings, large and small group facilitation, project deliverables including final *Project Presentations* presented by Project subcommittees, and final Project File Portfolio.

Project Understanding

Improved Land (small office building)
.42 acres

Main St.

Project A:
"Grosenick Property"
5.6 acres

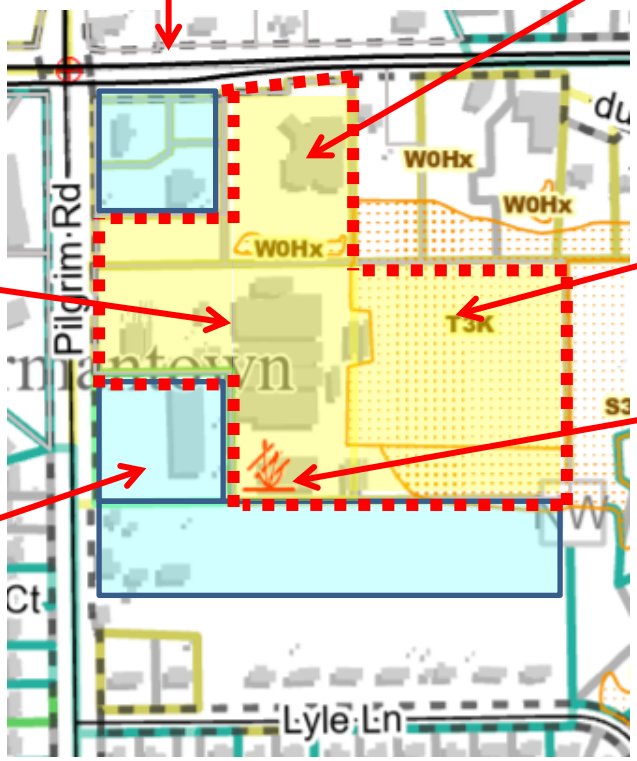
Fond du Lac Ave.

Undeveloped Land
5.2 acres

Mequon Road

Ascension Columbia-St. Mary's
4.6 acres

Project B:
"Village Center District"
19.6 acres



WI Wetland
Inventory (DNR)
Environmental
Corridor

Former Flower
Source Nursery
15 acres

Filled/Drained
Wetland

Desired "Village
Center District"
Future Expansion
(light blue areas)

Todd Streeter - Engagement Consultant

Principal, Community Collaboration

Community Collaboration specializes in relationship-building community engagement for large master planned development projects, comprehensive plans, and downtown revitalization initiatives. Todd Streeter's engagement approach includes his award winning Working Committee™ process that increases community participation, buy-in, ownership and local funding capacity. Todd's 20-years of community engagement leadership experience has assisted cities, counties, multi-governmental agencies, businesses, commercial property owners, nonprofit organizations, civic interest groups, and residents.

Professional and Civic Positions

- **Principal**, Community Collaboration
- **Mayor**, City of Lake St. Croix Beach
- **President/Executive Director**, Greater Stillwater Chamber of Commerce
- **Co-founder/Chair**, Lower St. Croix Valley Community Foundation
- **Board Member**, St. Croix Crossing Coalition
- **Board Member**, Stillwater/Oak Park Heights Convention and Visitors Bureau

Current and Recent Community Engagement Projects

- **City of Taylors Falls** (MN) – Comprehensive Plan | CAP Community Engagement | CAP Phase II
- **City of Beaver Dam** (WI) – Comprehensive Plan | CAP Community Engagement
- **Village of Somerset** (WI) – Comprehensive Plan | CAP Community Engagement
- **City of Pine City** (MN) – Comprehensive Plan | CAP Community Engagement
- **Metropolitan Airports Commission** (MN) – MSP International Airport Comprehensive Plan
- **Village of Pleasant Prairie** (WI) – 180 Acre Downtown Master Planned Development
- **Village of Turtle Lake** (WI) – Comprehensive Plan | CAP Community Engagement
- **City of New Richmond** (WI) – Comprehensive Plan | CAP Community Engagement (APA-WI Award)
- **City of Cambridge** (MN) – Downtown Revitalization
- **City of Stillwater** (MN) – Downtown Comprehensive Plan | Downtown Revitalization

Professional Presentations

- International City & County Management Association (ICMA) Annual Conference 2024
- American Planners Association (WI)– Annual Conference 2019
- Wisconsin City & County Management Association – Winter Conference 2019
- American Planners Association (MN)– Annual Conference 2016, 2017, 2018
- League of Wisconsin Municipalities – Annual Conference 2018
- Minnesota Metropolitan Council – City Planners Workshop 2017

Proven Success

The success of any community is rooted in the citizen's ownership of their collective future. And this belief is best exemplified by direct citizen involvement in this proven community engagement process.

A thorough and purposeful engagement process comprised of dedicated residents, business owners, and organizational leaders volunteering their time, talents and resources will create essential project participation, collective buy-in, community-wide ownership, and local funding potential.

Community-Led Projects Attract Funding

Stillwater, MN – More than $100,000 in sponsorships and pro bono professional services from four local architects are integrated into the community-driven Downtown Revitalization Committee's master plan.

Pine City, MN – Blandin Foundation awards Pine City a $50,000 grant just four months after the completion of the Community Action Plan™ project. This grant was awarded to the city due to the quality of the citizens' work and community improvement recommendations developed during the CAP | Comprehensive Plan project.

Pine City subcommittee presents their recommendations during the CAP project presentation

Recognition & Awards

The International City | County Management Association | BEST of IMCA 2024 Conference in Pittsburgh, PA

The Working Committee™ process was selected for ICMA's On-Demand membership training and AICP-CM certification.

American Planners Association (WI) | 2019 Planning Excellence Award for Engagement Innovation.

When the City of New Richmond, WI embarked on their comprehensive plan update, the city chose the traditional method of having a planning firm lead the engagement process. After two meetings staff, dissatisfied with the direction the process was taking, decided to cancel the process and seek a new approach to engaging the community.

> *"We wanted our citizens and businesses to develop their own ideas and solutions we can all collaborate on through to implementation. The old comp plan engagement methods didn't engage our community interests and resources to create actionable outcomes like this new approach," — Beth Thompson, Community Development Director.*

Watch Short Video

Click on this safe linked image to view short video of staff and council member comments about how the engagement process works.

Featured Project

180 Acre Redevelopment Project

Village of Pleasant Prairie, WI

The Village of Pleasant Prairie, WI (population 21,000) hired Community Collaboration to facilitate a citizen-led engagement process to identity opportunities to redevelop Village Green Center, a new downtown destination development on 180 acres of mostly village-owned undeveloped land .

The Village chose to use a new engagement process designed to let the community drive all aspects of the project's concept development allowing interested citizens to directly influence ongoing VGC development activities undertaken by the Village.

The project committee, Designing Downtown Pleasant Prairie, consisting of approximately 75 dedicated citizens collaborated for seven months, volunteering more than 1500 hours, to create a wide variety of development recommendations for Village Green Center, a new downtown destination development on 180 plus acres.

This group of dedicated volunteers identified opportunities, researched ideas, and developed concepts for housing options, commercial district, park and recreation amenities, and public and civic facilities. Other areas of focus included environment-friendly solutions, project marketing, and the downtown's aesthetics, character, branding and themes.

Project Subcommittees

Epicenter on the Prairie
A Place for Everyone
Village Marketplace
Earthly Relations
The Leisurely Life
Pleasantville
Arrive As You Wish
The Village Voice

Topic Focus

Civic Facilities & Amenities | Smart Community
Housing Options
Commercial Zones
Sustainable Development (land & structures)
Parks, Trails, Open Spaces and Recreation
Aesthetics, Branding and Themes
Vehicle & Personal Modal Infrastructure
Marketing and Promotion

View Project Storybook

View the entire engagement process step-by-step as the Designing Downtown Pleasant Prairie committee works through their initial ideas at meeting #1 to their open house and final community *Project Presentation*. View comments from Board Trustee members and open house and presentation attendees.

View Storybook Here

Feature Project

Watch Designing Downtown Pleasant Prairie Presentation Videos

To view any of the Designing Pleasant Prairie presentations, just click on the image or subcommittee. To view any of the presentation slide decks, click on 'View Slides.'

Welcome
Nathan Thiel
Village Administrator
(Approx. 5 min.)

Project Overview
Todd Streeter
(Approx. 8 min.)

Epicenter on the Prairie
(Civic Facilities & Amenities)
Melanie Neal
(Approx. 11 min.)

View Slides

Arrive As You Wish
(Vehicle & Personal Modal Infrastructure)
Brett Brandenburg
(Approx. 17 min.)

View Slides

Earthly Relations
(Sustainable Development - land & structures)
Tim Garland, Alyssa Whitmore
(Approx. 11 min.)

View Slides | View Site Plan

The Leisurely Life
(Parks, Trails, Open Spaces and Recreation)
Lisa Dretske
(Approx. 11 min.)

View Slides

Site Plan Team
(Traditional Site Plan Options)
Brock Williams
(Approx. 5 min.)

View Site Plans

Village Voice
(Marketing and Promotion)
Michelle Burnett
Ashleigh Henrichs
(Approx. 13 min.)

View Slides

A Place for Everyone
(Housing Options)
Juliane Nagel
(Approx. 9 min.)

View Slides

Village Market Place
(Commercial District)
Heather Wessling, Laura Shoemaker, Heather McKay
(Approx. 12 min.)

View Slides

Pleasantville
(Aesthetics, Branding and Themes)
Debbie Swift
(Approx. 11 min.)

View Slides

[Read Kenosha News Featured Story]

Project Comments

Committee Members

"It was really impressive to see how everything came together and to see all of our hard work over the last several months be received so well by the overall community."

"This is been a great experience & given the opportunity I would love to continue being involved with this project!!"

"Todd - Thank you for all of your time and hard work these past 7-8 months to assist the Village and our community with this project. I am very happy the Village decided to ask for your help to work with the community to design the new downtown. It's been an honor to work with you and be a part of this project. Thank you!"

Village Board & Staff

"I am honored to have been able to watch the process first hand."

- Dave Klimisch, President, Village of Pleasant Prairie Board

"It is incredible the way the Community Collaboration method engaged and activated the interest of our community. Citizens were truly empowered to participate and develop a vision for the Village Green Center. I am amazed the creativity and enthusiasm it sparked, and grateful for the relationships the process created."

- Nathan R. Thiel, Former Village Administrator, Village of Pleasant Prairie

“This entire Village Green Center Community Collaboration process has been an exciting grassroots community engagement effort. The participation that the Village received from the Designing Downtown Pleasant Prairie Committee and from Todd Streeter has been truly phenomenal."

- Thomas G. Shircel, Assistant Village Administrator, Village of Pleasant Prairie

"I am still in awe at the remarkably successful community involvement process for the Village Green Center project. Congratulations to your staff, the Village Board, and most importantly, the Village residents who over six months worked most enthusiastically and energetically to lay out a vision for the Village Green. Todd Streeter did a magnificent job in quietly reassuring us and guiding us to ways of moving forward."

- Brent McClintock, Chair, Department of Economics, Carthage College

The Community Working Committee™ Engagement Approach

Using Community Collaboration's Working Committee™ approach, a wide range of community stakeholders assume the responsibility of redeveloping the "Grosenick" and "Village Center District" properties by taking a purposeful, active and long-term role in the future of the Village of Germantown community.

Proven Community-Driven Approach is Successful

The successful community-driven engagement approach establishes:

- "We're in this together" working environment focusing on the future
- Mutual respect and understanding through a purposeful solution-orientated process
- Collaborative relationships creating a common vision, implementation buy-in and ownership
- Community resources willing to participate in supporting process outcomes

Cambridge members review Hwy 95 underpass concept ideas

Community Engagement Project Goals

The value of this Proposal is predicated on the direct hands-on, autonomous involvement of committee members and completion of their required scope of work tasks. The committee is a "working committee" with the freedom to contact and engage third parties to further the committee's research if desired for additional assessment for eventual committee recommendations. This Proposal and budget pertains only to the consulting activities involved to fulfill the Primary Objective outcomes.

Primary Objectives (Within allocated budget):

- Engage and energize citizens to participate on the two-site re-development committee
- Establish a committee of committed citizens that create a common vision
- Identify fresh ideas, concepts and opportunities addressing current and emerging needs
- Draft Value and Guiding Principles statements creating a pathway for ongoing community and economic development
- Prepare recommendation *Project Presentation* to Village Board and community

New Richmond subcommittee works on community improvement ideas

The Working Committee™ Process

Committee Development

The 'Redevelopment Project Committee' will consist of any and all interested citizens, business owners, commercial property owners, organization leaders, and others seeking to work in a consensus-building atmosphere to create comprehensive redevelopment concepts, plans and recommendations. Primary committee and subcommittees will identify fresh, forward-thinking, progressive ideas, concepts and opportunities addressing current and emerging needs.

Subcommittee Themes TBD*	**Topic Focus**
Epicenter on the Prairie	Civic Facilities & Amenities | Smart Community
A Place for Everyone	Housing Options
Village Marketplace	Commercial Zones
Earthly Relations	Sustainable Development (land & structures)
The Leisurely Life	Parks, Trails, Open Spaces and Recreation
Pleasantville	Aesthetics, Branding and Themes
Arrive As You Wish	Vehicle & Personal Modal Infrastructure
The Village Voice	Marketing and Promotion

* Final subcommittee themes and content development will be completed after further discussions with Village staff.

Primary Outcomes (Phase I):

Committee members will:

- Conduct research to address potential issues and opportunities including images, white paper, and successful project examples from other communities supporting their concept recommendations
- Prepare maps, drawings, and images fully describing their redevelopment concepts
- Develop Vision and Guiding principle statements for each redevelopment site to establish a pathway for continued redevelopment strategic planning
- Host a Community Open House (optional) to showcase their collective redevelopment concepts and present their final recommendations to the Village Board and community at-large

Committee members will be expected to:

- Attend regularly scheduled large committee meetings and subcommittee work groups
- Actively participate and contribute to the committee and its activities
- Complete work assignments in between regular meetings
- Be present at scheduled project events

> *"Having watched Todd's work and seen the results, I believe a committed focus to needs, concerns and desires of the community should be included in the public engagement process for any community improvement project or comprehensive plan update."*
>
> – Bill Turnblad, Former Community Development Director, City of Stillwater, MN

Secondary Outcomes (Phase II):

It is highly recommended a transition model be developed to move the committee's recommendations into a permanent strategic planning phase. This Proposal and budget does not include Phase II development. However, if the committee is exceeding in their work and time and budget allows, additional efforts may be applied to achieve some of the Secondary Outcomes.

- Establish a permanent collaborative structure (Re-Development Commission) post-community engagement process to ensure enduring community engagement, buy-in and ownership to usher committee recommendations forward

- Empower citizens, business owners, organization leaders, Village Board, and staff to take continued collective ownership of each re-development site's future by establishing a long-term collaborative structure that promotes ongoing community involvement, support and potential local funding for a variety of civic and community amenities

Other Facilitation Considerations

Project Management & Facilitation

Todd Streeter will be the primary point of contact in-charge of all project management and facilitation aspects and will be 100 percent available for all required duties and responsibilities.

Participation Outreach

- Community Collaboration and Village staff will coordinate public promotion efforts to all known local media outlets and area organizations of interest. Village staff will review all marketing materials and press release drafts prior to distribution. All reasonable efforts will be made for the Project to be equitable and inclusive to all interested participants.

- Community Collaboration will construct a free-standing Project landing page housing all related Project information, materials and participation sign-up links. Village will place links to the Project landing page on the Village's homepage. View Sample Landing Page

- Community surveys may be used for the Project but only after the community has had an opportunity to sign-up after the Project's Kickoff event. View Sample Online Survey

- Project promotion using social media will be performed by Village staff utilizing their social media platforms and personnel.

Participation Formats

The primary engagement format will be in-person large and small group committee workshop-style meetings with mapping exercises among other forms of activities. The process also allows for the ability to conduct online virtual meetings with Village staff, committee members or other stakeholders as needed. Surveys, event pop-ups, and open house options will be evaluated during project planning with Village staff.

Responsibilities

Community Collaboration Responsibilities

As community engagement project lead, Community Collaboration is responsible for:

Engagement Process Planning
- Developing committee purpose, structure, scope of work, goals, and methodology
- Developing/creating committee/subcommittee objectives and outcome deliverables
- Attracting wide community participation during the consulting scope of activities
- Establishing committee's cultural and autonomous research process and identification of current and anticipated issues and new opportunities

Facilitation
- Meeting structure and overall scope of work
- Subcommittee work plan development and monitoring
- Committee engagement and exploration of additional supporting ideas
- Committee mapping and presentation preparations

Administration
- Village and committee contact data base management
- Village and committee communications and regular communications with Village project lead
- Meeting agenda preparation
- Agenda distribution and meeting reminders

Marketing and Promotion
- Pre-launch organization and community promotion material drafts
- Committee Kickoff event promotional material drafts
- Press release drafts (media submission by Village or consultant)
- Drafting of other forms of media or communication materials (as needed or available):
  - Project website landing page
  - Flyers, postcards, posters
  - Community newsletter
  - Website content for appropriate sites
  - Social media content
  - Media interviews

Note: Village will assume production and distribution costs if associated with agreed upon marketing efforts.

Committee Event Preparations
- Community Kickoff planning for committee sign-up and participation
- Committee-hosted community open house event planning
- Community and civic organization(s) presentation planning and program

Other Committee Preparations
Committee meeting presenters or speakers (as desired, needed or available)

Responsibilities

Community Collaboration Project Management Tasks Detail

KICKOFF EVENT PREPARATIONS

Project website landing page development
Subcommittee descriptions
PR 1: Hiring press release draft
Project description - website posting
Sign-up forms, landing page materials
Kickoff prep planning
PR 2: Committee Kick-off Announcement
Kickoff flyer prep, emails
Newsletter articles
Flyer final
Outreach to area civic organizations
PR 3: Project Kickoff reminder
Radio and newspaper interviews (if available)
Replies to email and phone call interests
Presentation materials preparation
Final Kickoff presentation slide deck
Kick-off Event

COMMITTEE FORMATION

Follow-up Thank You email
Downloading committee sign-ups
Preliminary subcommittee assignments
Committee schedule of activities
Sign-up emails and responses
Subcommittee development
Day and date email and reply follow-up
Three question exercise
Committee exercise tabulation
Meeting date schedule and location
First meeting planning

COMMITTEE MEETING PREPARATIONS

Final committees and email draft
Meeting prep / homework / emails
Meeting planning and agendas
Brainstorm update, agenda distribution
New committee sign-ups, email for additional signup
Revisions to agenda and outline
Committee emails
Post meeting committee updates
Summary and community updates
Landing page updates
Email follow-ups, committee revisions, calls
Process agenda outline final draft
Next committee meeting email prep, planning, updates
Scheduling upcoming speaker (if desired)
Finding/creating materials for committee
Review of Google Docs, Google images, PowerPoint usage

COMMUNITY PRESENTATION PREPARATION

Presentation prep
Presentation press release
Presentation program draft
Poster and draft updates
Project landing page updates
Newsletter draft
Flyer draft
Review of presentations with suggestions
Draft updates
Presentation invite draft
Committee communications
Presentation planning
Collating subcommittee presentations
Printing of presentation program

PROJECT SUMMARY

Creation of deliverables folder with files that may apply:
- Report Summary
- Presentation slide deck
- Printed press releases
- Testimonials and project comments
- Project photos

> *"We had high expectations for the CAP Plan process, and the results exceeded those expectations. It showed community members their ideas are valued and that their many hours of volunteer work would be rewarded with positive outcomes. It triggered an outburst of community pride and volunteer enthusiasm that is still going strong. I firmly believe the Community Action Plan and the ongoing efforts of our volunteers efforts will make a difference in Pine City for generations to come."*
>
> – Mike Gainor | Former Community Development Director, City of Pine City, MN

Village of Germantown Responsibilities

Village of Germantown support will be required in a variety of areas:

Marketing & Promotion
- Encourage Planning Commission, Village Board and staff to inform the public and interested stakeholders about the Project and encouraging them to be involved in the planning process at any point along the Project's progress
- Approve Consultant's press releases and marketing drafts for timely submission
- Have staff and Board Trustees available for quotes for promotional materials
- Provide Village website home page area for the promotion and marketing of the Project
- Provide website links to Project materials and information
- Provide Project photographer/videographer for Kickoff and *Project Presentation*
- Provide regular Board meeting report on Project activities
- Assume production and distribution arrangements and costs of marketing materials such as flyers, posters, postcards and mailings

Kickoff Event
- Secure facility and PowerPoint presentation audio visual equipment
- Assume facility rent and hospitality costs including hosted reception of light food and beverage (beer and wine, if desired) and related supplies

Committee Meeting Support
- Provide appropriate staff expertise during meetings (as needed) to be a resource for committee member questions regarding property, zoning or other related questions
- Provide large 24" x 36" colored maps (GIS maps) and map updates with committee layout improvements such as streets and other redevelopment concept images and overlays
- Provide meeting materials such as name tags, markers, posting tape, velum tracing paper, etc.
- Provide land use ratio requirements, required land management systems/requirements, etc. per zoning/planning or other property notations helpful to the committees
- Provide audio visual equipment, cords, screens and PowerPoint projector, etc. if not provided by meeting hosting facility
- Provide hosted hospitality arrangements for snacks and refreshments for regular meetings
- Provide enlargements, storyboards, boards and other uniquely printed materials as needed

Guest Presenters
Provide (compensate speaker if applicable) presenters or speakers as desired for the Project

Project Celebration
Provide location, food and beverages for project completion celebration

Phase II Development
Development of Village "Action Plan Steps" to keep the project moving forward (Phase II)

Work Program

Project Duration

Many considerations enter into the duration needed to produce a series of committee outcomes as the Project moves from one stage to another. The Project builds upon the successful achievement of the previous stage before moving onto the next. For the purposes of this Project, it is conceivable it may take approximately 5-6 months to complete the Primary Objectives. While there is a structure to this process, it also encompasses a design-build element allowing flexibility for new opportunities or situations not anticipated at this time. These unanticipated elements may impact the Project timeline. If the Committee is exceeding in their work and time and budget allows, it is conceivable additional efforts can be applied to achieve some of the Secondary Objectives.

Committee Meetings

Typical Meeting Overview

Scheduling:	(2) large group meetings per month (establish standing schedule after Kickoff meeting)
Duration:	2 hours
Location:	Outside village hall and accessible in early evening hours with Wi-Fi and presentation capabilities (This is the preferred arrangement)
Format:	May vary, but generally begins with project committee instructions, perhaps guest speaker/presentation, subcommittee chair update reports, and committee breakouts
Offsite:	Subcommittees are encouraged to meet up in between scheduled large group meetings to advance their ongoing research, concept development and outcome preparation

Tentative Community Engagement Schedule (Thursdays 5-7 pm)

Month	Project Planning, Kickoff and Committee Launch
Nov 21	Proposal submission
Dec 15	Village Board proposal approval
	Project planning with staff: Development of Community Engagement Plan
	Meet with Village Board and Stakeholders | Project promotional planning
January	Project promotion | Kickoff planning | Creation of landing page and materials
Jan/Feb	Kickoff event, committee formation, and Project committee launch

Month	Bi-Monthly Committee Meetings
Feb	Meeting #1 | Project Orientation/Exercise review/Site reviews
Feb	Meeting #2 | Placemaking/V&GP statements/Brainstorms /Mapping
Mar	Meeting #3 | Subcommittee research and concept development
Mar	Meeting #4 | Concept mapping/PPT/Subcommittee breakout
Apr	Meeting #5 | Subcommittee research/Breakout
Apr	Meeting #6 | Subcommittee statement drafts/PPT walkthrough
May	Meeting #7 | Subcommittee presentation final drafts
May	Meeting #8 | Presentation rehearsal
May/Jun	Meeting #9 | **Village Board/Community Presentation**

Proposed Budget

Project Budget Considerations

Every effort will be made to administer the Primary Objectives of the two re-development sites' community engagement consulting activities within the budget of $15,625. This budget includes the Project planning to date, Kickoff planning and meeting, 9 regular committee meetings per the Proposal, 2 extra contingency meetings, and final Project wrap-up activities. While a number of factors are unknown or unanticipated, it is expected that the Primary Objectives could be achieved within the allotted budget. The menu of optional project deliverables is provided to complete additional Primary Objectives. Travel and other Project related expenses are estimated to be approximately $4,7,00. Consulting activities and Project expenses will be invoiced monthly.

Situations such as holidays, additional opportunities, or other circumstances could extend the process by a meeting or two but the goal is to complete the Primary Objectives within the stated duration and budget. The tentative schedule is subject to change as the process unfolds. While there is a prescribed schedule, this is also a fluid process that incorporates a "design build" approach allowing for either unforeseen situations or potential opportunities that could enhance the process to achieve the desired outcomes. These unanticipated elements may impact the Project budget.

Proposed Activity Budget Breakout (with options)	**Hours**	**Budget**
Project Planning - Marketing, Committee Development, Kickoff,	38	$ 4,750
(9) Committee Meetings - Planning, Communications, and Facilitation	77	$ 9,625
Project Summary Report - Collating Project Deliverables, Report, Folder	10	$ 1,250
Travel - Lodging and Mileage Estimate		$ 4,500
Other Expenses - Committee Materials Estimate		$ 200
	125	$ 20,325
Optional Deliverables:		
Greater Cedarburg Foundation Support - Initial post-project meetings		$ 250
Executive Committee Formation (Separate arrangement if desired)		$ -
		$ 20,575

Budget Notes

The provided Project budget estimates are based on actual time requirements of similar projects and scope of work to plan and facilitate the Kickoff Event, committee meetings, and final *Project Presentation* as well as the Summary Report. See project management tasks on next page.

If desired, Community Collaboration will assist in the facilitation of initial **Greater Cedarburg Foundation** meetings to help establish support for the resulting Project recommendations. Learn more about the foundation at: Greater Cedarburg Foundation.

If desired, Community Collaboration is available to assist in the creation of an Executive Committee. This arrangement requires a separate scope of work proposal and agreement.

Consulting Services Agreement
Arrangement

Facilitation Arrangement

BayPointe Enterprises, Inc., dba Community Collaboration, is an independent contractor providing consulting services to the Village of Germantown (here in, Municipality).

Invoices

Invoices are submitted each month for Project facilitation consulting activities. Invoice may also include: additional expenses incurred for meeting materials; special materials required to support Consultant activities such as enlargements, storyboards, public engagement poster boards and other uniquely printed materials printed by Consultant to be reimbursed at cost; lodging, if necessary, and mileage at IRS rate.

Agreement Changes

Material changes to this Agreement may be modified or amended in writing by mutual agreement.

Cancelation

Municipality and Consultant may cancel this Agreement upon thirty (30) days with written notice to either party if either party determines the other party has not performed properly in substantial respect or if either party determines that the other has failed, neglected or refused to carry out the terms of this Agreement. If cancellation is served to Consultant, Consultant may invoice for work activities provided and expenses incurred from last paid invoice to date of receiving cancelation notice. Municipality is responsible for payment of final invoice and related expenses incurred but not paid prior to cancelation.

Mutual Use

Municipality and Community Collaboration reserve mutual rights to all Project materials, images, videos, media, comments, research, and outcomes for their mutual use without restriction. Recording of Project meetings is not permitted. Project meetings are a work in progress and are not available for public viewing by use of any technical means prior to the Project conclusion.

Hold Harmless

Municipality and Consultant mutually agree to indemnify and hold harmless the other party from and against any loss, cost, damage of any kind (including reasonable outside attorneys' fees) or as responsible, liable, or accountable for actions, services or outcomes from Project participants or others not party to this Agreement.

Project Interruption

Municipality and Consultant shall not be held liable for failure of or delay in performing its obligations under this Agreement if such failure or delay is the result of natural disaster, severe or unsafe weather conditions, transportation issues or hosting facility unavailability.

Changes

While this Proposal is comprehensive, it may not include or anticipate all circumstances unique to this Project, emerging needs, unanticipated situations, or additional scope of work required as the Project evolves or as desired by the Municipality.

Proposal Acceptance
Acceptance

This Re-development Community Engagement Proposal (Project) and Agreement is made between the Village of Germantown (Municipal Client), indicating their acceptance of the general approach, schedules, and terms described herein, and Community Collaboration, a division of BayPointe Enterprises, Inc. (Consultant) for the community engagement facilitation of the Village of Germantown's community engagement process and related activities. By signing this agreement, signers attest they have the authority to bind their respective entities into a legal contract within the State of Minnesota and Wisconsin.

Village of Germantown (Municipality/Client)

By: _____
Name: _____
Title: _____
Date: _____

BayPointe Enterprises, Inc. dba/Community Collaboration

By: _____
Name: _____
Title: _____
Date: _____

Work Examples

Village of Pleasant Prairie, WI

Responsible for leading community-wide conceptual vision project for a 180 acre downtown development including commercial district, multifamily housing, civic facilities, parks, recreation and sustainable land use concepts.

View videos, materials and comments in Featured Project Section

City of New Richmond, WI

Todd received state recognition for the CAP engagement process as well as the design of the planning document.

Click to View Materials
Complete Comprehensive Plan
Community Action Plan Project Portfolios
CAP – Final Chronology
State of the City CAP Presentation (Video)

"They were fresh ideas to plot the course of city government and planning going forward and thought it was incredible the number of new faces, folks I didn't know that were part of this and I think that's unbelievably refreshing."

– Mike Montello, Council President

City of Pine City, MN

Todd's leadership of Pine City's CAP|Comprehensive Plan project allowed for the city to attract a $50,000 grant to support the CAP committee's project recommendations.

Click to View Materials
Comprehensive Plan
CAP Accomplishments Update

"Thank you for guiding us through this process. It's been a very positive experience and I'm excited to see what becomes of all the proposals. If there is anything I can contribute to the future of any of the projects, I'd be honored and happy to help!"

– Christina LaFrance, Committee Member

Featured References

The provided references are from the 'featured projects' highlighted in this Proposal. In addition to their contact information are the project term dates, status and project budget.

Village of Pleasant Prairie (WI)
9915 39th Avenue
Pleasant Prairie, WI 53158
January - August 2019
Completed
Budget: $21,750

Tom Shircel, Asst. Village Administrator
tshircel@pleasantprairiewi.gov
262.925.6715

City of New Richmond (WI)
156 East First Street
New Richmond, WI 54017
May – December 2018
Completed
Budget: $18,080

Beth Thompson, Community Development Director
bthompson@newrichmondwi.gov
715-243-0402

City of Pine City (MN)
9915 39th Avenue
Pleasant Prairie, WI 53158
February - July 2022
Completed
Budget: $11,398

Mike Gainor, Fmr Community Development Director
gainormike@gmail.com
320-223-0924

Other References

These references are very familiar with all aspects of Community Collaboration's consulting experience and project deliverables with several staff administration selecting us for multiple community engagement projects over the years.

City of Taylors Falls (MN)
637 First Street
Taylors Falls, MN 55084

Sherrie Thomasen, City Clerk
clerk@taylorsfalls.org
651.465.5133

Added an additional year of strategic planning consulting after the CAP project.

City of Beaver Dam (WI)
205 South Lincoln Avenue
Beaver Dam, WI 53916

Nathan Thiel, Former City Administrator
Director of Finance and Administration, Dodge County, WI
nthiel@co.dodge.wi.us
(920) 386-3287

Two projects with Nathan at two different municipalities.

Metropolitan Airports Commission (MN)
6040 28th Avenue South
Minneapolis, MN 55450

Dana Nelson, Director, Government Affairs
Dana.Nelson@mspmac.org
612-725-6330

Two airport engagement facilitation projects.

COMMUNITY ENGAGEMENT SERVICES

VILLAGE OF GERMANTOWN

November 21, 2025

Prepared for

Village of Germantown

Prepared by

GRAEF

DE VOR Communications

Prime Contact
Craig Huebner, AICP
GRAEF
Project Manager
414 / 266 9228
craig.huebner@graef-usa.com

275 W. Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
www.graef-usa.com

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275 W. Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
414 / 259 1500
www.graef-usa.com

November 21, 2025

PROJECT UNDERSTANDING AND INTEREST:

GRAEF and De Vor Communications are pleased to submit this proposal and expresses a strong interest in partnering with the Village of Germantown on the Community Engagement Services regarding the redevelopment of the Flower Source, Ascension and Grosenick properties. GRAEF will serve as the project lead and provide expertise and guidance in future use planning/visualizations. De Vor Communications will lead community engagement program and engagement process. GRAEF also has a strong relationship with local commercial brokers and residential developers, who could be called upon if necessary to assist with additional data collection or confirmation of future development realities.

As a firm located directly between these two properties, De Vor has both a professional and personal stake in seeing this area thoughtfully transformed into a vibrant gateway that reflects the Village's character and long-term vision. Our proximity and deep ties to Germantown uniquely position us to understand the community's expectations, questions, and concerns and insight that will inform every phase of our engagement strategy.

Our joint GRAEF + De Vor team believes the redevelopment of the Flower Source and Grosenick properties represents a once-in-a-generation opportunity to establish a true Germantown Village Gateway and impact on Main Street, one that honors the Village's historical identity while creating new opportunities for residents, businesses, and visitors. As local professionals with team members who currently live or have lived in Germantown and the surrounding communities for over 30 years, we bring an understanding of the local context. We recognize, for example, that residents may be skeptical about additional multi-family housing and will expect clear, accurate information about who these units will serve, how they compare to existing housing options, and what community benefits they may provide. Likewise, we are aware that questions related to funding, tax impacts, and school district capacity will arise and must be addressed proactively, consistently, and transparently.

Our interest in this project stems not only from our location and relationships within the Village, but also from our commitment to high-quality public involvement and community engagement. GRAEF and De Vor Communications specialize in designing and implementing comprehensive engagement programs for projects from early concept through project completion. Our approach is rooted in building trust through openness, clarity, and responsiveness; values that we know align with the Village's expectations for this initiative.

Partnering with the Village of Germantown on this project allows us to leverage both our professional expertise and our personal understanding of the community. We are committed to delivering a transparent, well-organized, and inclusive engagement process that builds confidence in the redevelopment effort and helps shape vibrant, successful developments on these key Village-owned properties. Our goal is to support the Village in ensuring that the final outcomes reflect community values, strengthen Germantown's identity, and position the Village Center District for long-term success.

We are excited about the opportunity to collaborate with Germantown and contribute our expertise to the Germantown Community Engagement Services. We are confident that our local presence, combined with our professional excellence and know-how, makes GRAEF the perfect partner for this pivotal project.

Thank you for considering our proposal. We look forward to the opportunity to collaborate with Germantown and help shape a thriving future. Please reach out if you have any questions or require additional information. GRAEF is a corporation authorized to do business in Wisconsin. GRAEF is responsible for delivering the required services and deliverables.

Craig Huebner, AICP
Project Manager
414 / 266 9228
craig.huebner@graef-usa.com

GRAEF

Since its inception in 1961, GRAEF has grown from a small individual partnership to a prominent, multi-disciplinary international firm. GRAEF has a team of over 300 employees spread across ten offices in the Midwest, Florida, and Turks and Caicos.

For over 64 years, GRAEF's unwavering dedication to excellence has been fueled by core values such as integrity, quality, and a steadfast commitment to exceptional customer service. These principles form the bedrock of GRAEF's operations, ensuring that clients receive the highest level of satisfaction and a seamless experience.

GRAEF has remained at the forefront of the industry, consistently adapting to emerging trends and embracing advancements, and is proud to be a reliable partner for clients seeking top-tier planning and design services and unmatched expertise. GRAEF is licensed to operate in the state of Wisconsin.

OUR CORE PURPOSE

To improve the physical environment for the benefit of society in a sustainable manner

OUR EXPERTISE

- Master Plans
- Comprehensive Land Use Plans
- Neighborhood Plans
- Strategic Plans
- Community Visioning Plans
- Business District Improvement Plans
- Park and Landscape Design
- Design Guidelines and Form-Based Codes
- Capital Improvements Planning
- Tax Incremental Financing (TIF) Plans
- Market Analysis
- Traffic Calming
- Economic Development
- Promotional Strategies for Development
- Ongoing Plan/Design Reviews
- Tailored Public Participation Plans
- Developer Solicitations
- GIS

OUR SKILLS

- Hand Sketching, 2-D and 3-D Views
- Photomontage Over an Existing Photo
- SketchUp 3-D Modeling
- AutoCAD Drafting
- Graphic Design
- Infographics
- Cartography and Mapping
- Presentation Renderings (by hand & digital)
- Booklets, Pamphlets, Plan Document PDFs

LOCAL PRESENCE

Being a local firm, we have a strong connection with the community and better understanding of local needs, leading to effective solutions.

INNOVATIVE PUBLIC ENGAGEMENT STRATEGIES

We prioritize community involvement through innovative outreach methods, ensuring our plan reflects the diverse needs and aspirations of Germantown's residents and stakeholders.

PAST EXPERIENCE IN GERMANTOWN

GRAEF has partnered with Germantown on numerous projects throughtout the years, working together on many visionary and award-winning collaborations.

DE VOR Communications

OFFICES

Germantown
W156N11355 Pilgrim Road
Germantown, WI 53022

Rhinelander
P.O. Box 103
Rhinelander, WI 54501

PHONE

(715) 499-5894
(262) 899-9231

WEBSITE

www.devorpr.com

About **De Vor Communications**

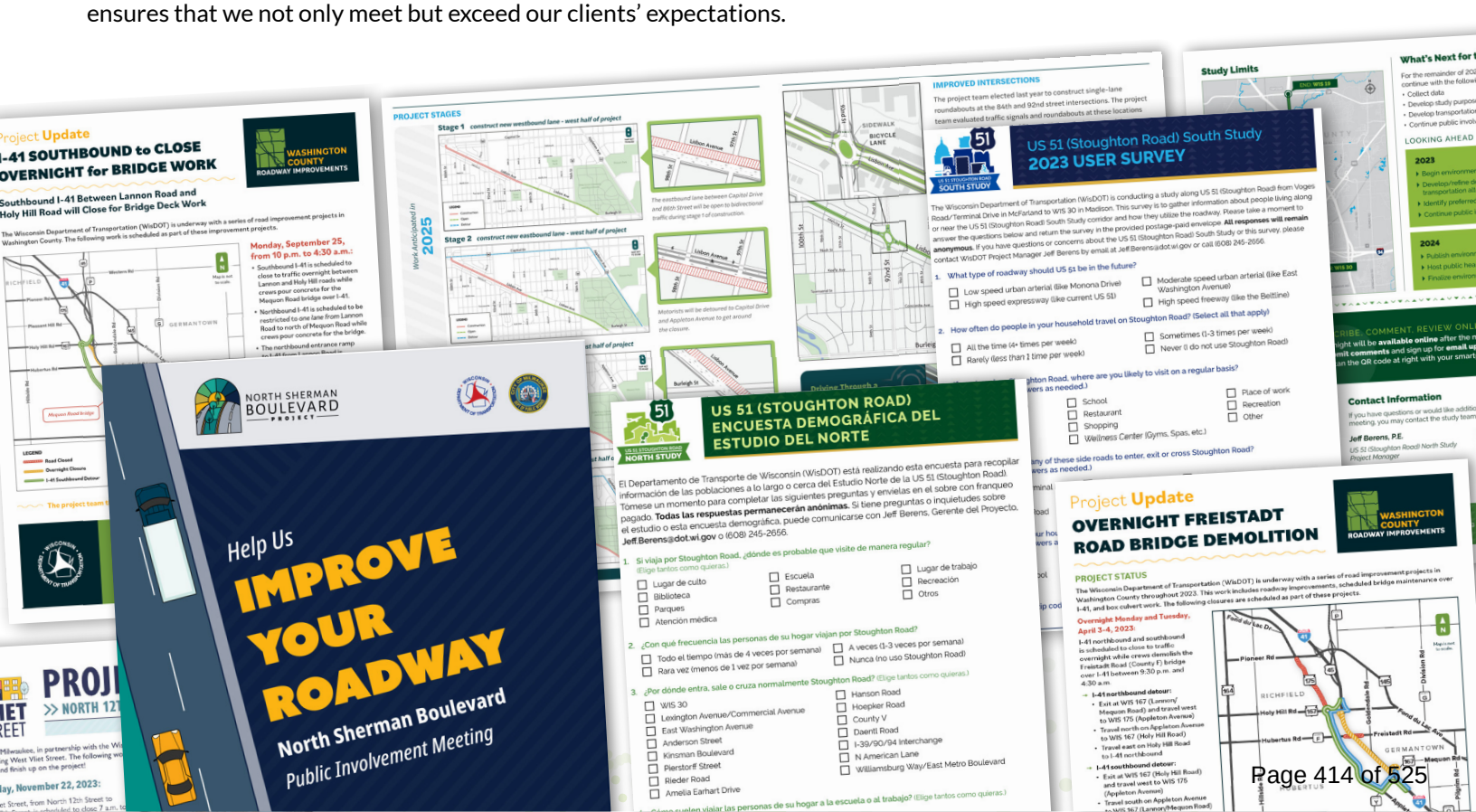
De Vor Communications, LLC is a full-service public involvement communications firm, renowned for its high-quality public outreach and information programs. We excel in managing complex projects and addressing client challenges through innovative public involvement and community outreach services that go beyond traditional methods, such as distributing flyers and facilitating public meetings. As a single female-owned Disadvantaged Business Enterprise (DBE), De Vor is committed to excellence and innovation.

We understand that building trust within the community is paramount. Our approach to community outreach is rooted in transparency, active listening, and genuine engagement. We believe trust is earned through consistent, meaningful interactions, and we strive to create platforms where community members feel heard and valued. We are also deeply committed to accessibility and diversity, ensuring that our programs and services are inclusive and representative of the communities we serve.

Our digital and marketing expertise further enhances our outreach efforts. By leveraging the latest technologies and digital tools, we are able to reach a broader audience and engage with them in more dynamic and interactive ways. Our digital strategies include targeted social media campaigns, engaging content creation, and data-driven insights to ensure that our messages resonate with the community.

In addition to our digital efforts, we prioritize face-to-face interactions and personalized communication. Our team is dedicated to organizing community events, workshops, and forums that foster open dialogue and collaboration. We believe that these in-person engagements are crucial for building lasting relationships and trust within the community.

Through our comprehensive approach to public involvement and community outreach, De Vor Communications continues to set the standard for excellence in the industry. Our commitment to innovation, transparency, and community engagement ensures that we not only meet but exceed our clients' expectations.

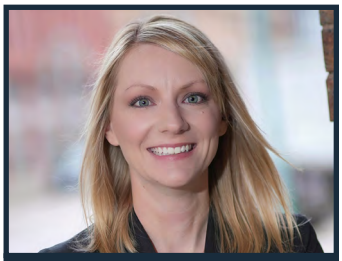


MEET YOUR TEAM

ORGANIZATIONAL CHART

CRAIG HUEBNER, AICP
Project Manager
GRĀEF

DOUG SEYMOUR, AICP
Economic Development
GRĀEF



KRISTIN REICHART
Urban Designer
GRĀEF

ERIC MILLER
Senior Public Involvement Specialist
DE VOR Communications

JESSICA SHERMAN
Senior Public Involvement Specialist
DE VOR Communications

ELLIE CATANIA
Public Involvement Specialist
DE VOR Communications

MACKENZIE KATCH
Multimedia Designer and Marketing Lead
DE VOR Communications

All project team members have capacity to engage with the public at events that are may be held outside a typical 9-5 weekday schedule.

Craig Huebner AICP

PROJECT MANAGER | PRINCIPAL

Craig is the Practice Team Leader for GRAEF's Planning+Urban Design group. Craig has experience working collaboratively with both public and private sector developers to envision redevelopment solutions ranging from green fields, brownfields, and urban infill projects. Craig has extensive experience in the creation of innovative public participation plans for a variety of planning projects. Craig is currently leading two site master planning projects including the City of Milwaukee Former Northridge Mall Redevelopment Plan and Milwaukee County Public Museum Redevelopment Plan. Both of these projects include extensive public engagement strategies surrounding the future uses of publicly-owned facilities.

EDUCATION

Master of Architecture, 2012
Master of Urban Planning, 2012
Certificate in Real Estate Development, 2012
University of Wisconsin-Milwaukee, Milwaukee, WI

B.S., Architectural Studies, 2009
University of Wisconsin-Milwaukee, Milwaukee, WI

CERTIFICATIONS

American Institute of Certified Planners (AICP)

AFFILIATIONS

American Planning Association (APA)

Wisconsin Chapter of the American Planning Association (APA-WI)

PROJECT EXPERIENCE

MUNICIPAL PLANNING: Craig has extensive experience acting as an extension of municipal staff in the role of ongoing planning consultant in over a dozen communities across Wisconsin. In this role, Craig analyzes existing land use and zoning codes and policies, understands and interprets municipal master plans and ordinances, prepares staff reports for private sector development approval procedures, assists in economic development tasks (TIF analysis, grant assistance, etc.), and leads special planning projects (master plans, design guidelines, incentive programs, ordinance amendments, site planning/design, etc.). Craig's experience in different municipalities allows him to share best practices found in other communities for current projects.

PUBLIC PARTICIPATION: Craig's experience in public participation includes the creation and facilitation of public meetings in a variety of settings, stakeholder involvement strategies, focus groups, outreach techniques for multiple constituencies, programs for involving business leaders, image preference surveys, and community education programs.

URBAN DESIGN & PROPERTY DEVELOPMENT: Craig leads urban design strategies throughout the firm's work. His focus exemplifies coordination between the multiple disciplines that make visions into realities. At GRAEF he combines his urban design concepts with technical needs through his clear coordination with civil engineering, landscape architecture, architecture, transportation and traffic engineering, and environmental planning. Craig's experience in urban design includes developing design strategies for a variety of commercial corridors and specific properties as well as corresponding design guidelines. He has conducted detailed site analyses, including parking analyses, and used this information to develop achievable design solutions. Craig develops graphic maps, diagrams, and illustrations to communicate a range of urban design concepts and solutions.

Doug Seymour AICP

ECONOMIC DEVELOPMENT SPECIALIST

Doug joined GRAEF's Planning + Urban design team as a Senior Planner after serving as the Director of Community Development for the City of Oak Creek for over 30 years. In his role at GRAEF, Doug focuses his time on municipal ongoing planning services, bringing his technical expertise and experience to every project. Doug is an innovative problem-solver with a passion for urban planning and economic development and has a demonstrated commitment for the betterment of all communities he serves.

EDUCATION

Master of Urban Planning, University of Wisconsin-Milwaukee, Milwaukee, WI

B.S., Land Use Planning, Carrol College, Waukesha, WI

REGISTRATION

American Planning Association (APA)

CERTIFICATIONS

American Institute of Certified Planners (AICP)

PROFESSIONAL AFFILIATIONS

Commercial Association of Realtors - Wisconsin (CARW)

PROJECT EXPERIENCE

MUNICIPAL PLANNING: Doug has extensive experience leading municipal planning efforts, resulting in successful outcomes for the communities he has served. For over 30 years, Doug served as the Director of Community Development for the City of Oak Creek, where he oversaw the City's major zoning code rewrite, created and managed fifteen incremental financing districts and two redevelopment districts, and played a crucial role in the City's planning and economic development efforts. Doug's contribution was integral to Oak Creek's success today.

Drexel Town Square Redevelopment, Oak Creek, WI – Director of Community Development: As the Director of Community Development, Doug led the development of an 85-acre mixed-use project on the former Delco plant site. He spearheaded the creation of a new city center for Oak Creek, which included a new City Hall, Library, Town Square, and wetland park, leveraging additional residential, mixed-use, hospitality, medical, office and retail development.

Kristin Reichart

URBAN DESIGNER

Kristin is a multidisciplinary design professional with over 10 years of experience creating and managing architectural and environmental graphics projects from conception through implementation. Specializing in the development of impactful brand experiences for consumers, while keeping client objectives and future planning in mind.

EDUCATION

Master of Architecture, Master of Urban Planning - University of Wisconsin – Milwaukee, 2011

B.S., Architectural Studies, Cert. of Urban Planning University of Wisconsin – Milwaukee, 2008

PROJECT EXPERIENCE

Northridge Mall Master Plan, Milwaukee, WI – Planner/Urban Designer: Kristin is currently engaged in a study of the former Northridge Mall property in Milwaukee, WI. In her role, she is involved in diagramming and visualizing future development opportunities for the site. Additionally, she assists in generating urban design and development concept scenarios, contributing to the strategic planning and revitalization efforts for this significant project.

Reimagining WIS 175 Study (2024) - Planner/Urban Designer: Kristin was involved in the Reimagining Wis-175 Study, which focused on the corridor between Wisconsin Avenue and Lisbon Avenue in Milwaukee, WI. In her role, she contributed to generating and analyzing alternatives for the corridor. She also played a key role in visualizing land use development scenarios for these alternatives. Kristin's expertise in graphics and visualization was instrumental in creating maps and exhibits that effectively communicate the project's vision. Additionally, she was involved with public engagement efforts to ensure community input and support for the project.

Random Lake Master Plan (2024) - Planner/Urban Designer: As a Planner/Urban Designer for the Random Lake Master Plan in Random Lake, WI, Kristin developed urban design strategies and innovative development concepts for the downtown area and lakefront properties. She contributed to the creation of a comprehensive report, offering recommendations for redevelopment opportunities, activation, and placemaking strategies for the downtown area. Additionally, Kristin designed detailed maps and exhibits to highlight opportunities and development concepts, which were instrumental in facilitating effective public engagement.

Key Personnel and Qualifications

Eric Miller

Senior Public Involvement Specialist

Eric served in law enforcement for 24 years, including nine years as a lieutenant and one year as Chief of Police/Director of Public Safety. Eric has a master's degree in Criminal Justice Administration from Columbia Southern University, and he is a 2017 graduate of the FBI National Academy.

Eric's experience in law enforcement includes intense public outreach with various stakeholders, including individual citizens, community organizations, and other government officials, to inform and teach. Additionally, with multiple management roles, he worked on the planning and public information on local transportation projects.

Eric Miller is currently working on WisDOT projects, serving as the Public Involvement Traffic Technical Specialist for De Vor Communications. Taking time to listen, understand, and identify solutions is a goal that is regularly met for Eric. He recognizes the importance of keeping stakeholders informed no matter their role or background and strives to identify issues before they become problematic.

Eric has been an instructor in various topics, helped create and run a citizen police academy, was a field training officer, and worked with schools and businesses on active threat prevention and response. He also has extensive grant management and media relations experience.

Related Projects:

- Kenosha-Racine-Milwaukee Passenger Rail, City of Racine
- Milwaukee County's Timmerman Airport, Milwaukee County
- WisDOT Backbone Projects Construction, Various Counties
- WIS 32 (N. Lake Drive) Construction, Milwaukee County
- Moorland Road Construction, Waukesha County

Education

Columbia Southern University
M.S. Program – May 2020
Major: Criminal Justice Administration

Mount Senario College
B.S. Program – May 1997
Major: Criminal Justice

Certifications and Affiliations

Member of ACEC, WI
Member of WTBA, WI
Member of FBI National Academy Associates
Member of IACP
Member of LEEDA

(phone) 262-933-0467
(email) Eric@devorpr.com

Jessica Sherman

Senior Public Involvement Specialist

Jessica Sherman is a stakeholder engagement specialist with extensive experience in public outreach, education, and community planning. She specializes in developing inclusive public engagement strategies, identifying communication barriers, and implementing outreach initiatives across in-person, online, and social media platforms.

Her recent work on the I-41 expansion project highlights her ability to coordinate large-scale public involvement efforts, including hosting outreach events, managing digital communications, and integrating stakeholder feedback into planning processes. She is committed to creating user-friendly, web-accessible materials and engagement opportunities that inform and inspire action.

With a track record of successful outreach campaigns and a passion for community-driven planning, she is well-equipped to support the Village's vision for an inclusive and actionable plan.

Related Projects:

- I-41 (Appleton to De Pere) Design/Construction, Brown and Outagamie Counties
- Moorland Road Construction, Waukesha County
- WisDOT Backbone Projects Construction, Various Counties

Education

UW–Green Bay
B.A. Program – History with an Emphasis in Education

Certifications and Affiliations

Member of ACEC, WI
Member of WTBA, WI

(phone) (920) 204-1070
(email) Jessica@devorpr.com

Key Personnel and Qualifications

Ellie Catania

Public Involvement Specialist

Over the past two years, Ms. Catania has supported and led several design and construction projects across southeastern Wisconsin, including the Sherman Boulevard redesign and the Holton Street Bridge rehabilitation. She also leads public involvement for an economic and fiscal development study in Madison County, TN, where is developing and administering a countywide survey to assess stakeholder engagement with local government and attitudes toward economic development.

With a background in political science, Ellie brings a strong understanding of the governmental role in road construction. Her work on Milwaukee projects strengthened her time-management and multitasking abilities, and her organizational skills and transparent communication help her effectively leverage internal resources and continue growing in her role.

Related Projects:

- Economic Development Study, Madison County Tennessee
- Sherman Boulevard Design, City of Milwaukee
- City of Milwaukee Construction Projects, City of Milwaukee

Education

St. Norbert College
B.A. Program – December 2025 Major: Political Science and Media Studies

Certifications and Affiliations

Member of ACEC, WI
Member of WTBA, WI

(phone) 414-255-5658
(email) Ellie@devorpr.com

Mackenzie Katch

Multimedia Designer and Marketing Lead

Mackenzie is a seasoned multimedia designer with two years of professional experience in creating both print and digital graphics for diverse public audiences. She holds a bachelor's degree in Graphic Design from the University of Wisconsin-Whitewater and an associate degree in Applied Arts from Madison Area Technical College.

She specializes in creating engaging graphics and icons for both websites and print materials, significantly enhancing visual communication efforts. She is responsible for maintaining and updating web pages for various projects, ensuring content remains current and accessible. Additionally, Mackenzie designs branding and marketing materials for events, contributing to increased visibility and outreach.

Mackenzie is adept at maintaining accessibility standards and developing materials for public information dissemination. She possesses a robust understanding of color theory and excels in designing assets such as branding systems, icons, illustrations, and other visual elements that align with appropriate branding, target audiences, and consistent messaging. Her portfolio of print materials includes invitations, project updates, handouts, and displays. Additionally, she has proficiency in using Webflow to develop project websites.

Related Projects:

- Economic Development Study, Madison County Tennessee
- Sherman Boulevard Design, City of Milwaukee
- Kenosha-Racine-Milwaukee Passenger Rail, City of Racine

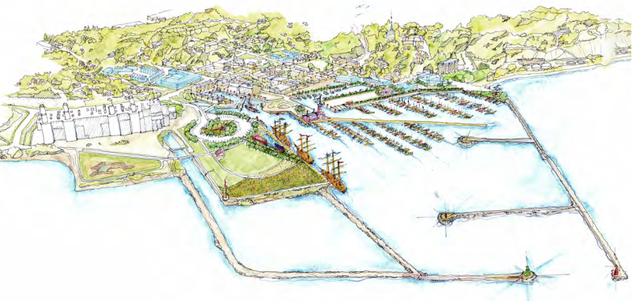
Education

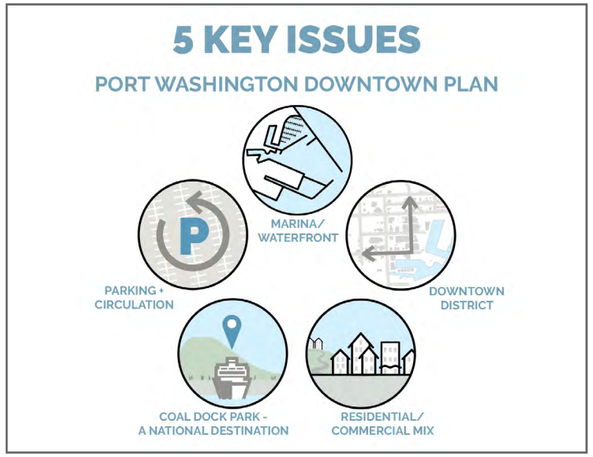
Madison College
A.A. Program – May 2018 Graphic Design
UW–Whitewater
B.A. Program – Dec 2022 Major: Art Emphasis: Graphic Design

Certifications and Affiliations

Member of ACEC, WI
Member of WTBA, WI

(phone) 414-374-6919
(email) Mackenzie@devorpr.com





PORT WASHINGTON DOWNTOWN + LAKEFRONT MASTER PLAN

PORT WASHINGTON, WI

Facing significant development pressures, downtown Port Washington is growing rapidly, reminiscent of its historic boom. The City initiated the Downtown & Lakefront Plan to guide future development and preserve the city's charm.

GRAEF provided a framework envisioning a "traditional waterfront village," supported by Urban Design Guidelines for new development. This framework aligns new projects with a clear vision, reflecting community input and fostering sub-district identities. The Circulation + Parking strategy addresses traffic, navigation, parking, and street safety, creating place-based solutions for the state highway (STH 32) and enhancing waterfront access with pedestrian-first spaces.

In collaboration with stakeholders, we developed visionary yet contextually appropriate concepts for underutilized sites, including public amenities like a two-way cycle track, riverwalk, and waterfront gathering space. The Marina + Waterfront section outlines twelve potential improvements to transform Port Washington into a premier Lake Michigan destination. By addressing growth challenges with a comprehensive, community-driven vision, our firm has helped Port Washington navigate its transition while preserving its unique character and enhancing its appeal as a destination and place to live.

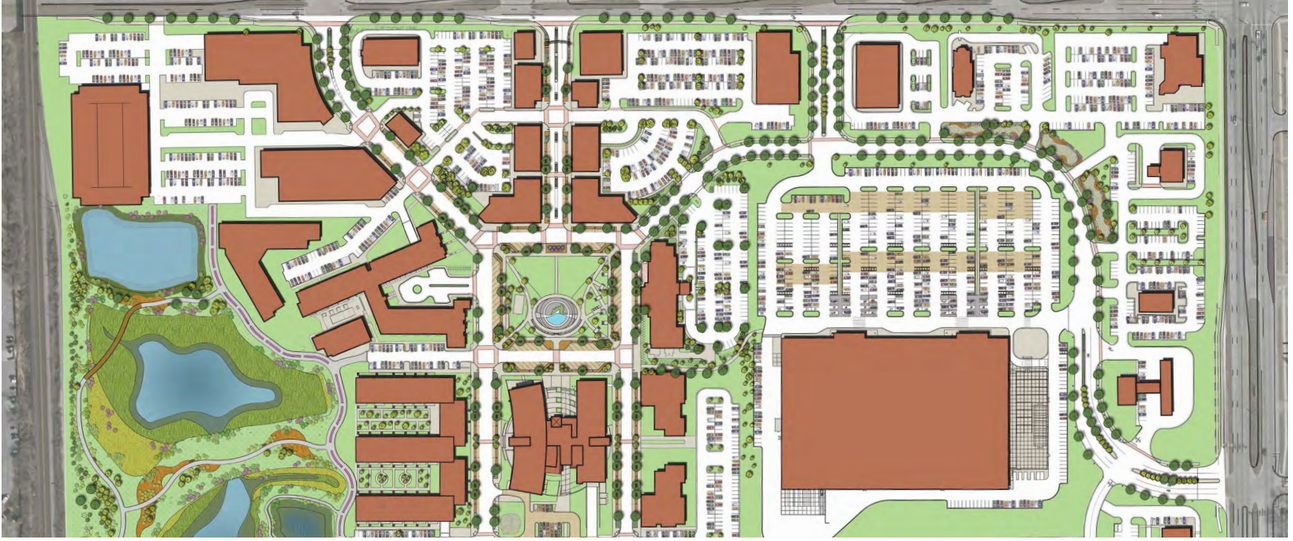
GRĀEF

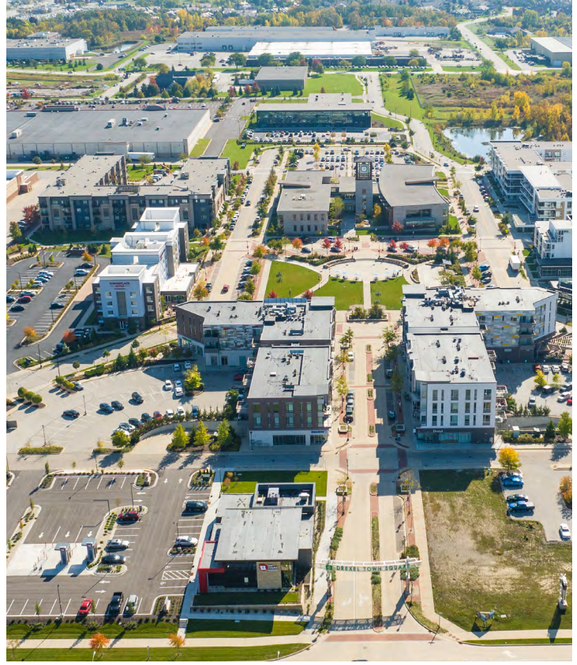
Municipality: City of Port Washington

Project Dates: Completed April 2023

Project Budget: $100,000

Contact:
Robert Harris
Director of Planning & Development
Telephone: 262.284.2600 x1017
RHarris@portwashingtonwi.gov





DREXEL TOWN SQUARE REDEVELOPMENT

OAK CREEK, WI

THE DREXEL TOWN SQUARE REDEVELOPMENT REQUIRED THE COLLABORATION OF SEVERAL LOCAL BUSINESSES AND A STRATEGIC VISION FOR THE SOCIAL AND ECONOMIC OUTCOME OF THE PROJECT.

Oak Creek is a large suburban city which lacked a downtown. The Mayor, born and raised on a farm in Oak Creek, had the vision to create a downtown on an 80-acre abandoned, contaminated, industrial site. Public controversy erupted over the cost, desirability, and feasibility of the vision.

GRAEF's planners created a public engagement process, financial subsidy analysis (TIF), and environmental and economic development grants. Collectively, these efforts brought the community together and led to major market-driven interest by local developers. GRAEF developed a series of different design options for the redevelopment of the former 80-acre Delphi site, now known as Drexel Town Square. This work included several public workshops, economic analysis, and the creation of plan alternatives to address multiple visions for the site. GRAEF also analyzed the public costs and revenues associated with development options. GRAEF's work helped support the creation of a new Town Square featuring the City Hall and Library as a premier destination place.

GRAEF prepared a Planned Development ordinance to regulate and guide the vision set forth in the prior conceptual master planning phase. The ordinance includes design standards that regulate both physical appearance and social activity within the development. The document is amply illustrated and includes standards for site design, buildings (broken down by building types), landscaping, streetscape, community places, signage, and lighting, as well as an embedded section on detailed sustainability options for the district.

Today, the project's success has led to further development along Drexel Avenue including a new investment in streetscape and aesthetics – also led by GRAEF's designers.

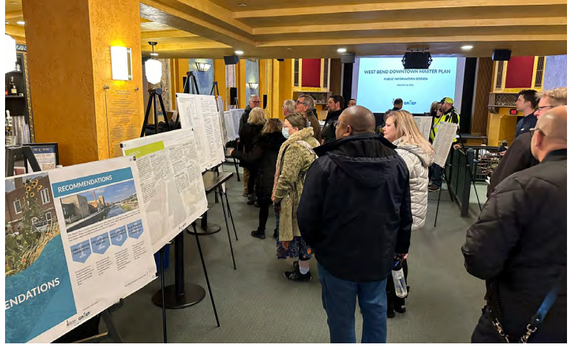
GRĀEF

Municipality: City of Oak Creek

Project Dates: Completed May 2013

Project Budget: $25,000 (Design Guidelines only)

Contact:
Kristi Laine
Community Development Director
(414) 766-7025



WEST BEND DOWNTOWN AND STREETSCAPE MASTER PLAN

WEST BEND, WI

DOWNTOWN MASTER PLAN FOCUSED ON TRANSFORMING THE COMMUNITY INTO A VIBRANT, WALKABLE DESTINATION BY ENHANCING THE RIVERWALK AND ADDRESSING DEVELOPMENT PRESSURES.

The recommendations of this plan culminated over an intensive 10-month stakeholder engagement process, accelerated in response to growing development pressures and investment potential in the Downtown. The outcomes of the plan include immediate activation and placemaking strategies which position the community to catalyze investments over the medium-term within an overall urban design framework. Activation and placemaking strategies are focused on getting people to occupy places during longer periods of the day and extending beyond the peak May-October tourism season with strategies for outdoor dining, kid-friendly outdoor activities, and enhanced landscaping to improve walkability and tree canopy.

The urban design framework and streetscape master plan provide a foundation for how catalytic projects will invest in the public realm. The GRAEF Planning + Urban Design team worked closely with local developers, business owners, community groups, and long-time residents to provide a focused direction for investment and development.

DELIVERING RESULTS

The plan is strategic as much as it is a long-range comprehensive area plan. The plan is organized to produce an action plan the identifies key responsibilities – both at City Hall and on Main Street – to assist with the daily planning efforts. Discrete implementation actions are arranged as line items to assist with Capital Improvement Planning. Priority projects are identified to organize strategic planning over the first few years of implementation, and additional time frames are included for all other recommendations. The implementation plan is designed to give an executive a one-stop shop for providing direction, to give city staff the tools they need to develop detailed programs, and to provide State and County agencies the details they need to begin the process of reviewing and approving plans that need intergovernmental coordination. The plan is also designed to make it easier to qualify and apply for a range of grant funding opportunities. Every investment in Downtown West Bend will be able to use this plan to inform decision making, provide direction, and inspire confidence in the future of the community.

Since Plan adoption in February 2024, the community has already begun implementing the recommended streetscape activation strategies including hanging flower baskets, sidewalk planter pots including oversized pots with street trees, and custom seating elements.

ENGAGEMENT

"The future looks strong in Downtown West Bend."

Quote from business stakeholder online survey.

Overview

Community engagement is integral for the future of West Bend, not only to increase activity Downtown and along the Riverwalk, but also to strengthen the level of re/investment and pride in West Bend as a whole. During the planning process for this Plan, the consultant team implemented a variety of methods to learn from residents, business owners, City staff, community leaders, developers, and elected officials. These methods included:

- **Interviews** with Downtown stakeholders and developers
- **Interviews** with Alderpersons
- **Online survey** for the community
- **Online survey** for BID business owners
- **Workshops** with City staff and private sector leaders

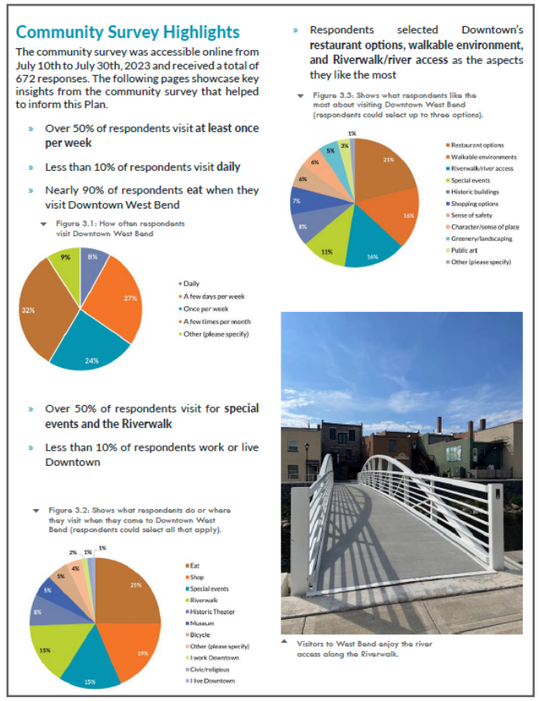
Highlights from Stakeholder Interviews

The project team conducted a series of stakeholder interviews during May-June 2023. City staff identified the individuals to be interviewed in order to provide a range of perspectives representing private and non-profit organizations. During stakeholder interviews, West Bend stakeholders were asked to provide their thoughts on a range of topics to help inform the priorities of the Downtown Master Plan.

Overall, stakeholders agreed that West Bend has great "bones" but needed to establish a strong, cohesive vision to help guide the future of the downtown. Stakeholders felt the Downtown Master Plan can play a vital role in stitching together the recent projects on Main Street and the Riverwalk, and the many unique cultural aspects that make West Bend a special destination.

The following sections provide a generalized summary of major themes, results, and ideas from stakeholder interviews, organized by topic.

February 19, 2024 West Bend Downtown Master Plan | 27



Community Survey Highlights

The community survey was accessible online from July 10th to July 30th, 2023 and received a total of 672 responses. The following pages showcase key insights from the community survey that helped to inform this Plan.

- Over 50% of respondents visit **at least once per week**
- Less than 10% of respondents visit **daily**
- Nearly 90% of respondents **eat when they visit Downtown West Bend**

Figure 3.1: How often respondents visit Downtown West Bend

- Over 50% of respondents visit for **special events and the Riverwalk**
- Less than 10% of respondents work or live Downtown

Figure 3.2: Shows what respondents do or where they visit when they come to Downtown West Bend (respondents could select all that apply).

- Respondents selected Downtown's **restaurant options, walkable environment, and Riverwalk/river access** as the aspects they like the most

Figure 3.3: Shows what respondents like the most about visiting Downtown West Bend (respondents could select up to three options).

Visitors to West Bend enjoy the river access along the Riverwalk.

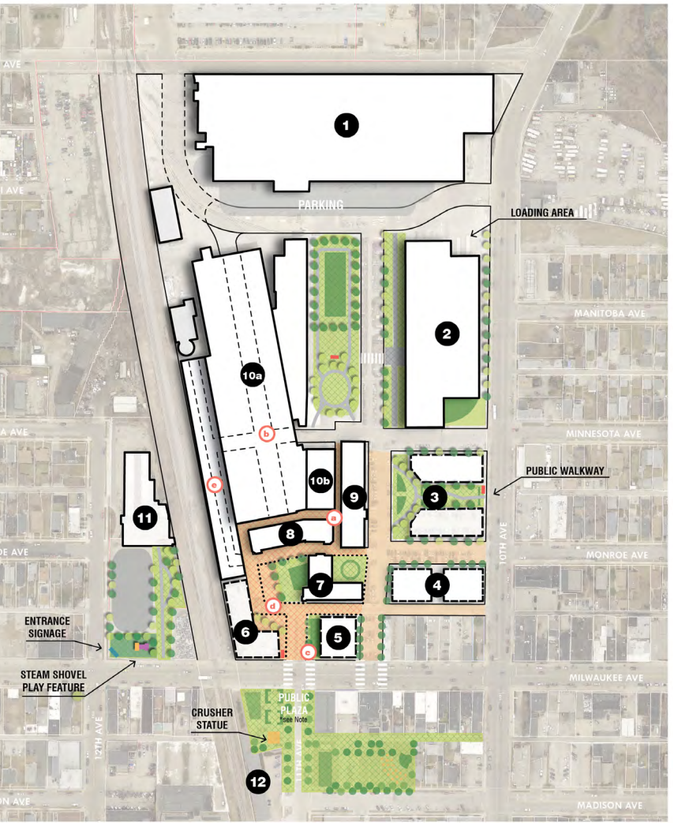
GRĀEF

Municipality: City of West Bend

Project Dates: Completed January 2024

Project Budget: $110,000

Contact:
Jay Schambeau, ICMA-CM, MPA
Innovative Public Advisors, Partner
(Former West Bend City Administrator)
262-355-6102
jay@public-advisors.com



Bucyrus Campus Master Plan

LAND USES

1. Industrial
2. Industrial, possible maker places, brewery, parking
3. 3-5 story residential (apartments or condos), retail, officec, hotel
4. 3-4 story residential (townhomes, apartments, or condos), possible retail
5. 1 story retail, possible 1-2 stories of residential
6. 3-5 story residential (apartments or condos), possible retail, office, hotel
7. 4 story rehab, residential (apartments or condos), office
8. 6 story rehab, residential (apartments or condos) or office, possible hotel
9. 3-4 story rehab, residential (apartments or condos)
10a. Industrial, possible residential, marketplace, parking
10b. Office
11. Cultural, dining, entertainment
12. Long-range potential: Kenosha-Racine-Milwaukee Commuter Rail Station

0 100 200 400

GRĀEF

PRECEDENTS

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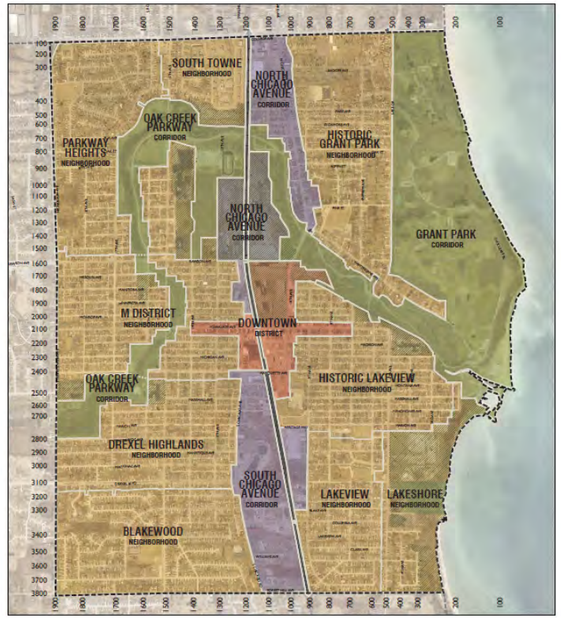
FUTURE LAND USE MAP | NEIGHBORHOODS, DISTRICTS, AND CORRIDORS



BUCYRUS CAMPUS MASTER PLAN

SOUTH MILWAUKEE, WI

THE BUCYRUS CAMPUS IN SOUTH MILWAUKEE WAS REIMAGINED TO SERVE THE SURROUNDING CITY IN A NEW WAY.

For more than a century, the Bucyrus Campus – its people, projects and products – was the economic engine that spurred the growth of South Milwaukee. Manufacturing was the lifeblood of the community, and Bucyrus was an international leader in producing the heavy equipment and machinery that fueled decades of economic development in our nation and beyond. Over time, and with the decline of manufacturing, many Bucyrus Campus buildings became empty shells. Yet the potential for renewal remained strong. GRAEF was hired by the City in 2021 to perform site analysis and redevelopment scenarios for the campus. This included collaboration with private-sector developers to envision market-real adaptive reuse and redevelopment solutions. In 2024, GRAEF is on the project team leading site design/engineering for new mixed-use redevelopment that was envisioned as part of the master plan.

The redevelopment approach relies on key assumptions:

1. Redevelopment of the campus as an active mixed-use district will dramatically improve the downtown and the City.
2. The conceptual plan will facilitate incremental change, with significant flexibility,while focusing on the goal noted above.
3. Actions by the City, landowners, and investors will receive public support.
4. Multiple market opportunities for the campus will increase the likely realization of potential value.
5. Redevelopment will emphasize preservation and reuse of existing structures.
6. A coordinated private/public effort towards redevelopment will yield the best outcomes.

GRĀEF

Municipality: City of South Milwaukee

Project Dates: Completed March 2021

Project Budget: $45,000

Contact:
Patrick Brever
Economic Development Director
City of South Milwaukee
414-768-8051
brever@smwi.org

KENOSHA-RACINE-MILWAUKEE REGIONAL RAIL CORRIDOR PROJECT (MARK RAIL)

RACINE COUNTY, WI | CITY OF RACINE, WI

Kenosha-Racine-Milwaukee Regional Rail Corridor Project (MARK Rail)
Municipality/Agency and Location: Racine County, WI, City of Racine
Project Start: June 2024
Project Completion: December 31, 2025
Project Budget: $123,000
Client Contact Name: Trevor Jung
Client Contact Email: trevor.jung@cityofracine.org

Our team recently led the public engagement strategy for the Milwaukee–Racine–Kenosha (MARK) Rail Study, a multi-jurisdictional effort conducted in partnership with the Southeastern Wisconsin Regional Planning Commission (SEWRPC), the City of Milwaukee, the City of Racine, and the City of Kenosha. The purpose of the study was to explore the potential for establishing passenger rail service along the Lakeshore corridor and to position local governments for future federal funding opportunities.

Because the long-term success of the MARK study depended heavily on early stakeholder involvement and broad community understanding, our team was responsible for designing, managing, and executing a comprehensive engagement program. The scope and nature of this work directly align with the Village of Germantown's goals for the Village Center District engagement initiative.

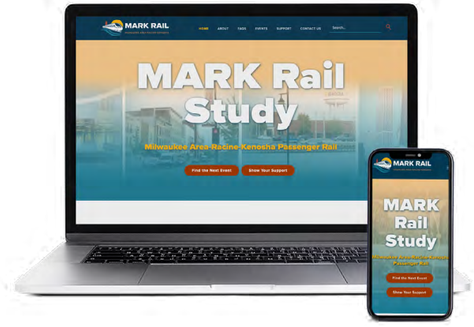
Key Components of Engagement
Stakeholder Identification & Prioritization

We collaborated with SEWRPC and local partners to develop a detailed inventory of key audiences including residents, major employers, transit advocacy groups, municipal officials, business associations, elected leaders, neighborhood organizations, community groups, and potential future riders. Stakeholders were categorized by level of influence, interest, and required involvement, ensuring that engagement activities were inclusive and strategically targeted.

Public Engagement Plan
Our team prepared a structured engagement roadmap outlining communication goals, outreach methods, event formats, survey strategies, timelines, and expected outcomes. Engagement tools included:

- Listening sessions and initial briefings with municipal leaders
- A tiered outreach strategy for high-priority stakeholders
- Public-facing materials to introduce the study and invite participation
- Tracking procedures to document feedback, commitments, and follow-up actions

This plan served as the guiding document for all study engagement efforts.



DE VOR Communications

WEBSITE, BRANDING AND PUBLIC COMMUNICATION TOOLS
To support clear, consistent, and accessible communication throughout the MARK Rail Study, our team developed a portfolio of public-facing materials with a dedicated project brand. This included a logo, color palette, typography, and style guidelines, ensuring all outreach materials were cohesive and recognizable across platforms.

De Vor developed the MARK Rail Study website to serve as the main source for public information and engagement. It features a project overview, background materials, technical presentations, fact sheets, and a streamlined process for community members and organizations to submit letters of support. The platform facilitates both outreach and community input, aligning with the Village's approach of combining in-person and digital engagement.

In addition, we developed clear and accessible communication materials that translated complex rail planning concepts into easy-to-understand language. These resources supported partner communities, elected officials, and the general public in building a shared understanding, facilitating stakeholder discussions, and generating the letters of support critical to strengthening the study's federal funding application.

SUPPORT-BUILDING & FUNDING READINESS
One of the study's requirements was to demonstrate strong regional backing to secure Federal Railroad Administration (FRA) funding. We facilitated this process by coordinating outreach to stakeholders, providing letter-writing templates, and generating information packets that explained project benefits and anticipated outcomes.

The result was a coordinated, region-wide show of support that strengthened the study's competitive position for federal funding.

Relevance to Germantown's Community Engagement Needs
The MARK Rail Study demonstrates our ability to:

- Work across multiple jurisdictions and stakeholder groups with diverse interests
- Develop comprehensive engagement plans grounded in clear goals and transparent processes
- Use a combination of in-person, virtual, and digital engagement tools
- Present technical concepts to the public in accessible, visually rich formats
- Document input and translate it into actionable guidance for planners and decision-makers

This experience directly aligns with the Village of Germantown's objectives for a collaborative, inclusive, and well-structured community engagement program that will inform land-use planning and design for the Village-owned redevelopment sites.

MADISON COUNTY, TENNESSEE - IMPACT OF PUBLIC SERVICES CONSOLIDATION

MADISON COUNTY, TN, MADISON COUNTY CHAMBER OF COMMERCE

Municipality/Agency and Location: Madison County, TN, Madison County Chamber of Commerce
Project Start: August 2025
Project Completion: Ongoing
Project Budget: $20,000
Client Contact Name: Bob Arrington
Client Contact Email: barrington@afgemail.net

De Vor Communications is currently serving as the public involvement consultant for the Madison County Chamber of Commerce on a project assessing the potential consolidation of government services between Madison County and the Town of Jackson, TN. The project requires gathering and analyzing community input to inform economic development and fiscal projection analyses.

Our team has developed a distinct project brand and launched a dedicated website to share the study's intent and provide ongoing updates to the public. We have designed and administered a community survey hosted on Qualtrics and integrated within the project website to collect stakeholder feedback on interactions with the existing local government structure and sentiments regarding potential consolidation. Survey results are being shared with the economic and fiscal study team in real time to ensure community input informs the ongoing analysis and emerging recommendations.

In addition to survey administration, De Vor Communications is facilitating virtual focus group discussions to engage residents, property owners, business leaders, and other key stakeholders in meaningful dialogue about the study. We provide guidance on messaging, assist with website content and design, and participate in regular client meetings to align engagement activities with project timelines and objectives.

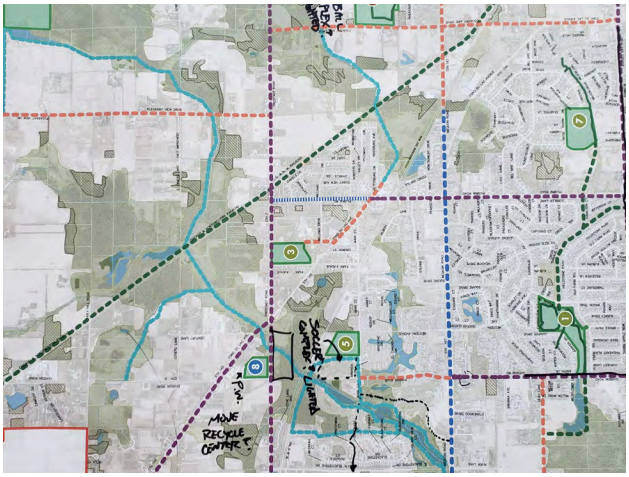
We also provide guidance on messaging, assist with website content and design, and participate in regular client meetings to align engagement activities with project timelines and objectives. Our methodology emphasizes transparency, accessibility, and inclusivity, ensuring that diverse voices are represented and that input is synthesized into actionable insights.

Through these efforts, our team is implementing an inclusive and structured public engagement program that captures, analyzes, and integrates community perspectives into a complex policy and economic study. This experience demonstrates our capacity to design and execute multi-faceted engagement programs including digital, virtual, and interactive strategies, tailored to the needs of diverse stakeholders. This experience demonstrates our capacity to:

- Identify community issues, priorities, and needs through surveys, focus groups, and stakeholder interviews.
- Translate public input into planning and design guidance that can inform land-use plans, development regulations, and design guidelines.
- Facilitate dialogue across diverse stakeholder groups to build consensus and ensure redevelopment strategies reflect community desires.
- Leverage digital, virtual, and interactive tools to maximize participation and transparency.

Our work in Madison County illustrates our ability to design and execute multi-faceted engagement programs that integrate seamlessly with technical planning studies. This positions De Vor Communications to support Germantown in developing a community-driven vision for the Village Center District and ensuring redevelopment of Village-owned properties reflects the priorities and aspirations of its residents.

REFERENCES



1.

Jay Schambeau, ICMA-CM, MPA
Innovative Public Advisors, Partner
262-355-6102
jay@public-advisors.com
Project: West Bend Downtown Master Plan

2.

Trevor Jung
Director of Transit and Mobility
City of Racine
262-636-9123
Trevor.Jung@cityofracine.org
Projects: MARK Rail

3.

David Tapia
DPW Infrastructure Major Projects Manager
City of Milwaukee
414-286-2453
ddtapia@milwaukee.gov
Project: Multiple design projects in the City of Milwaukee, including Sherman Boulevard and Lisbon Avenue

OUR APPROACH TO GERMANTOWN

Your stories are uncovered during the engagement process, in the neighborhoods.

TASK 1
PROJECT MANAGEMENT

Craig Huebner will serve as Project Manger for this project. Craig has recent experience working with Village staff on the Comprehensive Plan and will be a recognizable face to many local officials.

We will begin by holding an in-person kickoff meeting with Village staff to discuss project goals, priorities, expectations, resources, opportunities, and limitations necessary to shape and create the community engagement program. This initial kick-off meeting will set the stage for subsequent meeting(s) with Village Officials in Task 2.

In addition to the kick-off meeting, GRAEF and DeVor will maintain regular contact with the Village with bi-weekly virtual meetings. These meetings will be used to provide progress updates, coordinate efforts, receive direction from staff, and discuss any needed adjustments to the schedule, engagement program activities, or scope of work.

DeVor utilizes Monday.com as a project management and communications platform to track stakeholder interactions, manage workflow, and maintain quality control. This system allows us to log questions and comments from community members in real time, ensure timely responses, and provide the Village with clear, organized reports throughout the project and at its conclusion. This level of documentation ensures that Village officials and staff have a complete, accurate record of community input to inform decision-making.

TASK 2

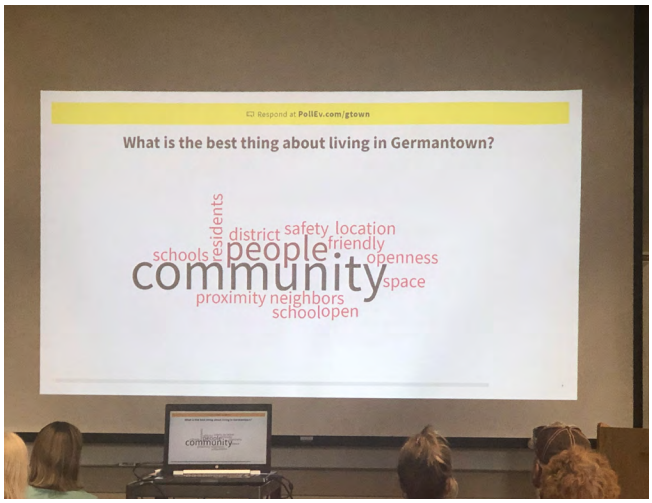
CONDUCT INTRODUCTION MEETINGS WITH VILLAGE OFFICIALS AND STAFF TO DEVELOP THE COMMUNITY ENGAGEMENT PROGRAM

WORK PROGRAM OVERVIEW:
Our public and stakeholder engagement strategy prioritizes accessibility, inclusivity, and purposeful outreach. We will implement a layered approach that blends broad-based engagement tools with targeted, relationship-driven methods to ensure every voice has a meaningful opportunity to participate.

We understand that the goal of this project is to build a community-supported vision by gathering meaningful feedback from residents, property owners, business owners, organizations, and other stakeholders.
Our strategy centers on:

- Meeting community members where they are physically, digitally, and in communication style
- Offering multiple, flexible ways for stakeholders to participate
- Providing clear, consistent materials that translate technical concepts into accessible information for all stakeholders
- Documenting all engagement activities thoroughly so community sentiment is accurately reflected in the final redevelopment plans and guidelines

In alignment with the RFP, our team will work closely with Village staff to develop a tailored Community Engagement Plan that reflects Germantown's goals, resources, and expectations. Through introduction meetings, listening sessions, workshops, surveys, on-the-ground outreach, and other interactive methods, we will create meaningful opportunities for residents, business owners, and stakeholders to participate in shaping both properties that meet the community's desires. After each event, we will provide a detailed debrief report summarizing participation, key themes, concerns raised, and areas of consensus.



TASK 3
COMMUNITY ENGAGEMENT PROCESS

POTENTIAL ENGAGEMENT ACTIVITIES:
Using the Village's guidance and our experience in designing inclusive outreach strategies, we will conduct the engagement tactics approved by the Village Board

- **Stakeholder Mapping and Engagement Plan:** Identify a contact list of community organizations, neighborhood associations, faith-based groups, nonprofits, senior services, disability advocates, and multilingual networks to ensure outreach captures perspectives often missing from traditional processes.
- **Survey and Feedback Tools:** Launch an inclusive community survey to gather broad input on preferences, priorities, and redevelopment goals from a variety of stakeholders. Partner with targeted outreach to groups with historically lower response rates and offer anonymous response options. Distribute paper surveys in partner locations, use QR codes, and provide digital links offering multiple ways to respond.
- **Communication and Engagement Materials:** Develop print and digital materials such as a project website, social media posts, handouts, project FAQ pages, presentations, and informational, interactive display boards. Our team is familiar with ensuring all materials are ADA-accessible and mobile-friendly as well as using clear, consistent messaging and visual tools to support understanding.
- **Meetings & Pop-Up Engagement:** Host a combination of in-person, virtual, and hybrid events, including public meetings, focus groups, workshop/charettes sessions, and pop-up events at accessible locations and times. Special attention will be given to meeting formats and times that reduce barriers. These events will be designed to encourage hands-on collaboration and dialogue among residents, business owners, organizations, and other stakeholders.
- **Comprehensive Engagement Documentation & Reporting:** Oversee all scheduling, coordination, and operational needs for engagement activities; maintain a structured log of stakeholder interactions and public feedback; produce regular summaries that clearly communicate findings and community priorities.
- **Presentations to Plan Commission/Village Board:** Provide a summary of findings at monthly meetings.

TASK 4

PREPARE A FINAL COMMUNITY ENGAGEMENT OUTCOMES REPORT

- **Plan Priorities & Development Framework Diagrams:** As part of the engagement process, our team will ask questions in order to establish “Plan Priorities” that will serve as a guiding element for future uses, site, and building design. Throughout the engagement process, our team will show a variety of precedent imagery as well as 2D site diagraming that help aid in future use opportunities. As part of the final report, our team will develop what we call “Development Framework Diagrams” for each site. These diagrams will show a series of infrastructure, land division and development concept sketches to portray alternative development scenarios that each bring. Each diagram will portray scale, density, and relationship to the surrounding context.
- **Final Report:** Our team will provide a draft final report to Village staff for review and approval. Based on the feedback from staff, the consultant will prepare a final report and present it to the Village Board at a mutually-acceptable public meeting.

PROJECT DELIVERABLES BY TASK

PROJECT TASKS	CONSULTANT DELIVERABLES	*TIMING
TASK 1	• Contract Execution • Kickoff meeting, scoping discussions • Bi-weekly meetings and project management	December 15, 2025 January 2026 Project Duration
TASK 2	• Draft Community Engagement Plan • Community Engagement Plan Review	Janurary 2026 February 2026
TASK 3	• Launch Survey, website, and other initial informational materials • Initial hybrid meetings/workshops • Social media outreach • Ongoing documentation and Reporting	Early March 2026 March/April 2026 February-May 2026
TASK 4	• Establish Plan priorities based upon engagement findings • Create Development Frameworks for each site • Final Report	March-May 2026

*Note: Schedule can adjust to accommodate Village exeptions.

COST PROPOSAL

	Proposed Scope of Work		Fee
1	**Project Management**	$	6,152
1.1	*Kick-off Meeting*	$	662
1.2	*Bi-weekly check-in meetings*	$	3,181
1.3	*Project Management*	$	2,309
2	**Conduct Introduction Meeting with Village Officials and Staff**	$	4,782
2.1	*Joint working meetings with Village Board and Staff (1 meetings with staff; 1 meetings with Board)*	$	2,196
2.2	*Community Engagement Plan*	$	2,586
3	**Community Engagement Process**	$	28,926
3.1	*Project Website*	$	2,407
3.2	*Social Media Presence*	$	546
3.3	*Community Surveys (2)*	$	1,618
3.4	*Digital | Print Informational Material*	$	8,433
3.5	*Mailer*	$	534
3.6	*FAQ's*	$	946
3.7	*Staff Workshop*	$	1,662
3.8	*Focus Group Meeting/Workshop*	$	2,028
3.9	*Community--Wide Hybrid Meetings (2)*	$	4,592
3.10	*Notification to Stakeholders (Project Mailings, surveys, faqs, knock & drops, e-blasts, and responses)*	$	3,352
3.11	*Presentation slides/engagement summaries and attend up to three (3) Plan Commission/Board meetings*	$	2,808
4	**Report**	$	11,882
4.1	*Establish Plan priorities*	$	1,604
4.2	*Create Development Framework Diagrams for each site*	$	8,304
4.3	*Final Report*	$	1,974
	subtotal	$	51,742
	Expenses (materials and supplies for engagment)	$	2,000
	Total	$	53,742

Rate:	$218	$183	$164	$113	$102	$79	$91
Staff:	CH	DS	KR	EM	JS	EC	MK
	2			2			
	12			5			
	8			5			
	8			4			
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	1			4		12	
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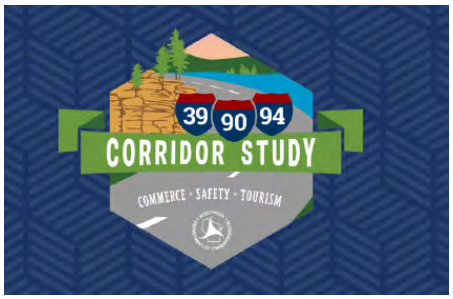
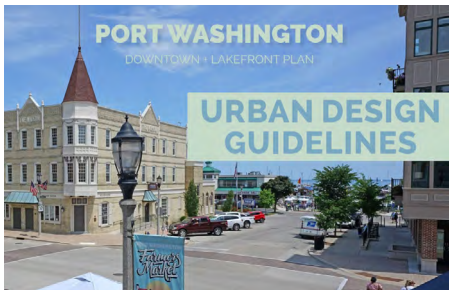
	2				10	24	
	8			4	6		
	4	4					
	8		40				
	2		8	2			
Total:	75	10	80	60	50	60	42

SUPPORTING DOCUMENTS

Please click the photos below for more information and direct links to the detailed reports.

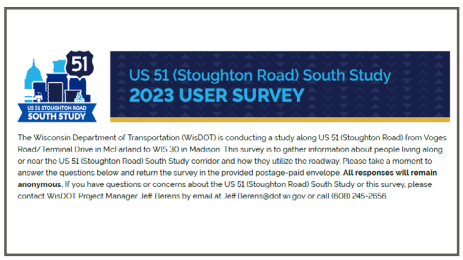


I-39/90/94 Corridor Study
Public Involvement Plan
Developed by De Vor Communications



Downtown Port Washington Design Guidelines
Developed by GRAEF

Downtown West Bend Engagement Summary
Developed by GRAEF



User Survey Example
US 51 (Stoughton Road) South Study
Developed by De Vor Communications

Branding Overview
Developed by De Vor Communications

VILLAGE OF GERMANTOWN

RFP FOR COMMUNITY ENGAGEMENT SERVICES

21 NOVEMBER 2025

JUANGABRIELMORENOARCHITECTS

CONTENTS

1 PROJECT UNDERSTANDING AND INTEREST

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5 WORK PROGRAM AND PROJECT SCHEDULE

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1 PROJECT UNDERSTANDING AND INTEREST

Village of Germantown
Steve Kreklow
Village Administrator
N112 W17001 Mequon Road
Germantown, WI 53022
skreklow@germantownwi.gov

21 November 2025

RE: REQUEST FOR PROPOSALS COMMUNITY ENGAGEMENT SERVICES - PROJECT UNDERSTANDING AND INTEREST

Dear Mr. Kreklow,

On behalf of JGMA, we extend our sincere appreciation for the opportunity to submit our qualifications for the Village of Germantown's Community Engagement Services project. We understand that this initiative is a critical first step in shaping the future of the Village Center District and establishing a community-supported foundation for site-specific redevelopment plans, land-use recommendations, and design guidelines for the Flower Source, Ascension, and Grosenick properties. The Village's commitment to a transparent and inclusive engagement process speaks directly to our values as a practice at JGMA, and we are enthusiastic about the chance to support Germantown in creating a vision that reflects the priorities, needs, and aspirations of its residents and stakeholders.

JGMA brings extensive experience designing and facilitating meaningful community engagement processes that blend traditional in-person outreach with innovative virtual tools, online polling platforms, and multi-modal engagement strategies. Our work with municipalities, local businesses, school districts, counties, and nonprofit organizations—including the United Community Center, Neal Math + Science Academy, Milwaukee County's King Community Center, Start Early, and Esperanza Health Centers—demonstrates our ability to convene diverse audiences, build trust, and generate actionable insights that guide planning and design. These efforts routinely involve residents, property owners, business operators, civic partners, and "silent stakeholders," all of whom must be represented in a truly inclusive planning process. This RFP emphasizes equitable, accessible, and well-organized engagement—and these principles are foundational to our work. Additionally, as identified under Section 7: Supporting Documents, JGMA can provide links to the synthesized programming and community engagement documents from the United Community Center and Start Early projects upon request, should the Village wish to review examples of our recent engagement deliverables.

Our interest in partnering with the Village is rooted not only in our technical capabilities, but in our genuine commitment to community-centered processes. We understand the importance of an engagement program that is thorough, well-managed, and aligned with the Village's tight project schedule from January to April 2026. Our team is prepared to design and facilitate surveys, listening sessions, mapping exercises, stakeholder meetings, workshops, and both in-person and virtual engagement events that clearly respond to the tasks outlined in the RFP. Equally important, we excel in synthesizing the resulting qualitative and quantitative feedback into clear, visually communicative reports that can be confidently used to inform land-use planning, zoning-related development regulations, and design guidelines for the three Village-owned properties.

JGMA is proud to be one of the most recognized community-focused design firms in the Midwest. Our work has received national and international recognition, including the Architecture MasterPrize Firm of the Year Award and Architect Magazine's ranking among the top 50 design firms in the United States, reflecting our belief that planning and design can be transformative when rooted in authentic community voices. We bring that same level of commitment, creativity, and rigor to this project. Our team is fully prepared to meet the RFP requirements, collaborate closely with Village staff, and deliver a high-quality, inclusive, and actionable engagement process that positions the Village Center District for long-term success.

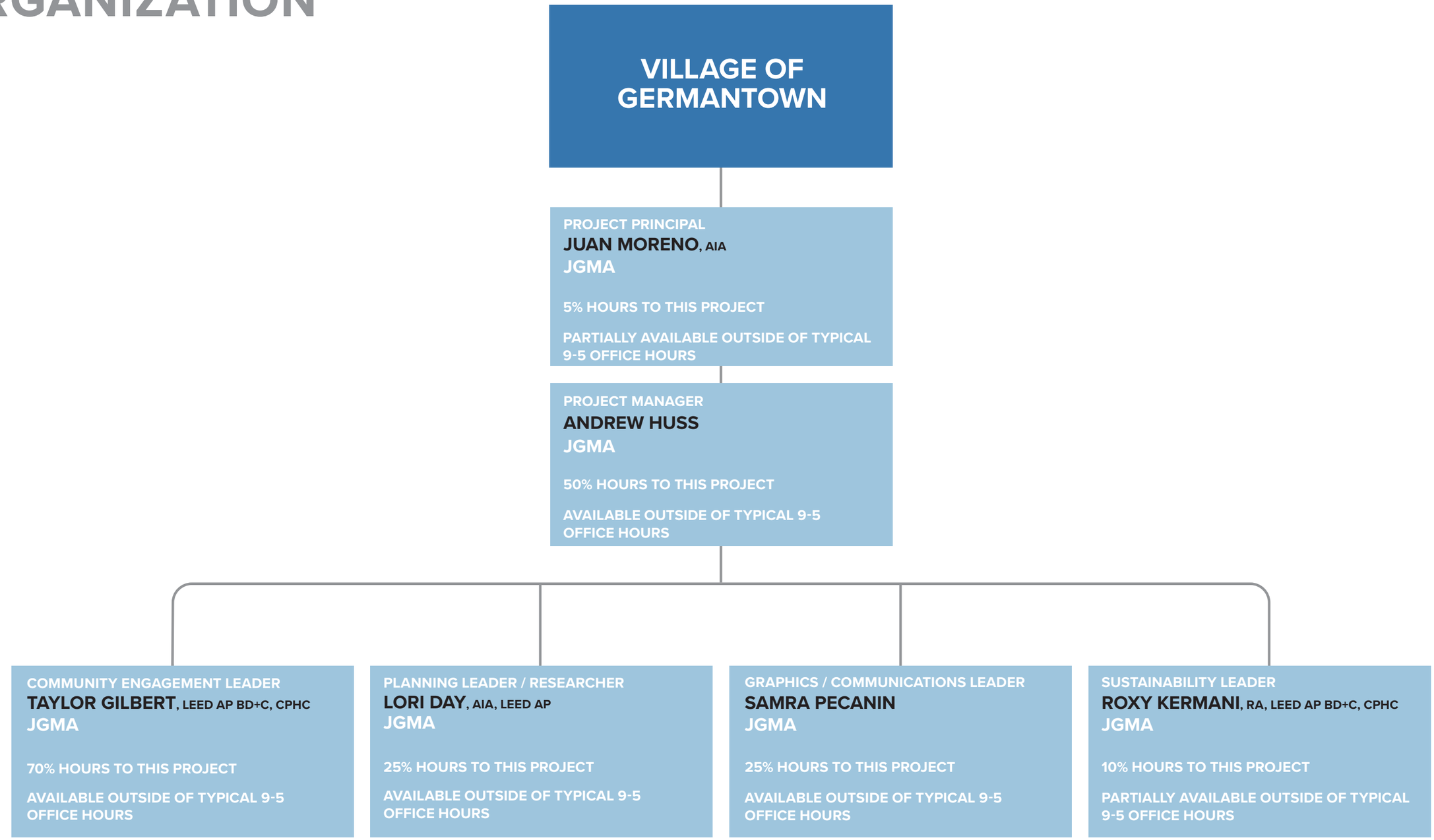
We thank you for your consideration and look forward to the potential opportunity to support the Village of Germantown in this important initiative. Please do not hesitate to contact us with any questions regarding our submission.

Sincerely,

Juan Gabriel Moreno, AIA
President, JGMA
+1.773.294.1056
juan@jgma.com

2 KEY PERSONNEL AND QUALIFICATIONS

PROJECT TEAM ORGANIZATION



JUAN GABRIEL MORENO AIA

PROJECT PRINCIPAL

EDUCATION
California State Polytechnic University, Bachelor of Architecture, Pomona, California
Study Abroad: Florence, Italy

REGISTRATIONS
Licensed Architect, State of California

LEED Accredited Professional (LEED AP)

AFFILIATIONS + MEMBERSHIPS
American Institute of Architects (AIA), Member

Society of Registered Architects (SARA), Member

Chicago Architecture Biennial, Board Member

United States Green Building Council, Member

Chicago Sister Cities Bogota, Committee Member

Chicago Architecture Center, Board of Trustees Member

City of Chicago Landmarks Commission, Former Appointee

Leadership Greater Chicago, Fellow

Arquitectos, Past Board President

Loyola University Health System, Board Member

Metropolitan Planning Council, Board Member

National Museum of Mexican Art, Board Member

Juan Gabriel Moreno, AIA, is an award-winning architect and President/Founder of JGMA (Juan Gabriel Moreno Architects). Mr. Moreno was born in Bogota, Colombia and studied architecture at California State Polytechnic University, Pomona. He also lived in Florence, Italy where he studied under Superstudio founders Christiano Toraldo di Francia and Gianni Pettena.

Mr. Moreno has been creating provocative works for more than 30 years. His portfolio includes having worked on projects throughout the United States and internationally. These projects represent a diverse portfolio of public and private work in typologies ranging from education, government, research, commercial, urban planning, product design and graphic design. However, in 2010 he launched JGMA with the sole purpose of transforming disadvantaged and underserved communities with his architecture. Since then, JGMA has become one of the most highly acclaimed design firms in the nation, and continues to grow, establishing offices throughout the country. JGMA's work has captured the attention of some of the most respected voices in architecture and design, earning recognition from both national and international institutions. From the Architecture MasterPrize to Architizer and Architect Magazine, the firm has been consistently celebrated for its innovative design approach. Institutions local to its headquarters as Crain's Chicago Business, the Chicago Architecture Foundation, and the Chicago Architecture Biennial have highlighted JGMA's impact on the city's evolving architectural identity. Esteemed professional organizations including AIA, the Association of Licensed Architects, and the Society of American Registered Architects have acknowledged the firm's design excellence and leadership.

Mr. Moreno has served on the City of Chicago's Design Excellence Committee since its launch and was an inaugural appointee to the Committee on Design by the Department of Planning and Development. He is currently a board member of the Chicago Architecture Center and the National Museum of Mexican Art. His past board appointments include the Chicago Architecture Biennial, the Metropolitan Planning Council, and the Commission on Chicago Landmarks. Additionally, Mr. Moreno has served on design juries for AIA chapters and universities both nationally and internationally, reinforcing his belief that design should be in constant dialogue with public service, education, and community.

PROJECT EXPERIENCE

The United Community Center, Milwaukee, WI, USA
The United Community Center is transforming a historic 1907 building on its Burnham Campus into an Early Learning Academy for 230 children ages six weeks to five years old, addressing the need for early childhood education on Milwaukee's south side. The facility will also include a community center to provide additional support and services for local Hispanic families.

King Community Center, Milwaukee, WI, USA
Transformation of the existing building into an engaging community center and vibrant cultural hub, providing a positive safe space for community members within the surrounding neighborhoods.

ANDREW HUSS

PROJECT MANAGER

EDUCATION
University of Illinois at Chicago, Master of Architecture

University of Wisconsin-Milwaukee, Bachelor of Science in Architecture

Architectural Studies Abroad
Berlin, France + Italy

AFFILIATIONS + MEMBERSHIPS
Commercial Real Estate Development Association Member (NAIOP)

Hispanic Professionals of Greater Milwaukee Member (HPGM)

Andrew believes that architecture can create design that enriches, transforms, and improves communities all over the world through intense contextual analysis and adaptive design strategies. As a native of Wisconsin, Mr. Huss is dedicated to giving back to the communities in which he grew up in and is serving as a leader for the JGMA Milwaukee office.

Andrew takes great interests in how surrounding neighborhoods and sites can contextually drive design by examining everything from existing historical relevance to surrounding site data. Deriving design inspiration from the past and using it to inform planning for the future is how he aims to reinvest back into the communities of Wisconsin. Understanding that architecture is more than just a building, but it is however, an all-inclusive thought process, a three-dimensional expression of culture, and a tool that has the ability to impact many different people on many different levels.

PROJECT EXPERIENCE

The United Community Center, Milwaukee, WI, USA
The United Community Center is transforming a historic 1907 building on its Burnham Campus into an Early Learning Academy for 230 children ages six weeks to five years old, addressing the need for early childhood education on Milwaukee's south side. The facility will also include a community center to provide additional support and services for local Hispanic families.

The Brighton Park Neighborhood Council, Chicago, IL, USA
Since its founding in 1997, the Brighton Park Neighborhood Council (BPNC) has been committed to empowering the Brighton Park neighborhood in Chicago. Over the years, BPNC has diligently supported the city's southwest side, particularly aiming to uplift the predominantly Latino low-income community. JGMA is honored to collaborate with BPNC in envisioning their new headquarters office building, where they will continue to advocate for positive change in this vibrant but historically underserved neighborhood.

King Community Center, Milwaukee, WI, USA
Transformation of the existing building into an engaging community center and vibrant cultural hub, providing a positive safe space for community members within the surrounding neighborhoods.

KLEO Arts Residences, Chicago, Illinois, USA
Encompassed in neighboring sites totaling almost 100,000 sf, the facility is designed to become a catalyst for further retail and mixed-use development along the Garfield Boulevard corridor.

Cabrini Green Zone Three Development, Chicago, Illinois, USA
To integrate the existing contextual ideas of horizontal facade movement and exterior living spaces, the design seeks to revitalize the way these concepts are perceived and viewed, while simultaneously including aspects of community, place, and culture.

TAYLOR GILBERT LEED AP BD+C, CPHC

COMMUNITY ENGAGEMENT LEADER

EDUCATION
University of Wisconsin at Milwaukee, Bachelor of Science in Architectural Studies
Study Abroad: Sweden, Denmark, Norway, Finland

REGISTRATIONS
LEED Accredited Professional for Building Design and Construction (LEED AP BD+C)

Certified Passive House Consultant

Sustainability Analyst Certificate, Arizona State University

Taylor Gilbert is dedicated to creating design solutions shaped by the voices and values of the communities they serve. With a background that blends architectural training and three years of experience in environmental consulting, she approaches engagement processes with a strong understanding of how the built environment impacts people, place, and long-term resilience. Originally from the Milwaukee area, Taylor brings an authentic regional perspective and a deep appreciation for listening to local communities to inform meaningful design outcomes.

At JGMA, Taylor plays a key role in planning, facilitating, and synthesizing community engagement efforts that guide project direction from the earliest stages. She is skilled in translating stakeholder input—including feedback from residents, families, educators, and civic partners—into clear planning frameworks and design criteria. Her certifications as a LEED AP BD+C and Certified Passive House Consultant (CPHC) further support her ability to connect community priorities with high-performance, sustainable solutions.

PROJECT EXPERIENCE

The United Community Center, Milwaukee, WI, USA
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Start Early's Educare Lake County Early Learning Center, Zion, IL, USA
New 35,000 square foot early childhood learning facility with dedicated space for enrolled families as well as the broader community of Zion community with an emphasis on net zero and sustainable design.

LORI DAY AIA, LEED AP

PLANNING LEADER / RESEARCHER

EDUCATION
Ball State University, Bachelor of Architecture

Technische Universitat Berlin, Germany

REGISTRATIONS
Licensed Architect, State of Illinois

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

AFFILIATIONS + MEMBERSHIPS
American Institute of Architects (AIA), Board Member

AIA Chicago Board of Directors, Honors & Awards Committee

AIA Chicago Design Knowledge Committee Co-Chair

Professional Women in Construction

Chicago Women in Architecture

Gene Siskel Film Center Advisory Board

Spark Apprenticeship & Step-up Mentoring Program Volunteer

Lori Day is a Design Principal with 25 years of experience in K12, higher education, residential, and community-based projects. During her career, she has led the design and implementation of many notable, award-winning projects. With a background in fine art and a passion for design, Lori brings a unique perspective to her work, seamlessly blending creativity, technical expertise, and an understanding of human behavior.

Lori actively contributes to the architectural community and currently serves on the AIA Chicago Board of Directors. Promoting design excellence, she serves as Co-chair of the AIA Chicago Design Knowledge Committee and organizes educational building tours of local award-winning architecture. Recently, she was selected for the AIA Chicago Honors & Awards Committee, further solidifying her reputation as a thought leader in the field. Other design organizations include the Gene Siskel Film Center Advisory Board, Chicago Professional Women in Construction and Chicago Women in Architecture.

With an unwavering commitment to fostering an equitable and inclusive design culture, Lori Day continues to shape the architectural landscape through her transformative approach to design.

PROJECT EXPERIENCE

Humboldt Park Health Wellness Center, Chicago, IL, USA
This 45,500 sf facility will provide state-of-the-art services for patients of the campus and members of the community. This wellness building will feature programs that promote healthy lifestyles, including a pool, indoor track, and multiple fitness areas.

NEAL Math & Science Academy, North Chicago, IL, USA
A 100,000 sf Intermediate School creates a special community whereby students with special needs and students from lower income families are all brought together in spaces that encourage inclusion and not isolation, with educational spaces and lecture spaces aiding in cultivating safe and uplifting environments for the students.

SOS Children's Village, Chicago, Illinois, USA
The new SOS Children's Villages Illinois and Maestro Cares Community Center exemplifies a unification of SOS's child-fostering mission with the surrounding family "villages" of the Roosevelt Square community.

The United Community Center, Milwaukee, WI, USA
The United Community Center is transforming a historic 1907 building on its Burnham Campus into an Early Learning Academy for 230 children ages six weeks to five years old, addressing the need for early childhood education on Milwaukee's south side. The facility will also include a community center to provide additional support and services for local Hispanic families.

SAMRA PECANIN

GRAPHICS / COMMUNICATIONS LEADER

EDUCATION
University of Illinois at Chicago,
Master of Architecture

University of Illinois at Chicago,
Bachelor of Science in Architecture
Study Abroad: Berlin, Germany

AFFILIATIONS + MEMBERSHIPS
University of Illinois at Chicago
Architecture Alumni Association,
President

United States Green Building
Council, Member

Samra Pecanin is an ambitious designer that is interested in exploring the way that architecture can propose new possibilities for contemporary society. Having an Eastern European background, her perspective in design has been greatly inspired by her time abroad and being exposed to a different culture. After completing a summer program in Berlin, Germany, Samra developed an interest in the ways different forms of architecture, from installations to buildings, can transform communities within cities. Her travel and personal, cultural experiences have helped strengthen her belief that design has the ability to enlighten and enrich lifestyles. She received her Master of Architecture Degree at the University of Illinois at Chicago, where she was awarded the AIA Henry Adams Medal of Merit.

PROJECT EXPERIENCE

Esperanza Health Center, Chicago, Illinois, USA
Transformation of a brownfield site into the new home for Esperanza Health Centers, focusing on creating spaces for healing and wholeness.

Start Early's Educare Lake County Early Learning Center, Zion, IL, USA
New 35,000 square foot early childhood learning facility with dedicated space for enrolled families as well as the broader community of Zion community with an emphasis on net zero and sustainable design.

Humboldt Park Health Wellness Center, Chicago, IL, USA
This 45,500 sf facility will provide state-of-the-art services for patients of the campus and members of the community. This wellness building will feature programs that promote healthy lifestyles, including a pool, indoor track, and multiple fitness areas.

LISC Southwest Corridor Master Plan - Chicago Lawn, Chicago, Illinois, USA
JGMA's masterplan provides program opportunities that will eliminate the barrier that exists along 63rd Street and looks to create employment for neighborhood residents in light industrial, recreation, and wellness.

LISC Chicago Lawn + Auburn Gresham Corridors, Chicago, Illinois, USA
To revitalize areas of Southwest Chicago, LISC is analyzing two primary corridors in the under-served neighborhoods. JGMA's masterplan provides program opportunities that will bridge the separation of the two neighborhoods and eliminate the barrier that exists along 63rd Street. The plan for the 79th Street corridor in Auburn Gresham examines the 'nodes' of vacancy points by addressing programmatic needs within the neighborhood.

ROXY KERMANI RA, LEED AP BD+C, CPHC

SUSTAINABILITY LEADER

EDUCATION
Cal Poly State University, SLO
Bachelor of Architecture

Studio Ticino Study Abroad,
Design Studio and Architectural
History Program

REGISTRATIONS
Licensed Architect,
State of California

Licensed Architect,
State of Illinois

Leadership in Energy and
Environmental Design AP
Building and Construction

Certified Passive House
Consultant

Certified Green Professional,
National Association of Home
Builders

Roxy Kermani is a Project Architect and Sustainability Lead at JGMA with experience practicing in Los Angeles, San Francisco, and now Chicago. Roxy leads the design efforts of numerous multi-disciplinary projects at JGMA in various sectors including healthcare, aviation, and education. She approaches all of her projects with a holistic mindset prioritizing green building strategies, constructability, and client satisfaction. Her role has been prominent for the office as she launched several sustainability and equity initiatives shortly after joining the company.

Roxy is registered as an architect in California and Illinois with LEED AP BD+C and CPHC accreditations. She received her Bachelor of Architecture and Minor in Construction Management from the accredited program at California Polytechnic State University in San Luis Obispo.

PROJECT EXPERIENCE

Start Early's Educare Lake County Early Learning Center, Zion, IL, USA
New 35,000 square foot early childhood learning facility with dedicated space for enrolled families as well as the broader community of Zion community with an emphasis on net zero and sustainable design.

West Pullman Master Plan, Chicago, IL, USA
New 38 acre intergenerational campus that connects this West Pullman community back to the rest of Chicago through programming such as housing, offices, retail, train station, and outdoor community spaces.

LISC Southwest Corridor Master Plan - Chicago Lawn, Chicago, Illinois, USA
JGMA's masterplan provides program opportunities that will eliminate the barrier that exists along 63rd Street and looks to create employment for neighborhood residents in light industrial, recreation, and wellness.

LISC Chicago Lawn + Auburn Gresham Corridors, Chicago, Illinois, USA
To revitalize areas of Southwest Chicago, LISC is analyzing two primary corridors in the under-served neighborhoods. JGMA's masterplan provides program opportunities that will bridge the separation of the two neighborhoods and eliminate the barrier that exists along 63rd Street. The plan for the 79th Street corridor in Auburn Gresham examines the 'nodes' of vacancy points by addressing programmatic needs within the neighborhood.

Salesforce Offices, London, UK & Munich, Germany
TI for the workplace of multiple Salesforce locations including reception areas, flexible workspaces, amenities, and private offices adhering to the diverse culture each office resides in.

3

RELEVANT EXPERIENCE

UNITED COMMUNITY CENTER

NEW EARLY LEARNING ACADEMY

(PROJECT CURRENTLY IN DESIGN DEVELOPMENT)

CLIENT
UNITED COMMUNITY CENTER

OWNER'S CONTACT INFO
LUKISCHA RAMOS
UNITED COMMUNITY CENTER
CHIEF OPERATING OFFICER
E: LRAMOS@UNITEDCC.ORG
P: 414.202.1509

LOCATION
MILWAUKEE, WI, USA

COMMUNITY ENGAGEMENT DATES
MARCH 2024 - JULY 2024

PROJECT COMPLETION DATE
EST. AUGUST 2026

SIZE
61,000 SF

BUDGET
$24,1360,000

For the Burnham Early Learning Academy, our team led a collaborative and inclusive engagement and programming process centered on listening to the individuals who interact with UCC's early learning system each day. Through a series of in-person sessions with administrators, educators, parents, students, and nearby community members, we gathered meaningful input about daily routines, operational challenges, and long-term aspirations. These conversations consistently highlighted the need for a welcoming and culturally expressive environment, intuitive and safe circulation, flexible classrooms with ample storage, and expanded support spaces for both staff and families.

To complement stakeholder input, our team performed a detailed analysis of the existing Ricardo Diaz ELA campus, documenting both its strengths and opportunities for improvement. Observations related to classroom layouts, wayfinding, staff workflows, visibility and safety, outdoor play conditions, and storage needs were paired with the insights gathered through engagement. This blended understanding of operational realities and user experience became the foundation for shaping an accurate and responsive program for the new Burnham campus.

Building on this foundation, we developed a comprehensive program tailored to UCC's mission, enrollment goals, and the needs of infants, toddlers, and preschoolers. The program includes a full suite of classrooms, STEAM and sensory learning spaces, student assessment and observation rooms, library/learning areas, community-oriented spaces, family engagement rooms, distributed administrative offices, staff wellness amenities, and a range of indoor and outdoor play environments.

To further refine the program, we facilitated an in-person adjacency workshop with UCC leadership, mapping the relationship between spaces and the flow of daily activities. This collaborative exercise shaped key decisions around entry and security sequencing, visibility from reception, placement of family-oriented amenities, and the distribution of offices throughout the building for improved accessibility. Insights from staff and leadership helped ensure the design supports smooth daily operations, encourages parent involvement, and creates a safe and intuitive environment for children and caregivers.

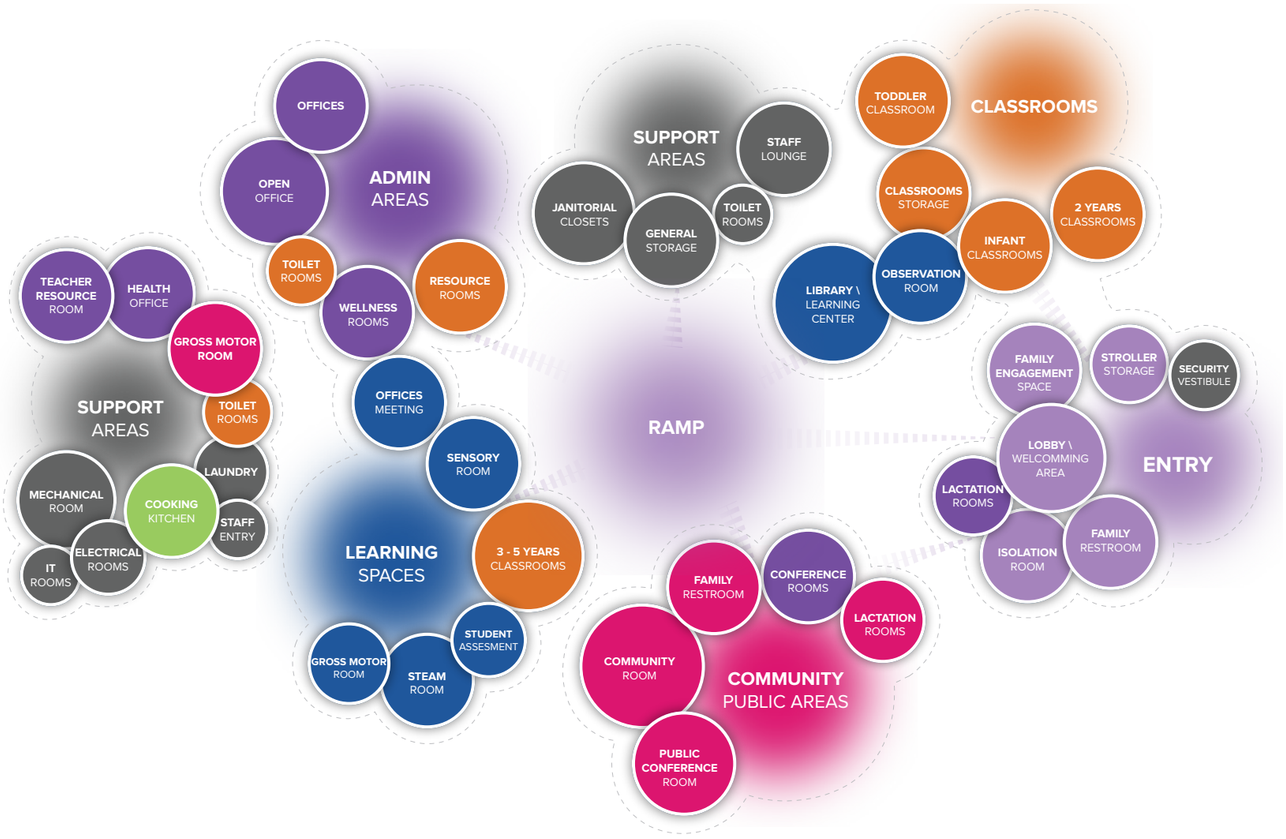
The completed Program Booklet synthesizes all engagement findings, existing campus analysis, program requirements, and adjacency strategies into a clear roadmap for schematic design. This document ensures that the new Burnham Early Learning Academy will be not only efficient and educationally supportive, but also deeply aligned with the values, routines, and aspirations of the UCC community it is designed to serve.

STUDENTS MEETING

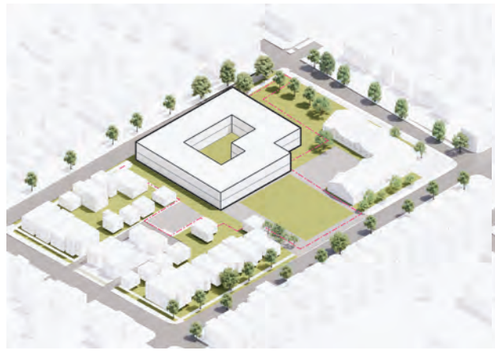
ADMIN MEETING

PARENTS MEETING

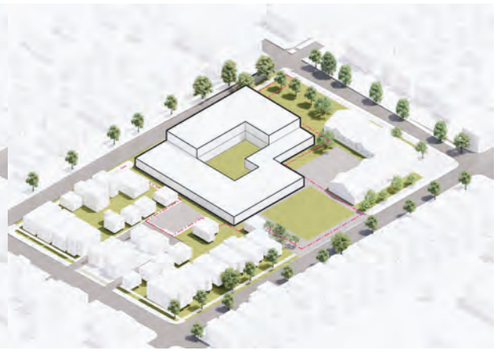
PROGRAM ADJACENCY DIAGRAM



SITE MASSING EXPLORATIONS



01



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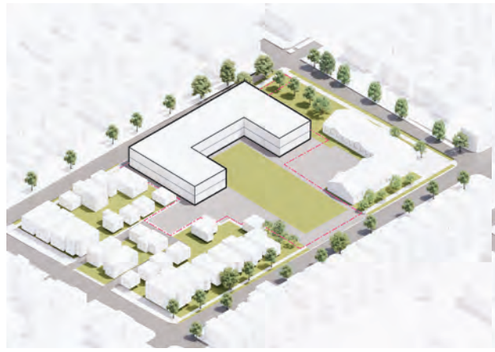

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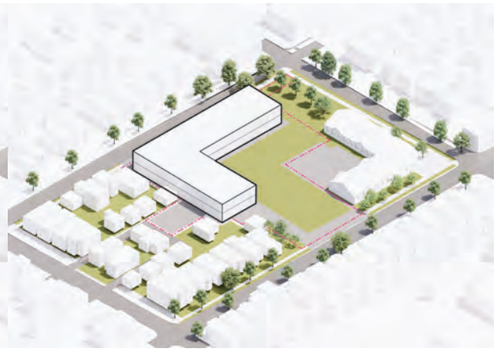
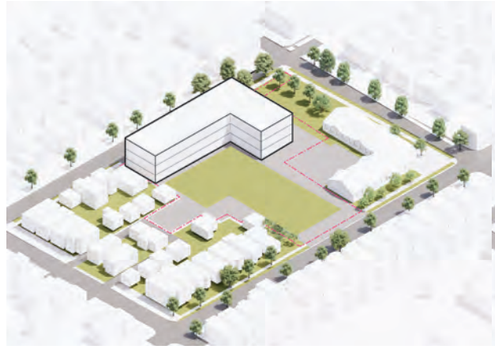


04



05

06

NEAL MATH + SCIENCE ACADEMY

CLIENT
ABBVIE + IFF + NORTH CHICAGO SCHOOL DISTRICT

OWNER'S CONTACT INFO
IFF : JENNY BOYTS
E: JBOYTS@IFF.ORG
T: 620.217.9360

LOCATION
NORTH CHICAGO, ILLINOIS, USA

COMMUNITY ENGAGEMENT DATES
MAY 2019 - OCTOBER 2019

PROJECT COMPLETION DATE
AUGUST 2023

SIZE
93,000 SF

BUDGET
$40,000,000

DESIGN SERVICES
ARCHITECTURE
INTERIORS
GRAPHICS
MASTERPLANNING
COMMUNITY ENGAGEMENT
FF&E
LEED

The redevelopment of Neal Math + Science Academy in North Chicago was shaped by a comprehensive and collaborative engagement process that centered on the experiences of the students, families, educators, and community members who rely on the school every day. As the neighborhood prepared for a transformative investment, supported in part by AbbVie Pharmaceuticals' $40 million commitment, our team recognized the importance of gathering perspectives not only from school stakeholders but also from local residents and community organizations. Through targeted conversations and listening sessions, we assembled a broad understanding of the community's aspirations for a school that could serve as both an educational anchor and a symbol of renewed opportunity.

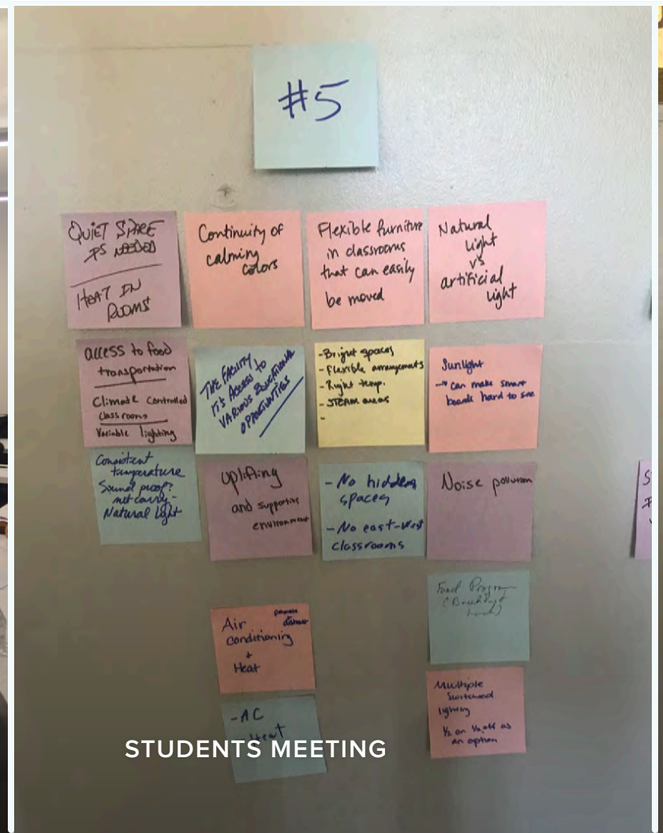
Across all outreach efforts, stakeholders emphasized the desire for a school that would foster pride, visibility, and a renewed identity for a community that has faced decades of underinvestment. In response to this feedback, our design introduces a bold, uplifting architectural form that literally and symbolically rises above its surroundings. This upward expression positions the school as a beacon within the neighborhood, reflecting the community's ambition to redefine its future and celebrate the potential of its young people. The building's confident presence signals a commitment to educational equity and a belief that students in North Chicago deserve inspiring, world-class environments.

Community and school stakeholders also placed strong value on STEM learning, highlighting the importance of making math and science feel accessible, engaging, and woven seamlessly into the student experience. To support this vision, we integrated abstractions of scientific and mathematical patterns across the façade and interior design elements. These forms create a rhythmic and dynamic identity that sparks curiosity and reinforces active learning throughout the campus. Rather than confining education to classroom walls, the building itself becomes a teaching tool, supporting exploration in circulation spaces, gathering areas, and outdoor environments.

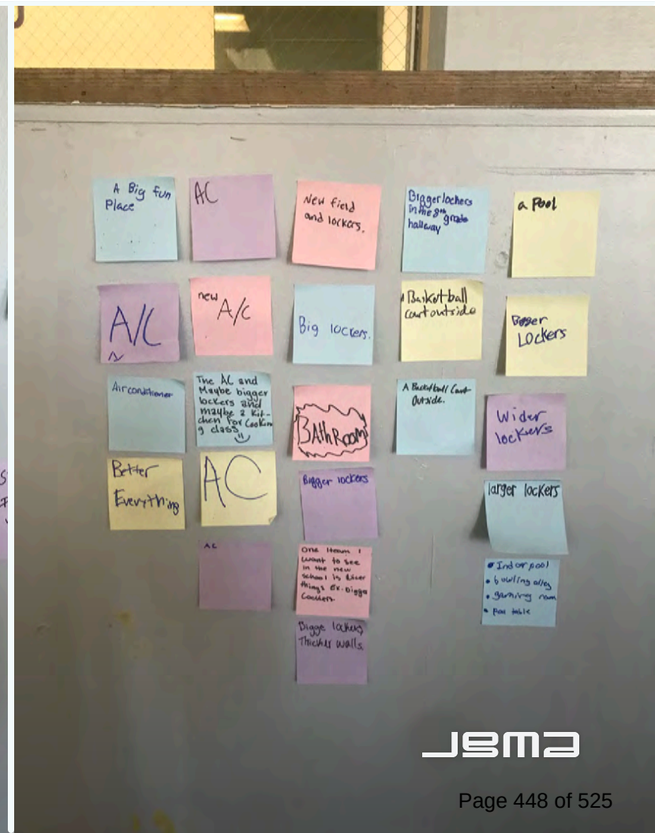
Through this collaborative, community-informed process, the new Neal Math + Science Academy aims to serve more than its immediate academic purpose. It stands as a reflection of the voices that shaped it, an environment designed to uplift students, strengthen community pride, and catalyze positive change across North Chicago. The project demonstrates how inclusive engagement and bold design can come together to create a transformative educational setting that honors the community's history while inspiring its future.

STUDENTS MEETING

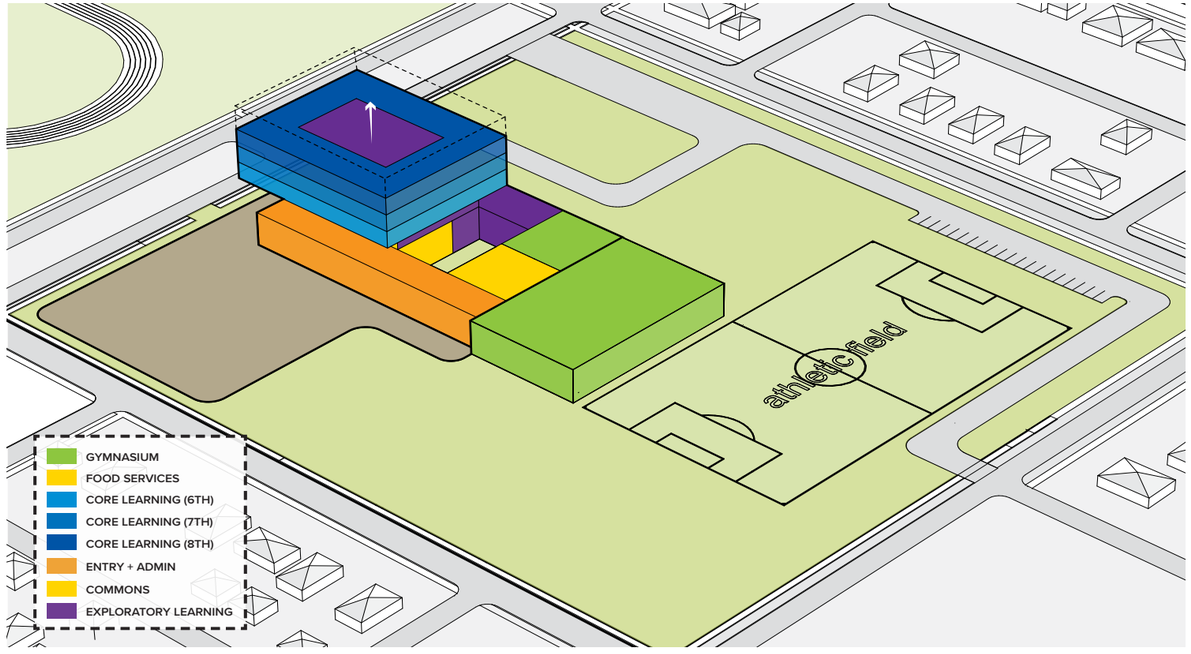
LOCAL RESIDENTS / PARENTS MEETING



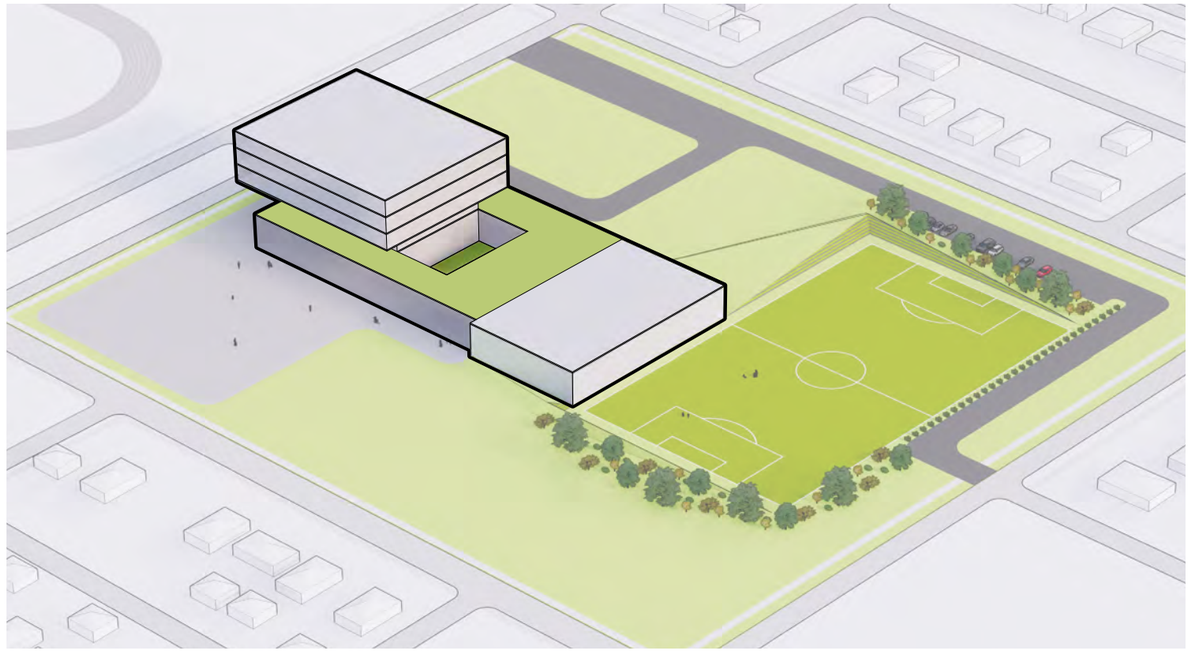
STUDENTS MEETING



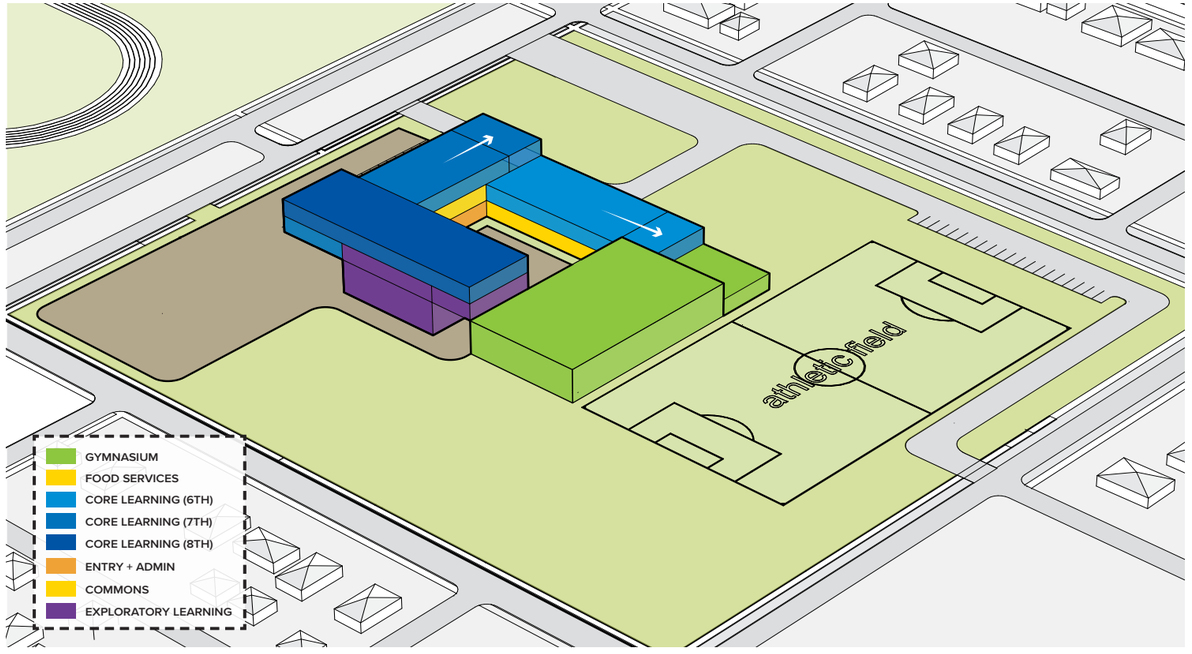
SITE MASSING EXPLORATIONS



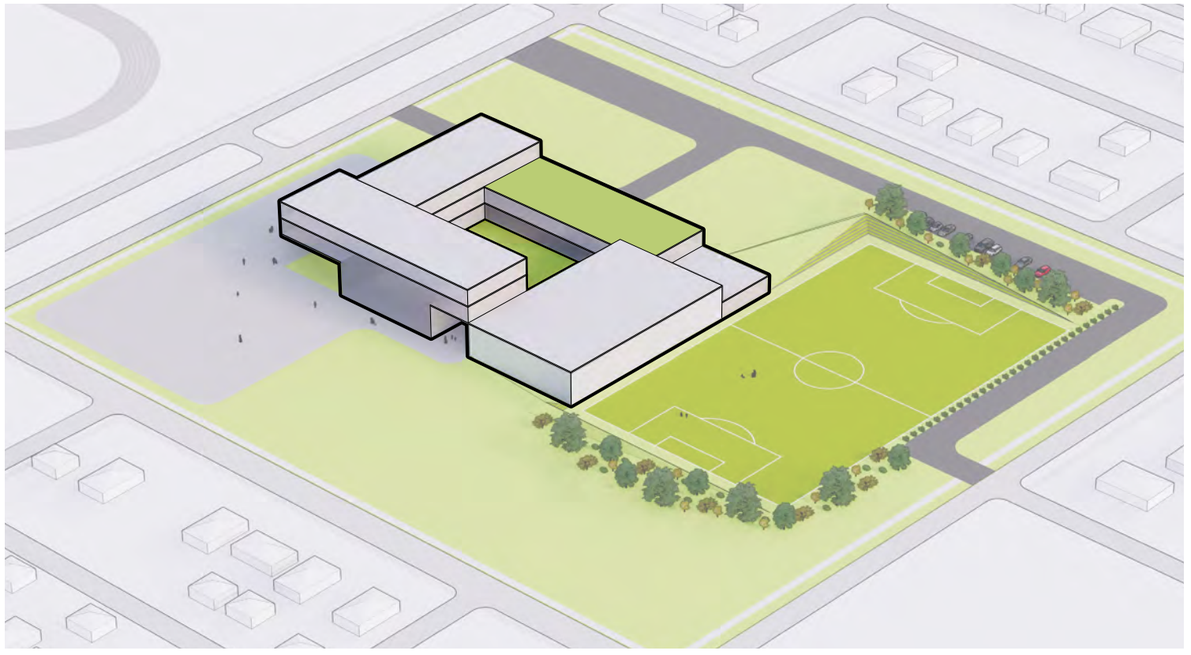
OPTION O1 - PROGRAM STACKING



OPTION O1 - MASSING



OPTION O2 - PROGRAM STACKING



OPTION O2 - MASSING

KING COMMUNITY CENTER

CLIENT
MILWAUKEE COUNTY PARKS

OWNER'S CONTACT INFO
PA PHOUALA VANG, LONG-RANGE PLANNER
E: PAPHOUALA.VANG@MILWAUKEECOUNTYWI.GOV
T: 414.391.6257

LOCATION
MILWAUKEE, WI, USA

COMMUNITY ENGAGEMENT DATES
SEPTEMBER 2023 - NOVEMBER 2024

PROJECT COMPLETION DATE
MARCH 2025

SIZE
25,000 SF

BUDGET
$3,100,000

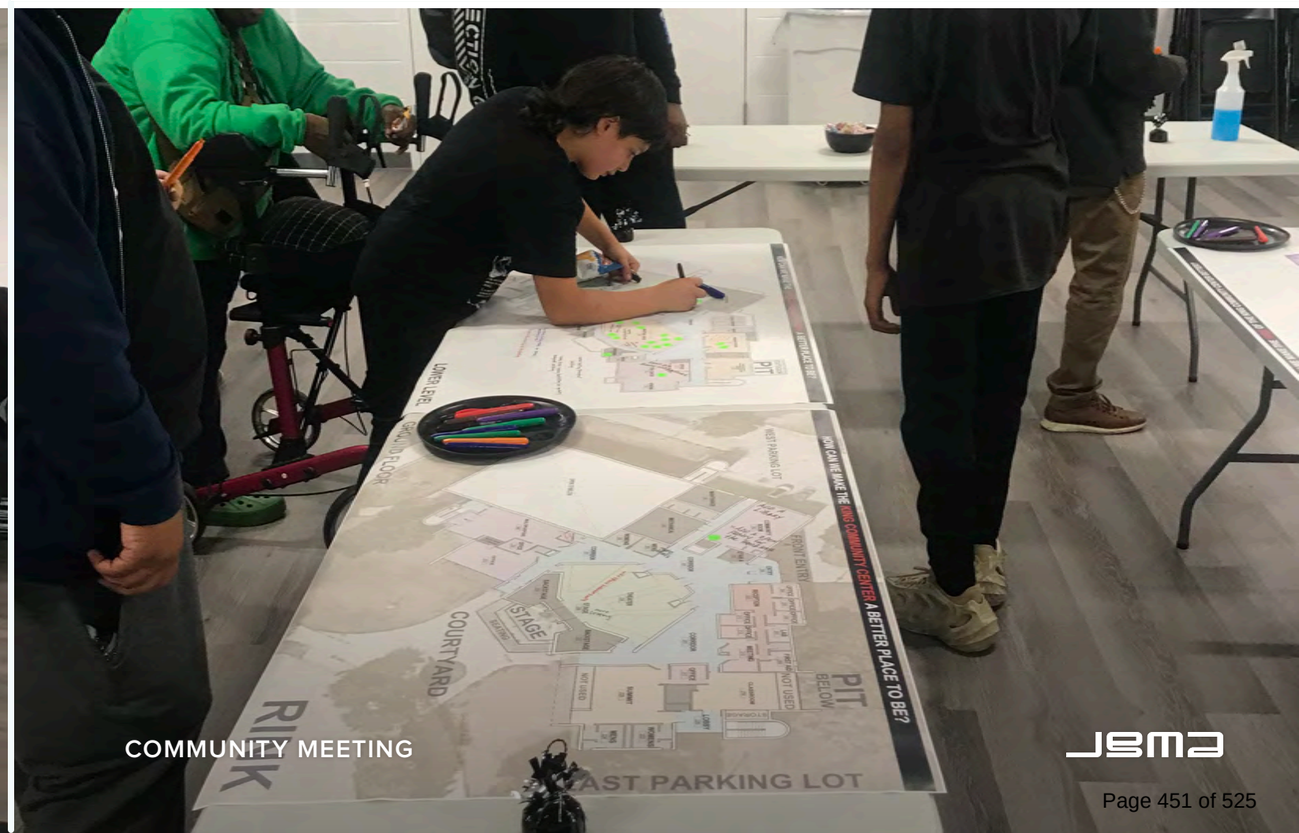
DESIGN SERVICES
ARCHITECTURE
COMMUNITY ENGAGEMENT

The Dr. Martin Luther King Jr. Community Center, or King Center, has long served as a vital social, recreational, and cultural anchor for Milwaukee's north side. As Milwaukee County sought to reinvest in this important civic resource, our team was engaged to reimagine the Center in a way that restores its vitality and strengthens its role as a welcoming hub for the surrounding neighborhoods. The project focuses on revitalizing both the interior and exterior of the facility to improve its usability, safety, and overall community impact.

Early in the process, our team facilitated a series of focused engagement sessions with King Center staff, program leaders, partner organizations, and community members who rely on the Center's services. These conversations were essential in understanding how the building currently supports daily activities, where it falls short, and what improvements would meaningfully enhance its impact. Stakeholders openly shared their experiences regarding accessibility, safety, programming needs, and the Center's identity within the neighborhood. Their feedback formed the foundation for identifying priorities, shaping design direction, and ensuring that the revitalized King Center responds directly to the needs and aspirations of the people it serves.

The design vision responds to these priorities by focusing on both interior upgrades and substantial exterior enhancements. Improvements aim to modernize the Center's aging 1970s architecture—much of which has remained unchanged since its opening in 1976—while addressing critical energy efficiency, structural, and building performance needs. Upgrades to mechanical systems, lighting, transparency, thermal comfort, and wayfinding will support long-term sustainability and operational efficiency. A refreshed façade and updated site design will help counter the perception of disinvestment and better reflect the welcoming, community-oriented services offered inside.

Ultimately, the King Center project aspires to create a vibrant, safe, and accessible environment that elevates Milwaukee County's mission for community wellness and expands the Center's capacity to serve residents of all ages. By combining thoughtful design interventions with insights gathered through stakeholder engagement, the project seeks to enhance recreational offerings, support social service programs, and re-establish the King Center as a trusted and uplifting resource for neighborhoods facing some of the greatest challenges in the region. This revitalization effort honors the legacy of Dr. Martin Luther King Jr. by strengthening a place dedicated to equity, empowerment, and community well-being.



START EARLY LAKE COUNTY

CLIENT
START EARLY

OWNER'S CONTACT INFO
MIKE HOFFMAN
START EARLY,CEO
E: MHOFFMAN@
STARTEARLY.ORG
P: 312.922.3863

LOCATION
ZION, ILLINOIS, USA

COMMUNITY ENGAGEMENT DATES
MARCH 2024 - JULY 2024

PROJECT COMPLETION DATE
EST. AUGUST 2026

SIZE
35,000 SF

BUDGET
$15,000,000

DESIGN SERVICES
ARCHITECTURE
INTERIORS
GRAPHICS
SUSTAINABILITY
COMMUNITY ENGAGEMENT

The proposed design for Start Early's Educare Lake County early learning center is strategically located on 27th Street between Gabriel Avenue and Bethel Boulevard, forming a central connection point between Shiloh Park Middle School and Zion Central Middle School. This placement was guided by conversations with Start Early leadership, early childhood educators, and local stakeholders, all of whom emphasized the importance of creating a unified educational hub within the heart of Zion. The resulting vision integrates community spaces, outdoor gathering areas, learning environments, and staff facilities to support a holistic, place-based approach to early childhood education.

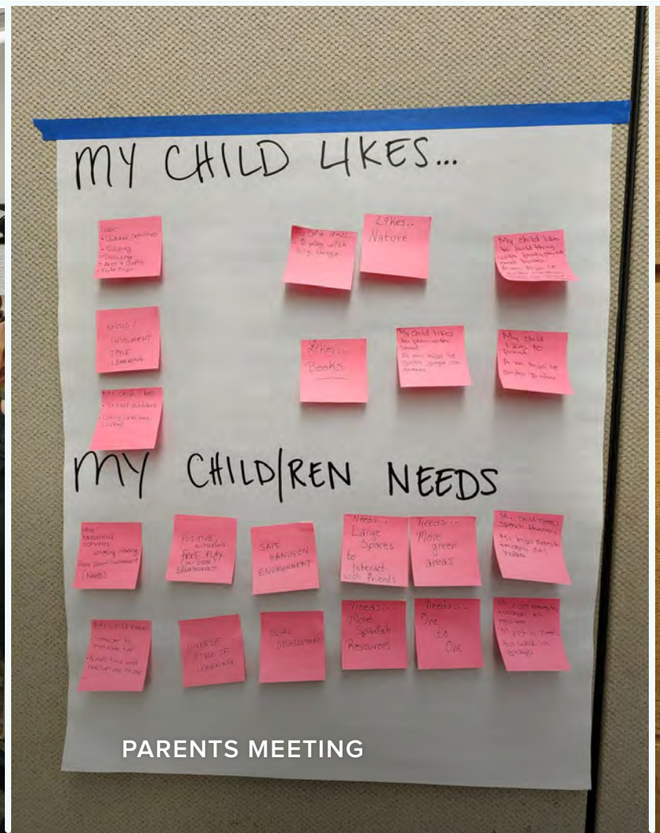
Through a series of meetings and virtual engagement sessions with program leaders, teaching staff, and family representatives, our team gathered insights that shaped the building's organization, site planning, and public-facing amenities. Stakeholders highlighted the need for safe, efficient circulation; clear site visibility; dedicated family engagement areas; and outdoor spaces that could support both play and community interaction. In response, the building is sited to align with the architectural cues of the neighboring middle schools, strengthening visual continuity across the campus. Parking and queuing are positioned on the north side to reduce congestion along 27th Street, while a community plaza and garden are intentionally placed to the south to enhance walkability and foster a strong sense of connection between the two middle schools and the broader community.

The program for the new Educare facility reflects Start Early's commitment to whole-child development and family partnership. It includes dedicated sensory learning environments, age-appropriate classrooms, flexible public spaces for community events, and areas designed specifically for families to gather, learn, and support one another. These spaces were developed with direct input from educators and family staff to ensure they respond to the social, emotional, and developmental needs of young children while also strengthening family engagement. The building's materiality, scale, and character, currently in development, will be tailored to create a warm, developmentally appropriate, and welcoming environment for the diverse groups of students and community members it will serve.

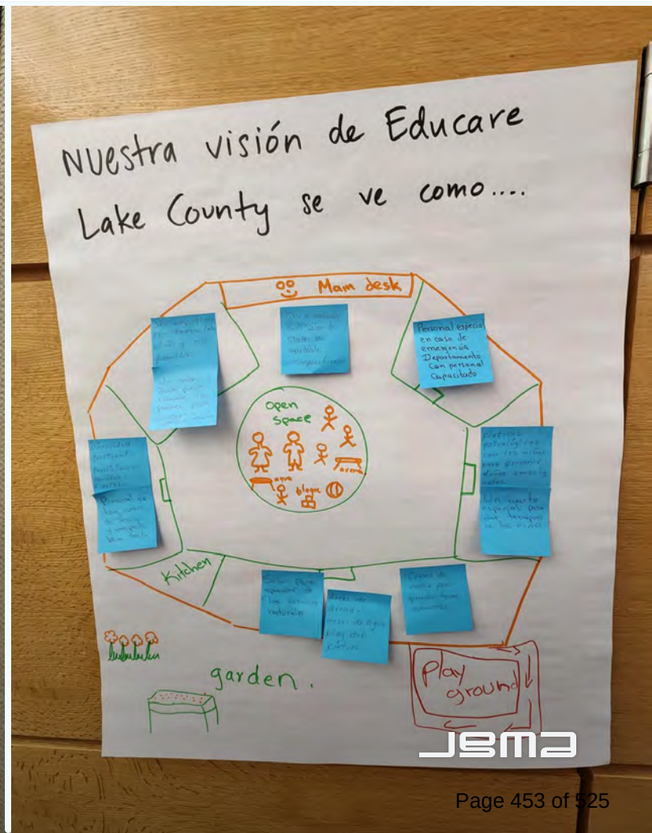
Through thoughtful planning, stakeholder engagement, and a commitment to Start Early's mission, the Educare Lake County early learning center aims to become a vibrant, community-connected anchor in Zion, supporting children, families, and educators in a place designed to foster growth, exploration, and belonging.

STAFF MEETING

LOCAL RESIDENTS / PARENTS MEETING



PARENTS MEETING



DERIVED PROGRAM DIAGRAM

LEARNING SPACES

INFANT CLASSROOMS
TODDLER CLASSROOMS
TWO YEAR CLASSROOMS
3-5 CLASSROOMS
RESOURCE ROOM NEAR CLASSROOMS
GROSS MOTOR ROOMS
STEAM CLASSROOM
STUDENT ASSESSMENT RM
SENSORY ROOM
OFFICES / MEETING ROOMS
CHILD TOILET ROOMS
STORAGE

COMMON AREAS

LOBBY / WELCOMING AREA
FAMILY ENGAGEMENT SPACE
STROLLER STORAGE
FAMILY RESTROOM
LIBRARY
FAMILY STORE
HEALTH OFFICE / ISOLATION

COMMUNITY PUBLIC AREAS

SOCIALIZATION ROOM
PUBLIC CONFERENCE RM (SMALL)
PUBLIC CONFERENCE RM (MEDIUM)
PUBLIC CONFERENCE RM (BIG)
WELLNESS ROOM
FAMILY RESTROOM
LACTATION ROOM

ADMIN AREAS

OPEN OFFICE
OFFICES
TEACHER RESOURCE ROOM
CONFERENCE ROOMS
WELLNESS ROOM
LACTATION ROOM

SUPPORT AREAS

SECURITY VESTIBULE
STAFF ENTRY
COOKING KITCHEN
SATELLITE KITCHEN
STAFF LOUNGE & KITCHENETTE
LAUNDRY
ADULT TOILET ROOMS
IT ROOMS
ELECTRICAL ROOMS
MECHANICAL ROOMS
GENERAL STORAGE
JANITOR CLOSEST

PROGRAM ADJACENCY DIAGRAM

ESPERANZA HEALTH CENTER

CLIENT
ESPERANZA HEALTH CENTERS

OWNER'S CONTACT INFO
RICARDO CIFUENTES
E: RCIFUENTES@ESPERANZACHICAGO.ORG
T: 773.584.6200

LOCATION
CHICAGO, ILLINOIS, USA

COMMUNITY ENGAGEMENT DATES
FEBRUARY 2018 - MARCH 2018

PROJECT COMPLETION DATE
2019

SIZE
26,000 SF

BUDGET
$15,500,000

DESIGN SERVICES
ARCHITECTURE
INTERIORS
GRAPHICS
FF&E
MASTERPLANNING
COMMUNITY ENGAGEMENT

Esperanza Health Centers is a mission-driven community health system dedicated to improving wellness in underserved neighborhoods through accessible, high-quality, bilingual care. With a focus on prevention, education, and eliminating barriers to healthcare, Esperanza, meaning “hope” in Spanish, embodies its name by providing culturally attuned services that respond to the lived realities of the communities it serves. As the organization prepared to expand its reach on Chicago’s southwest side, our team partnered with Esperanza to envision a new, modern health center that reflects this mission and supports a holistic approach to physical, mental, and spiritual well-being.

To ground the project in the needs and experiences of patients and providers, we conducted a series of virtual stakeholder engagement sessions and utilized online polling tools to collect feedback from a wide range of participants. These digital platforms allowed us to hear directly from patients, healthcare staff, and local partner organizations about priorities related to accessibility, cultural comfort, specialty care gaps, and overall user experience. The virtual format broadened participation and helped surface clear themes: a desire for a welcoming, dignified environment, intuitive wayfinding, connection to nature, and integrated spaces that support community wellness beyond traditional clinical care.

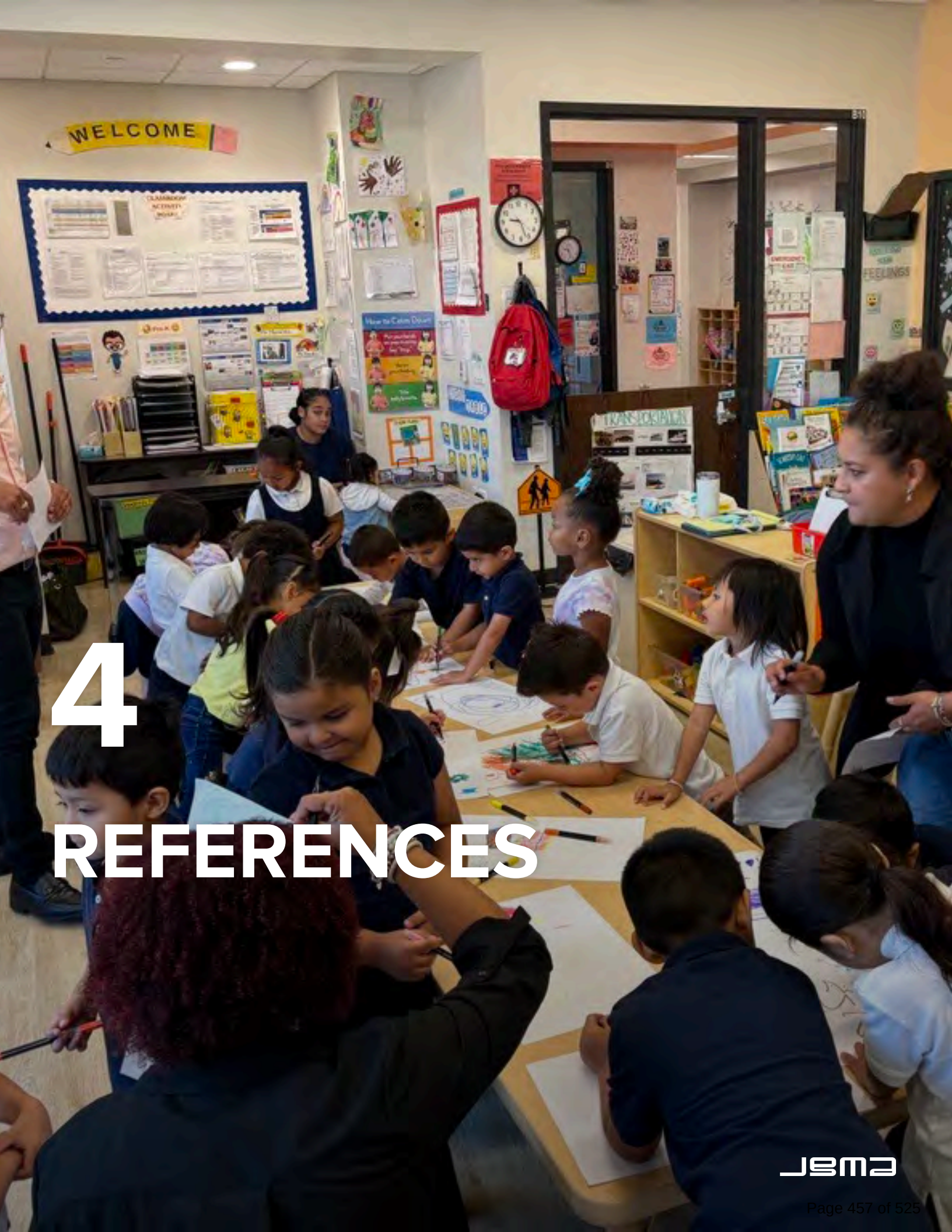
In response, the design delivers a fully accessible, contemporary community health center that provides critical services previously lacking in this part of Chicago. Through partnerships with specialty care providers and community-based organizations, the facility supports a wide spectrum of healthcare needs and offers an environment that encourages trust, engagement, and continuity of care. Forward-thinking design strategies help create a place where patients and families feel supported, empowered, and connected.

Transforming a former brownfield site, the project provides outdoor walking paths, community garden spaces, and a reorganized vehicular area introduce new opportunities for movement, reflection, and gathering. The design intentionally blurs the boundaries between public plaza, lobby, and site, resulting in a colorful, welcoming entry sequence that draws visitors in and orients them naturally. Positioned at a prominent intersection, the flowing, open lobby becomes the vibrant hub of the facility and the starting point for a calm, intuitive care experience. Through thoughtful design and inclusive virtual engagement, the new Esperanza Health Center advances the organization’s mission of hope, healing, and equity. It stands as a model for how community-based healthcare environments can look and feel, accessible, uplifting, and deeply rooted in the needs and aspirations of the people it serves.

LOCAL RESIDENTS MEETING

COMMUNITY MEETING

COMMUNITY MEETING



4 REFERENCES

REFERENCES

MILWAUKEE COUNTY
Pa Phouala Vang
Long Range Planner
414.391.6257
paphouala.vang@milwaukeecountywi.gov

UNITED COMMUNITY CENTER
Lukischa Ramos
Chief Operating Officer
414.649.2818
lramos@ucc.org

HUMBOLDT PARK HEALTH
Jose Sanchez
President & CEO
773.292.8204
jrsanchez@nahospital.org

THE CITY OF CHICAGO
Carmen Martinez
Coordinating Planner - Department
of Planning and Development
312.744.5920
carmen.martinez@cityofchicago.org

SP MURPHY
Matt Mosher
Vice President of Operations
and Development
773.960.3359
matthew.mosher@spmurphyinc.com

5 WORK PROGRAM AND PROJECT SCHEDULE

OVERVIEW & APPROACH

JGMA's approach to this project is rooted in clarity, transparency, and inclusive engagement. We understand that the Village of Germantown is seeking a consultant who can design, manage, and facilitate a community engagement program that will inform site-specific redevelopment plans, development regulations, and design guidelines for the Flower Source, Ascension, and Grosenick properties within the Village Center District. Our strategy is to establish a structured process that ensures meaningful participation from a broad spectrum of stakeholders through both traditional and innovative engagement methods. We will work collaboratively with Village staff to generate actionable, well-documented feedback that can be confidently used in the next phase of planning and regulation development.

Our work program is organized around the four required tasks outlined in the RFP and incorporates our firm's extensive experience leading engagement processes for municipal, educational, and community-based organizations across the Midwest.

TASK ONE - PROJECT MANAGEMENT

Understanding: Successful engagement requires consistent communication, clear expectations, and well-managed logistics.

Key Actions:

Establish communication protocols with Village staff
Maintain project schedule and deliverable deadlines
Prepare all engagement-related materials for Village approval (surveys, presentations, graphics, websites, social media content)
Coordinate meeting logistics for all events (venues, technology, materials)
Provide timely invoices and progress reports

TASK TWO - INTRODUCTORY MEETINGS & DEVELOPMENT OF COMMUNITY ENGAGEMENT PROGRAM

Understanding: The engagement program must align with Village goals, the intent of the 2050 Comprehensive Plan, and the specific redevelopment context of the three Village-owned properties.

Key Actions:

Facilitate kickoff and coordination meetings with Village officials and staff
Review Village priorities, constraints, past planning studies, and redevelopment goals
Identify target stakeholders and underserved groups
Recommend a menu of engagement tools (listening sessions, surveys, mapping exercises, workshops, virtual platforms, etc.)
Develop a complete Community Engagement Program for Village review and Board approval

TASK THREE - FACILITATION OF ENGAGEMENT ACTIVITIES

Understanding: Engagement must be accessible, interactive, and provide opportunities for residents, property owners, businesses, and other stakeholders to meaningfully participate.

Key Actions:

Conduct all engagement events identified in the approved program
Prepare all logistics: space reservations, digital hosting platforms, materials, setup/teardown
Lead listening sessions, charrettes, open houses, stakeholder meetings, pop-up engagements, surveys, and virtual activities
Document participant feedback through notes, polling results, maps, and visual records

TASK FOUR - FINAL COMMUNITY ENGAGEMENT OUTCOMES REPORT

Understanding: The Village requires a clear, user-friendly report that can directly inform land-use planning, development regulations, and design guidelines.

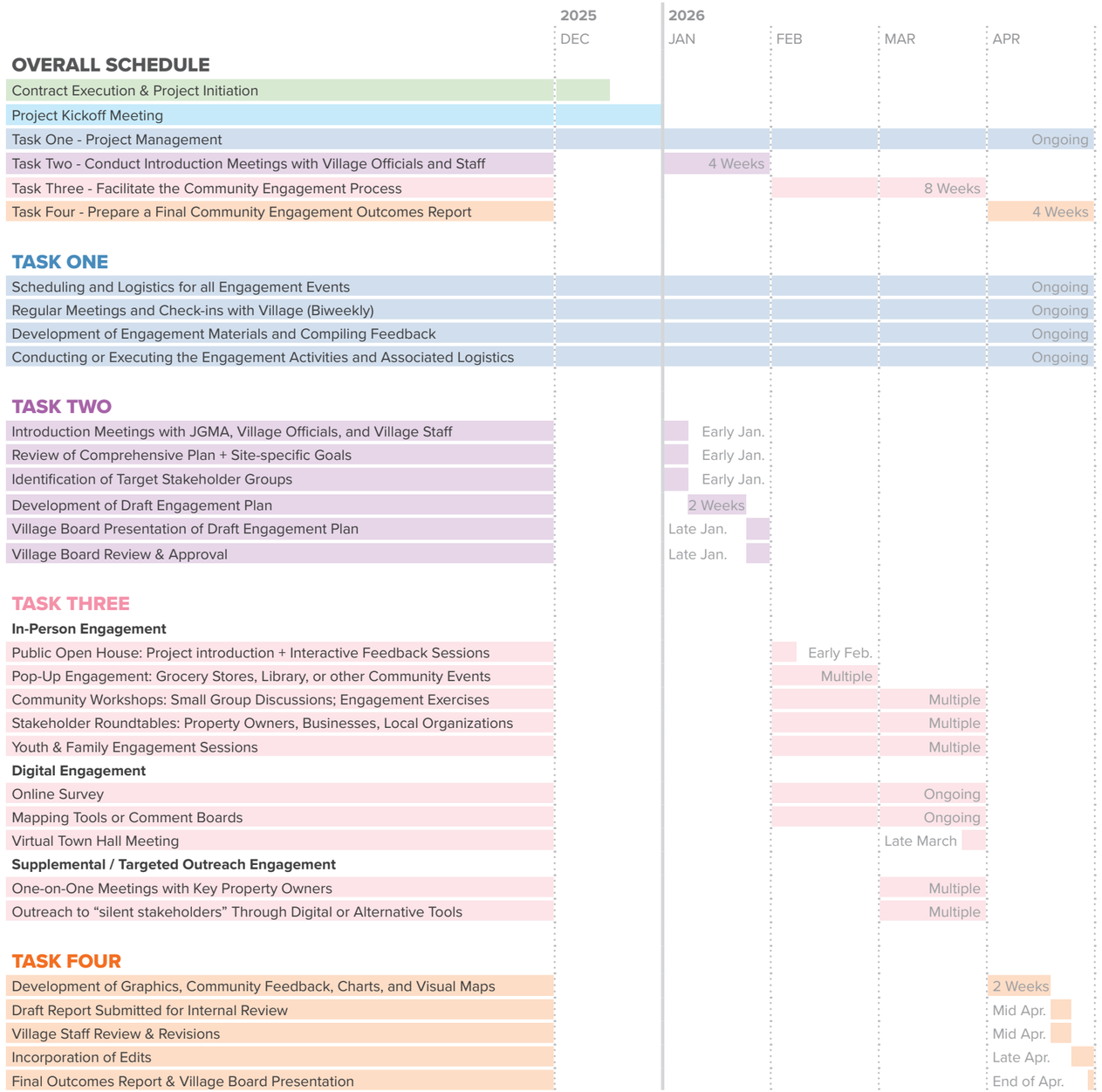
Key Actions:

Synthesize all qualitative and quantitative engagement data
Identify key themes, priorities, opportunities, and concerns
Create visuals such as charts, maps, and diagrams
Prepare a draft report for staff review and incorporate feedback
Present the Final Outcomes Report to the Village Board

EQUITABLE & INCLUSIVE ENGAGEMENT STRATEGY

Our engagement strategy ensures broad, equitable participation by offering multiple ways to get involved, through in-person events, virtual sessions, online tools, and pop-up outreach. Activities will be held at different times, including evenings and weekends, and materials will be presented in clear, accessible formats, with bilingual options available if requested. Through targeted outreach to underrepresented groups, we create meaningful opportunities for all voices, including "silent stakeholders", to be heard and represented in the process.

OVERALL SCHEDULE



*All dates are estimated and are contingent upon Village review approval from phase to phase.

6 COST PROPOSAL

PROPOSED FEE

PHASE	FEE IN DOLLARS	PERCENT OF TOTAL FEE
TASK ONE	$8,150.00	10%
TASK TWO	$19,940.00	25%
TASK THREE	$31,375.00	40%
TASK FOUR	$19,935.00	25%
TOTAL	**$79,400.00**	**100%**
REIMBURSABLE EXPENSES	$7,500.00	-

Community Engagement Services VILLAGE OF GERMANTOWN	JGMA						Task Subtotals	
	Juan Moreno Project Principal	Andrew Huss Project Manager	Lori Day Planning Leader	Taylor Gilbert Engagement Leader	Samra Pecanin Graphics Leader	Roxy Kermani Sustainability	Subtotal Hours	Subtotal Costs
Hourly Rate	$290.00	$175.00	$205.00	$150.00	$175.00	$150.00		
1.1 Task One - Project Management								
1.1.1 Scheduling and Logistics for all Engagement Events		10					10	$1,750.00
1.1.2 Regular Meetings and Check-ins with Village (Biweekly)	4	8	8	8	4	2	34	$6,400.00
1.1.3 Development of Engagement Materials and Compiling Feedback							0	Included in Tasks Below
1.1.4 Conducting or Executing the Engagement Activities and Associated Logistics							0	Included in Tasks Below
1.2 Task Two - Conduct Introduction Meetings with Village Officials and Staff								
1.2.1 Introduction Meetings with JGMA, Village Officials, and Village Staff	2	2	2	2	2	2	12	$2,290.00
1.2.2 Review of Comprehensive Plan + Site-specific Goals	1	4	2	4	2	1	14	$2,500.00
1.2.3 Identification of Target Stakeholder Groups	1	1	2	1	1	1	7	$1,350.00
1.2.4 Development of Draft Engagement Plan	4	10	10	30	10	2	66	$11,510.00
1.2.5 Village Board Presentation of Draft Engagement Plan	2	2	2	2	2	2	12	$2,290.00
1.2.6 Village Board Review & Approval							0	$0.00
1.3 Task Three - Facilitate the Community Engagement Process								
1.3.1 Public Open House: Project introduction + Interactive Feedback Sessions	2	8	6	8	2	2	28	$5,060.00
1.3.2 Pop-Up Engagement: Grocery Stores, Library, or other Community Events		8	6	8	2	2	26	$4,480.00
1.3.3 Community Workshops: Small Group Discussions; Engagement Exercises		8	6	8	2		24	$4,180.00
1.3.4 Stakeholder Roundtables: Property Owners, Businesses, Local Organizations		8	6	8	2		24	$4,180.00
1.3.5 Youth & Family Engagement Sessions		8	6	8	2		24	$4,180.00
1.3.6 Online Survey		1			2		3	$525.00
1.3.7 Mapping Tools or Comment Boards		2		4	2		8	$1,300.00
1.3.8 Virtual Town Hall Meeting	2	2	2	2	2		10	$1,990.00
1.3.9 One-on-One Meetings with Key Property Owners		8	6	8	2		24	$4,180.00
1.3.10 Outreach to "silent stakeholders" Through Digital or Alternative Tools		2		4	2		8	$1,300.00
1.4 Task Four - Prepare a Final Community Engagement Outcomes Report								
1.4.1 Development of Graphics, Community Feedback, Charts, and Visual Maps		10	14	50	20		94	$15,620.00
1.4.2 Draft Report Submitted for Internal Review		1					1	$175.00
1.4.3 Village Staff Review & Revisions							0	$0.00
1.4.4 Incorporation of Edits		2		12			14	$2,150.00
1.4.5 Final Outcomes Report & Village Board Presentation	2	2	2	2	2		10	$1,990.00
MH Subtotal	**20**	**107**	**80**	**169**	**63**	**14**	**453**	**$79,400.00**
Cost Subtotal	**$5,800.00**	**$18,725.00**	**$16,400.00**	**$25,350.00**	**$11,025.00**	**$2,100.00**		
SUBTOTAL =							**453**	**$79,400.00**
DIRECT COSTS =								
Task TOTAL Fee=								**$79,400.00**

234 W FLORIDA ST SUITE 409
MILWAUKEE, WI 53204
920.716.1120
JGMA.COM

JUANGABRIELMORENOARCHITECTS

COMMUNITY ENGAGEMENT SERVICES

VILLAGE OF GERMANTOWN

NOVEMBER 21, 2025

SRF

1600 Aspen Commons, Suite 650
Middleton, WI 53562
Phone: 608.298.5400 | Fax: 1.866.440.6364
www.srfconsulting.com

November 21, 2025

Steve Kreklow
Village Administrator
N112 W17001 Mequon Road
Germantown, WI 53022

Subject: Village of Germantown – Proposal for Community Engagement Services

Dear Mr. Kreklow and Members of the Selection Committee:

Incorporating community input into planning and development efforts is a critical aspect of gaining community by-in. As the Village of Germantown determines redevelopment plans for Village owed parcels, it is vital that community sentiment is incorporated early and throughout the planning process. The SRF team understands that engagement is an important supporting component of any planning effort and are excited to bring our proven expertise in providing innovative, efficient engagement support for large regional planning efforts.

SRF has assembled a team of engagement and planning experts that is specifically tailored to support the Village. We will develop a customized engagement process that will seek to engage a wide swath of the community and provide a strong foundation for future planning processes.

Our team, led by Mitchell Brouse, AICP, with support from Alexander Brown, AICP, and Daniel McNiel, AICP has deep experience providing community engagement assistance for villages, cities, counties, MPOs, and transit agencies. Our team will bring:

- An experienced and passionate team of engagement and planning experts specifically tailored to support Germantown's needs.
- A deep range of proven engagement tools including in person and online means, such as community and visual preference surveys, public open houses and meetings, pop-up events, and workshops.
- Access to a wide range of professionals with significant experience in land use, zoning, development and redevelopment, and site design.

Paul Schroeder will serve as our Site Development Advisor. Paul's experience spans 30 years as a development consultant in the commercial, residential, and government markets. Paul enjoys collaborating with and leading multidisciplinary teams to develop creative solutions that address project challenges and assist with client objectives.

With our broad engagement experience and local knowledge, our team is uniquely qualified to provide critical engagement support services for the Village of Germantown. We are excited to help the Village and we look forward to working with you! If you have questions regarding our proposal, please contact Mitch Brouse at 608-298-5413 or mbrouse@srfconsulting.com.

Sincerely,

MITCHELL BROUSE, AICP
Project Manager

JEFF KNUDSON, PE
Project Director

Marketing or promotional statements about SRF's professional services are provided solely for general information and not as a contract commitment.
Equal Employment Opportunity / Affirmative Action Employer

Project Understanding and Interest

The Village of Germantown is seeking assistance in the development and implementation of a community engagement plan to collect feedback from the Germantown community on the redevelopment of three parcels owned by the Village. Our understanding is that the engagement results will be used to support the development of a detailed redevelopment plan with associated regulations and design guidelines to guide the redevelopment of the following three properties:

Property	Size	Existing Zoning	Future Land Use Map
Flower Source	15-acres	B-1 – Neighborhood Business & A-2 – Agricultural	Village Center District
Ascension Property	4.6-acres	B-1 – Neighborhood Business	Village Center District
Grosenick Property	5.6-acres	B-3 – General Business	Village Center District

Our team understands that the Village of Germantown is looking for completion of the following tasks:

- Employment of traditional and innovative public engagement methods;
- Collaboration with residents, property owners, business owners and operators, community organizations, and other key stakeholders;
- The use of surveys, stakeholder meetings, focus groups, and other in-person community engagement, such as pop-up events and open houses; and virtual and social-media based engagement;
- Inclusive and equitable outreach and engagement with a variety of community participants; and
- The development of a report provides a clear and concise overview of all feedback collected throughout the life of the project.

SRF's team brings excitement and passion for community engagement. We understand the importance of public input in any planning or development process. For that reason, **our team prides itself in the development of innovative engagement plans.** This engagement effort will seek to identify tangible issues, priorities, needs, and desires that will directly impact site redevelopment.

Dan McNiel engaging with community members at a pop up event.

Key Personnel and Qualifications

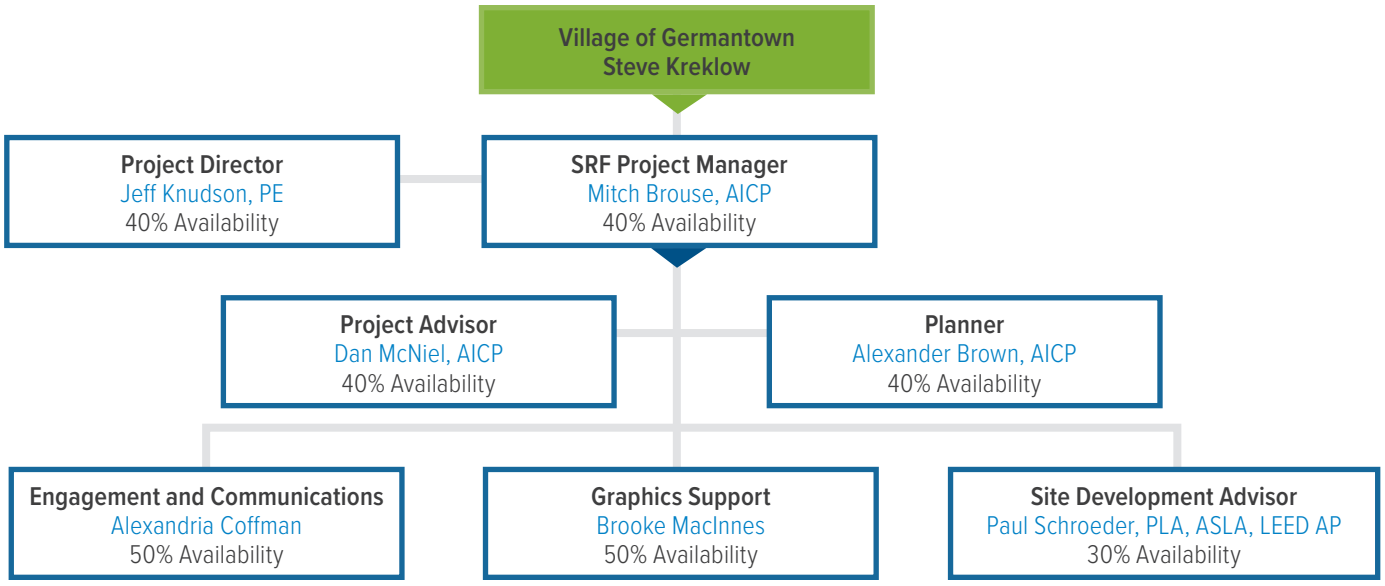
Our team members are skilled at facilitating meaningful discussions amongst the public to gain constructive feedback that can be addressed and incorporated into the final deliverables. Each team member contributes select expertise and prior experience to match the scope of work identified in this proposal. The team and their respective roles are highlighted in the org chart below.

Our team will be led by **Mitch Brouse, AICP**, a community planning leader in our Madison Office. With 10 years of planning experience in both the public and private sectors, Mitch understands and enjoys the complexities that come with developing and implementing a zoning and subdivision ordinance. With each project, he embraces the community's identity and future vision using a collaborative approach to develop creative and implementable solutions. He stresses the importance of building deliverables upon meaningful public and stakeholder engagement.

The project team will be supported by **Dan McNiel, AICP**, a leader in SRF's engagement group. He brings expertise in public involvement of all forms, including youth engagement, online input and meeting facilitation, engagement promotion, and the development of welcoming engagement activities.

Resumes, highlighting applicable project experience for the very capable planners and designers that will participate in the planning process are included in the following pages.

The SRF teamis comprised of seasoned professionals who understand the complexities and opportunities the Village of Germantown faces leading a comprehensive community engagement program for potential redevelopment of three sites. Our team members have extensive experience in day-to-day administration, code, zoning, and site development knowledge, and the expertise to successfully engage the community and stakeholders.



JEFF KNUDSON, PE | PROJECT DIRECTOR

Jeff has successfully managed hundreds of multimodal transportation planning, traffic, and design projects, while working closely with the Wisconsin Department of Transportation (WisDOT) and many other State DOTs and agencies on a wide range of planning, traffic, safety, and design engineering theories, practices, and applications. He will provide project oversight and support to the team as Project Director.

MITCHELL BROUSE, AICP | PROJECT MANAGER

Mitch is an experienced planner, with 10 years of experience between the public and private sectors. His resume that includes various planning efforts including long-range policy and code development and current planning. He brings a wealth of knowledge on code and plan implementation from his past employment with Snohomish County, Washington and Johnson County, Iowa, which allows him to bring a unique understanding of the intricacies of local government. Mitch enjoys working with communities to identify strategies to move the community forward. Throughout his career, Mitch has served a variety of roles ranging from project management to data collection and analysis to development application review.

AREAS OF SPECIALTY

- Land Use & Comprehensive Planning
- Zoning & Development Codes
- Stakeholder and Community Engagement
- Environmental Planning
- Transportation Planning
- Interagency Coordination

EDUCATION

Master of Science, Urban and Regional Planning, University of Iowa, 2015

Bachelor of Art, Economics, Ripon College, 2012

CERTIFICATIONS

American Institute of Certified Planners #31069

PROJECT EXPERIENCE

Winona County 2045 Comprehensive Plan, Winona County, Minnesota. Mitch is currently serving as project manager in the development of Winona County's updated comprehensive plan. In this role, he is coordinating plan development, leading meeting facilitation with internal and external stakeholder groups, and guiding SRF's internal workload.

Calumet County 2045 Comprehensive Plan Update, Calumet County, Wisconsin. Mitch served as the project manager for the Comprehensive Plan Update process. In this role he supported the development of Calumet County's comprehensive plan by crafting goal and policy statements and conducting plan analysis. He coordinated public engagement, including surveys and events, to gather input. Mitch contributed to creating an interactive ArcGIS Storymap and a user-friendly document emphasizing SMART actions and future maintenance.

Marshall Comprehensive Plan Update, Minnesota. Supporting the development of the Comprehensive Plan Update. Efforts focus on the development of the future land use plan and plan element analysis. Mitch's roles include plan analysis, data collection, zoning assessment, and GIS mapping.

Focus River Falls, Comprehensive Plan Update, River Falls, Wisconsin. Provided assistance the planning process with the development of goal and policy statements and plan analysis efforts. Mitch also played a key role in the development of the Comprehensive Plan document.

Imagine 2045 Isanti County Comprehensive Plan, Isanti County, Minnesota. Mitch provided planning support for the development of the Isanti County Comprehensive Plan. Project focus included support for plan development, guiding land use analysis, community visioning and goal setting, and zoning ordinance review.

Worthington Comprehensive Plan, Minnesota. Supported updates to the comprehensive plan, focusing efforts on evaluating, identifying, and documenting recommended updates to the City zoning and development ordinances.

Johnson County, Unified Development Ordinance, Iowa.* Served as the lead planner in the development and adoption of a new Unified Development Ordinance for Johnson County, Iowa, including zoning, environmental, and development regulations and standards. Developed policy memos, verbally communicated policy options to elected officials and the Planning Commission, and facilitated public discussions with decision makers. Completed stakeholder interviews and focus groups to solicit feedback on community needs. Researched and developed updated code provisions and assembled an updated ordinance that was adopted in place of the old standards.

Johnson County, Zoning Administration, Iowa.* Served as a permitting planner interpreting and implementing the County's Unified Development Ordinance. Reviewed subdivision and zoning applications for compliance with the zoning ordinance and prepare associated staff reports. Presented staff reports to the Planning and Zoning Commission, Board of Adjustment, and Board of Supervisors monthly.

**Completed with previous employer*

DANIEL MCNIEL, AICP | PROJECT ADVISOR

Dan has eight years of experience in public engagement and planning, including youth engagement, transportation planning and parks and recreation planning. He has significant experience facilitating public engagement for infrastructure projects, and works to ensure meaningful opportunities to educate, engage and involve community members. Dan is committed to developing accessible and responsive community outreach and is passionate about incorporating underrepresented perspectives into planning processes.

AREAS OF SPECIALTY

- Stakeholder and Community Engagement
- Park and Recreation Planning and Public Engagement
- Planning for Connected and Automated Vehicles
- Youth engagement
- Virtual Meeting Facilitation and Online Input Opportunities
- Graphic Design, ADA Compliance, Plain Language
- Welcoming, Interactive and Educational Engagement Events

EDUCATION

Master of Urban and Regional Planning, University of Minnesota 2019

Bachelor of Individualized Studies, Communications, Management, American Indian Studies, University of Minnesota, 2017

CERTIFICATIONS

American Institute of Certified Planners #34234

PROJECT EXPERIENCE

Winona County 2045 Comprehensive Plan, Winona County, Minnesota. Dan is serving as the engagement lead in the development of Winona County's updated Comprehensive Plan. In this role, he led the development of the public participation plan, is guiding ongoing engagement efforts, and leading plan promotion efforts.

Janesville Long-Range Transportation Plan Update, Janesville, Wisconsin. Dan is providing engagement support for the MPO's Long-Range Transportation Plan update process. Dan works with the team to develop public engagement strategies including focus group, surveys, and pop-up community events to gather input throughout the planning process.

ROCOG Safety Action Plan, Olmsted County, Minnesota. SRF led comprehensive community engagement for the Rochester-Olmsted Council of Governments Safety Action Plan (SAP). The goal of the SAP is to develop a regional strategy to prevent roadway fatalities and serious injuries for all roadway users within the ROCOG boundaries. Dan prepared a comprehensive engagement plan and facilitated robust engagement, with more than 800 people engaged at pop-up events, four focus group meetings with key audiences, and over 500 comments on an online comment map designed to support the systemic analysis and identification of priority locations across the ROCOG planning area.

Mankato/North Mankato Long-Range Transportation Plan, Minnesota. Dan assisted in developing public involvement plan. Planned for, executed, and attended meetings, including pop-ups events and open houses. Developed boards, social media posts, and website content. Summarized comments received from the public.

La Crosse Area Planning Committee – Metropolitan Transportation Plan Update Public Engagement, La Crosse, Wisconsin. The SRF engagement team designed and implemented public outreach to diverse communities around the La Crosse Area Planning region to gather ideas and feedback regarding transportation uses and future desires. The team implemented in person and online engagement activities, tracked and summarized feedback to be incorporated into the Metropolitan Transportation Plan document.

Focus River Falls, Wisconsin. Dan was the Engagement Lead for SRF and helped facilitate an 18-month Focus River Falls planning process. This process updated three important plans for the community, the Comprehensive Plan, Bike and Pedestrian Plan, and Outdoor Recreation Plan. The project included robust in-person engagement with multiple interactive open houses and pop-up events, a dynamic website for each plan that brought more than 1000 residents together to engage online, as well as active public outreach and development of visually appealing and ADA accessible engagement materials.

City of Worthington Comprehensive Plan Update, Minnesota. Dan provided public input and community and stakeholder engagement support for the City of Worthington's Comprehensive Plan Update. Dan works collaboratively with city staff, project team members and residents to ensure meaningful and measurable opportunities for community voice in the Comprehensive Plan update process.

PAUL SCHROEDER, PLA, ASLA, LEED AP | SITE DEVELOPMENT ADVISOR

Paul has nearly 30 years of experience as a development consultant in the commercial, residential, and government markets and has worked on numerous projects over his career. He focuses on site planning, engineering/environmental coordination, and project aesthetics while bringing a complement of skills to assist clients in the project's entitlements, site design, assessment, construction, and overall development success. Paul enjoys collaborating with and leading multidisciplinary teams to develop creative solutions that address project challenges and meet key target dates.

AREAS OF SPECIALTY

- Project Management
- Due Diligence
- Entitlements/Permitting
- Presentations
- Coancept/Site Planning
- ADA Compliance
- Development Plans
- Construction Documents

EDUCATION

Bachelor of Landscape Architecture, Iowa State University, 1994

CERTIFICATIONS

Professional Landscape Architect: Minnesota #25820, Wisconsin #577, North Dakota #43, South Dakota #9469, Iowa #00538, Missouri #PLA2016037209, Kansas #868, Colorado #918, Texas #2656, New York #002243

Landscape Architect: Council of Landscape Architecture Registration Boards (CLARB)

PROJECT EXPERIENCE

Mid-America Steel Redevelopment, Fargo, North Dakota. Completed a redevelopment study of the 10.5-acre abandoned industrial site, that focused on site constraints (rail line, floodplain, environmental, grades, stormwater, utilities, access) and future development uses. With the assistance of other subconsultants, the study also identified alternative environmental remediation options and other next steps in the development of this project.

Meander Park and Boardwalk Development, Medina, Minnesota. Project manager for all survey, wetland, civil engineering, stormwater management, and landscape architecture aspects of the project from design through construction for a 6-acre mixed use retail, data center, event center, and attached residential master planned development. Also includes solar parking lot canopy, geothermal, landscape water features, and boardwalks.

Downtown Hugo, Hugo, Minnesota. A 4-acre mixed use redevelopment retail and office master planned project, complete with a downtown theme and lake front boardwalk. Complete site development services involving site planning, platting, wetland temporary impacts, traffic/parking, civil engineering, and landscape architecture.

Firestone, Waukesha, Wisconsin. Rail access extension study to private property for distribution of products. Worked with Firestone, CN Rail, and the City of Waukesha.

Gundersen Health Care, La Crosse, Wisconsin. Civil engineering and survey coordination involving a downtown urban medical office building renovation, along with related parking/pedestrian modification and additional utility connections.

Norway House, Minneapolis, Minnesota. A complex urban event center addition for this non-profit Norway culture organization, and adjacent church. Design also involved multiple site planning changes to accommodate parking, pedestrian circulation, environmental remediation, sculpture/plaza, and aesthetics. Complete with survey and Travel Demand Management Plan.

Fleet Storage Facility, White Earth, Minnesota. Indoor facility for White Earth Nation to store its fleet of cars that is used to service the community on a daily basis. Provide site schematic design and due diligence assistance, along with future design services for property development.

Jackhaw Lake Property, White Earth, Minnesota. Boundary Topographic survey of large 26-acre parcel for future development.

ALEXANDER BROWN, AICP, PTP | PLANNER

Alexander brings over seven years of public sector planning experience prior to joining SRF in May 2024. His background includes working with a city, a Metropolitan Planning Organization (MPO), and a Regional Planning Commission. Throughout his career, he has developed comprehensive land use plans, active and multi-modal transportation plans, and implemented transportation policies and initiatives at the local level. As a Project Manager, Alexander has led comprehensive and regional planning projects across Wisconsin, working in both urban areas and rural communities. Now part of the Funding & Grants Team at SRF, he enjoys collaborating with communities to identify innovative strategies that support their goals. Alexander's previous experience has given him a deep understanding of the complexities of local government, especially in Wisconsin communities.

AREAS OF SPECIALTY

- Transportation Planning
- Land Use & Comprehensive Planning
- Grants & Fundings Coordination
- Multimodal Transportation

EDUCATION

Master of Science, Urban and Regional Planning, University of Wisconsin, 2017

Bachelor of Arts, Political Science, Environmental Studies, University of Wisconsin, 2015

CERTIFICATION

American Institute of Certified Planners

Professional Transportation Planner

PROJECT EXPERIENCE

Janesville Area MPO Long-Range Transportation Plan, Janesville, Wisconsin. Alexander serves as the project manager for the MPO's Long-Range Transportation Plan update process. In this role, he supports the development of the MPO's multimodal Long-Range Transportation Plan by crafting goals, objectives, and performance measures, and provided financial, demographic, and planning analysis. He coordinates public engagement, including focus group, surveys, and pop-up community events to gather input throughout the planning process.

Goodhue County Long-Range Transportation Plan, Goodhue County, Minnesota. Alexander serves as the deputy project manager for the update of the County's Long-Range Transportation Plan. His contributions include leading an analysis of existing conditions, establishing long-term goals, objectives and performance measures, and developing recommendations for future roadway management and maintenance.

La Crosse Regional Transit Authority Feasibility Study, La Crosse, Wisconsin. SRF is working with the La Crosse Planning Committee to study the feasibility of a Regional Transit Authority (RTA) for the MPO's planning area. Alexander is a planner on this project, helping to develop an assessment of existing conditions and policies, and producing financial analysis and recommendations for this study.

Grant Writing Services. Alexander has served as project manager, lead writer, and supporting writer for multiple federal and state discretionary grant program applications, including the Better Utilizing Investments to Leverage Development (BUILD) program, formally known as RAISE. Clients range from municipalities in Wisconsin to state Departments of Transportation. An experienced grant writer, Alexander has contributed to multiple successful applications for highly competitive discretionary grant programs since joining SRF.

Introduction of Full-time Transit Service to Sun Prairie, Wisconsin*. As Transportation Coordinator for the City of Sun Prairie, Alexander managed various transportation initiatives, including developing annual budgets for on- and off-road active transportation infrastructure. He designed street sections for road reconstruction projects aligned with "Complete Streets" best practices. Alexander also led the transition from a shared-ride taxi service to a fixed-route transit system with regional ADA paratransit, overseeing GIS mapping, data analysis, stakeholder engagement, equity analysis, interjurisdictional coordination, and public outreach.

**Completed with previous employer*

ALEXANDRIA COFFMAN | ENGAGEMENT AND COMMUNICATIONS

Alexandria joined SRF following her time with the Wisconsin Department of Transportation as an Urban and Regional Planner working on bicycle and pedestrian projects and programs. At SRF, Alexandria works on comprehensive planning, transportation planning, zoning, and grant writing projects as a member of the Wisconsin Planning Group. Alexandria is passionate about engaging community stakeholders to advance connectivity, accessibility, equity, and sustainability through planning projects.

AREAS OF SPECIALTY

- Transportation Planning
- Community Engagement
- Comprehensive Planning
- Geographic Information Systems (GIS)

EDUCATION

Bachelor of Arts, Urban and Regional Planning, Miami University, 2023

Bachelor of Arts, Geography and Sustainable Development, Miami University, 2023

Bachelor of Arts, Sustainability, Miami University, 2023

PROJECT EXPERIENCE

Winona County 2045 Comprehensive Plan, Winona County, Minnesota. Alexandria is currently providing engagement and planning support in the development of Winona County's updated Comprehensive Plan. Her role includes graphic development, direct stakeholder engagement support, report writing, and policy development.

Superior Zoning Update, Superior, Wisconsin. Alexandria provides planning and public engagement support for the ongoing update of the City of Superior's zoning ordinance. Work is focused on aligning the zoning code with the updated Comprehensive Plan 2040, using both form-based and traditional zoning approaches.

Calumet County Comprehensive Plan, Calumet County, Wisconsin. Alexandria provided planning and community engagement support for the development of the Calumet County Comprehensive Plan. Work included identifying growth areas through geospatial analysis, completing extensive public engagement, and developing plan materials.

MnDOT Statewide IIJA BIL Grant Coordination. In this ongoing project, SRF supports MnDOT in ranking and selecting projects for IIJA grant programs through the development and implementation of a grant prioritization tool. Alexandria's work on this project includes managing GIS data, updating an extensive grants database, and analyzing funding eligibility criteria.

Village of Harrison Comprehensive Plan, Harrison, Wisconsin. Alexandria provided planning and community engagement support for the update of the Village of Harrison's Comprehensive Plan. Alexandria's work included the development of engaging and informative activities for stakeholders and planning for a diversity of land uses.

Standalone Curb Ramp Program Management and Project Prioritization, Wisconsin Department of Transportation.* Alexandria managed the Standalone Curb Ramp Program alongside the Statewide Bicycle and Pedestrian Coordinator. The program addresses non-compliant curb ramps that will not be addressed by other highway projects before 2037, the year of compliance established in Wisconsin's ADA Transition Plan. Alexandria managed GIS data for the program, identified and programmed future projects, and adapted the project prioritization process to take advantage of federal funds.

East Avenue Corridor Revitalization Plan, Hamilton, Ohio.* As a senior capstone, Alexandria collaborated with a team of fellow planning students to develop a corridor revitalization plan for East Avenue in the Jefferson Neighborhood of Hamilton, Ohio. Alexandria's work centered on public engagement and identifying economic development strategies in line with community character and values. This revitalization plan was recently adopted as a chapter of the City of Hamilton's Comprehensive Plan.

**Completed with previous employer*

BROOKE MACINNES | GRAPHICS SUPPORT

Brooke has a proven track record in designing and delivering impactful print materials, interactive tools, and web-based solutions. She skillfully merges her passion for marketing and communications with a collaborative and comprehensive graphic design approach, consistently achieving project objectives and visions. Brooke has extensive knowledge of the Adobe Creative Suite, which she complements with skills in Wordpress, Wikimapping, and ArcGIS online, resulting in the creation of captivating designs and effective user experiences. Brooke frequently collaborates with SRF's Public Engagement experts to meet the needs of a variety of projects and clients. She develops Wordpress websites, traditional and online engagement materials, assists with video editing and development, and specializes in Wikimapping, an interactive mapping tool to gather community input.

AREAS OF SPECIALTY

- Graphic Design
- Multi-media
- Engagement Support

EDUCATION

Bachelor of Arts in Business, Bethel University, 2016; Minors in Graphic Design & Studio Art

SOFTWARE EXPERTISE

- Adobe Creative Suite
- Microsoft Office Products
- Wordpress
- Wikimapping
- ArcGIS Storymaps

PROJECT EXPERIENCE

Saint Croix County/Dunn County/Eau Claire County Safety Action Plans. Developed a project logo and engagement materials for three county Safety Action Plans, including colorful open house boards and zine-style flyers. Created three interactive maps for public input using wikimapping.com and custom basemap tools, which received over 590 comments total. The project also included layout design for Safety Action Plan documents for each county, as well as related graphics like custom figures, graphical charts, callouts, and decision trees.

Olmstead County TH 14 Corridor Analysis. www.us14corridoranalysis.com. Development of project logo and brand identity, Wordpress website, mailers, email blasts, open house boards, and several project alternatives maps.

Chisago County TH 8 Preliminary design, Chisago County, MN. Developed project logo and brand, as well as communication materials, including mapping, newsletters, online Wikimap, open house materials, and virtual open house video and ArcGIS Hubsite. th-8-online-open-house-srfconsulting.hub.arcgis.com.

MnDOT TH 23/TH 9 Reduced Conflict Intersection in New London. Developed project logo and followed MnDOT brand guidelines for public engagement materials and ADA compliancy standards. Developed illustrations, public meeting boards, mailers, handouts, and graphical maps to assist in public understanding of J-turn intersection.

MnDOT Glencoe Comprehensive Transportation Study. Development of public engagement materials for the Glencoe Comprehensive Transportation Study process. Engagement methods included developing online engagement tools, in-person open house materials, and formatting processed engagement data into Study report.

Washington County Comprehensive Plan Update, Washington County, MN. Design of an updated layout for the new comprehensive plan in addition to design of public engagement materials.

US Highway 83 Alternative Study, Bismarck-Mandan Metropolitan Planning Organization, Bismarck, ND. Designed project logo, website, public meeting materials, alternative public engagement materials including interactive Wikimap.

MnDOT TH 10/Rum River Bridge Improvements. Design and development of public meeting materials, interactive Wikimap.

Apple Valley Comprehensive Plan Brand Identity and Materials, City of Apple Valley, MN. www.imagineapplevalley2040.com. Brooke designed a project logo and brand identity for the project to be cohesive with the City of Apple Valley's existing brand. She also assisted in development of public engagement boards, banners, and survey data visualization.

City of Richfield 2018 Comprehensive Plan Update, Richfield, MN. Design of public engagement materials, including infographic style flyer and presentation boards.

Relevant Experience & References

SRF is a full-service consulting firm with planning, engineering, and design services. SRF's planners, engineers, and designers collaborate with our clients and their stakeholders to develop creative solutions for the most challenging projects. We create lasting solutions to strengthen communities. Our award-winning projects range from planning communities and statewide transportation systems to revitalizing neighborhoods and urban spaces to designing parks, roadways, trails, and bridges.

SRF has a long tradition of responding to client needs and exceeding their expectations. Since 1961, we have been a highly respected member of the Midwestern consulting community. Our firm is home to more than 400 employees, and is headquartered in Minneapolis, with regional office locations in Madison, Wisconsin; Saint Paul, Minnesota; Fargo and Bismarck, North Dakota; Omaha, Nebraska; Chicago, Illinois; and Tallahassee, Florida.

Our project team is led by staff from the Madison office with support from the Minneapolis office.

60+ (365) Years of Achievements

400+ Employee Owners

8 Offices in MN, IL, ND, WI, NE, and FL

10K+ Successful Projects Delivered

100+ Awards

SRF has deep expertise in the design, development, and implementation of community engagement efforts, delivered with a high level of professionalism and quality. We understand the diversity of community voices and work intentionally to educate, inform and involve community in the planning process.

CALUMET COUNTY 2045 COMPREHENSIVE PLAN

Calumet County, Wisconsin

SRF assisted with Calumet County and ten participating cities, villages, and towns to develop an updated comprehensive plan covering the County and most of its municipalities. The intergovernmental approach to comprehensive planning included a series of outreach meetings with participating municipalities to develop a plan that will appropriately meet the needs of multiple towns, village, and cities.

Key efforts throughout the process included the development of a planning document that is useful and understandable to a wide range of the community, including elected officials, governmental staff, and the general public.

The plan development process was supported by a broad range of engagement activities, including multiple survey's, pop-up events at key county events, and open houses to help in gaining community buy-in and to ensure the plan reflects the overall goals of the community.

The final planning document utilizes an ArcGIS Storymap to effectively communicate key plan information through the use of interactive maps, graphics, and data tools. The final, streamlined, and graphic heavy planning document includes only the most pertinent information, with supporting documentation included in an appendix.

Development of implementation actions reflected SMART (specific, measurable, achievable, realistic, and time-bound) goal setting principles to ensure that actions can be accomplished.

The final plan includes a maintenance plan that will guide future plan updates to ensure it remains relevant to all communities.

KEY PERSONNEL
Mitch Brouse, Alexandria Coffman

REFERENCE
Matt Halada, Planner
Matthew.halada@calumetcounty.org | 920.849.1493

BUDGET: $160,000 | **SCHEDULE:** 2023-Present

CLICK HERE OR SCAN TO VIEW THE ACTIVE PROJECT WEBSITE

METROPOLITAN TRANSPORTATION PLAN UPDATE PUBLIC ENGAGEMENT

La Crosse Area Planning Committee, La Crosse, Wisconsin

SRF was hired to provide engagement, communications, and data analysis services to support the La Crosse Area Planning Committee (LAPC) in their effort to update their Metropolitan Transportation Plan. The SRF teamdesigned and implemented an engagement strategy to connect with stakeholders and diverse components of the public throughout the LAPC area, in both urban and rural areas. SRF designed communications materials, engagement activities, survey questions, and meeting presentations. The team gathered thousands of points of feedback on transportation issues, existing experiences, and future needs to help inform the Metropolitan Transportation Plan update.

KEY PERSONNEL
Dan McNiel

REFERENCE
Erin Duffer, Transportation Planner | LAPC
eduffer@lacrossecounty.org | 608.785.5597

BUDGET: $74,719 | **SCHEDULE:** 2024 - 2025

FOCUS RIVER FALLS 2045 COMPREHENSIVE PLAN | River Falls, Wisconsin

The Focus River Falls Process was an opportunity for the River Falls community to assess community needs and update their future vision. The community has a long history of active engagement with residents and stakeholders to inform decision making and was a key focus of the planning process. The Focus River Falls process included updates to the Comprehensive Plan and Comprehensive Outdoor Recreation Plan, along with the addition of the community's first Bicycle and Pedestrian Plan. These three plans were completed together to ensure their goals and outcomes aligned with one another and also allowed engagement activities to support all efforts. Broad engagement to support these three plans included an online engagement platform, open houses, focus groups, pop-up events, walking/biking tours, and three steering committees.

FOCUS RIVER FALLS COMPREHENSIVE PLAN

The SRF planning team assisted the City of River falls with an updated to their Comprehensive Plan in alignment with Wisconsin State Statutes and community desires. The plan began with a deep analysis of current conditions to establish a plan foundation. The process set five overarching goals that would apply to all plan elements. The development of a clear and useable implementation plan was a critical element in guiding future actions that also align with other planning efforts.

FOCUS RIVER FALLS COMPREHENSIVE OUTDOOR RECREATION PLAN (CORP)

The SRF teamsupported the city with an updated to their CORP in alignment with Wisconsin Department of Natural Resources guidance, exploring the existing outdoor recreation landscape and future needs. The plan used an existing inventory and community input to analyze future needs and opportunities within the community.

FOCUS RIVER FALLS BICYCLE AND PEDESTRIAN PLAN

SRF supported their subconsultant, Alta Planning + Design, with the development of the community wide Bicycle and Pedestrian Plan. This plan explored spot and corridor improvements within the existing network and future extensions into upcoming growth areas. The plan identified a long list of actions with identified benefit and complexity to assist community leaders in decision making.

KEY PERSONNEL
Mitch Brouse, Dan McNiel

REFERENCE
Amy Peterson, Community Development Director
apeterson@rfcity.org | 715.426.3425

BUDGET: $198,000 | **SCHEDULE:** 2022-2023

WINONA COUNTY 2045 COMPREHENSIVE PLAN | Winona, Minnesota (In progress)

SRF is currently assisting Winona County, Minnesota in updating its comprehensive plan. The basis for the plan is built from robust engagement with key stakeholders from the county's 19 townships to understand community needs, develop a community vision, and increase community support for the plan. At the beginning of the planning process, SRF developed a public participation plan that established a toolbox of engagement strategies designed to engage a diversity of stakeholders throughout the planning process.

The initial phase of public involvement included the launch of the project website (WinonaCounty2045.com) a steering committee meeting, two pop-up booths at community events, two workshops with special interest groups, an open house, and an extensive community survey available online and on paper. Over 500 community members participated in involvement activities during the first public involvement stage. This feedback shaped the vision and goals of the comprehensive plan, in addition to providing valuable insight into existing conditions and community concerns. Community members also expressed appreciation for the engagement opportunities and a better understanding of the comprehensive planning process.

Currently, SRF is gathering additional community input through an interactive mapping tool and outreach to township officers utilizing land use worksheets. Engagement will continue throughout the completion of the plan to identify implementation actions, gather feedback on the Preferred Future Land Use Map, and present the draft plan to the public for comment.

KEY PERSONNEL
Dan McNiel, Alexandria Coffman

BUDGET: $148,000 | **SCHEDULE:** 2025 to present

LONG-RANGE TRANSPORTATION PLAN UPDATE (In progress)

Janesville Area Metropolitan Planning Organization, Wisconsin

SRF is assisting the Janesville Area Metropolitan Planning Organization (JAMPO) in updating its Long-Range Transportation Plan (LRTP). As part of this update, SRF is implementing a robust public engagement process grounded in best practices utilizing both in-person and virtual strategies. During the summer of 2025, SRF hosted "pop-up" engagement at community events in Janesville and Milton, engaging residents early in the planning process to identify key transportation issues for the LRTP to address. SRF also developed an online community survey available in English and Spanish to broaden participation. Later in the process, SRF convened a focus group to explore ways to incorporate active transportation and public health into the LRTP. For stakeholders unable to attend in person, SRF provided an interactive online map to crowdsource feedback on the proposed active transportation network. Upcoming engagement activities include a public open house in January 2026 and virtual opportunities for residents to review and comment on the draft plan.

KEY PERSONNEL
Alexander Brown, Dan McNiel, Alexandria Coffman

BUDGET: $124,000 | **SCHEDULE:** 2024 to 2026

The following section outlines our approach to the project and details the proposed scope of work that fully engagement key stakeholders and community members.

TASK 1 (JANUARY - APRIL) | PROJECT MANAGEMENT:

Mitch will work closely with Village staff to establish a project management plan, timeline, and a cadence of regular check-ins tailored to the project. These frequent meetings will serve to provide progress updates, coordinate efforts, receive direction from staff, and discuss any needed adjustments to the schedule, engagement program activities, or scope of work. We understand that there may need to be shifts to align with the project process as it moves forward.

Mitch is a highly responsive project manager and will work collaboratively to build a management plan that makes this engagement seamless and worry-free for Village staff. This work includes preparing and implementing engagement activities and associated logistics, such as scheduling and securing permissions for all required facilities, equipment, websites, and social media sites. The SRF team will ensure all engagement-related tools, products, materials, images, graphics, content, websites, and promotional items are effectively branded, presented in plain language and approved by the Village staff. Additionally, regular and timely invoices will be delivered based on a mutually acceptable timeframe, providing a breakdown of time spent on each task and percentage of work completed.

TASK 2 (JANUARY 2026): CONDUCT INTRODUCTION MEETINGS WITH VILLAGE OFFICIALS AND STAFF TO DEVELOP THE COMMUNITY ENGAGEMENT PROGRAM

The SRF team will collaborate with Village staff and the Village Board to craft a comprehensive Community Engagement Plan that broadly reaches Germantown residents and actively engages key stakeholders and adjacent property owners. Our team is well-versed in developing both traditional and creative engagement approaches. We believe meaningful engagement requires intentional outreach to underrepresented groups, ensuring a diverse range of voices shapes the project outcome. This includes using a variety of formats, locations, and languages to remove barriers to participation.

Our initial efforts will involve facilitating a workshop with Village officials and staff to identify project goals, communication priorities, and necessary resources, which will inform the final scope of engagement. The workshop will help finalize a Community Engagement Plan (CEP) that will define all methods, audiences, and public input opportunities based on staff feedback and workshop recommendations. The CEP will also define branding, communications, and workback schedules for engagement tasks.

We will create a shared tracking document for all deliverables, allowing Village staff to stay up to date with all materials in an easy format at their fingertips. This live document will include a schedule of all activities, target participants for each event, the specific feedback intended to be collected, and the media/technology being used for promotion and execution. This transparency ensures real-time project monitoring and facilitates quick collaboration between our team and Village staff.

TASK 3 (FEBRUARY – APRIL 2026): FACILITATE THE COMMUNITY ENGAGEMENT PROCESS

A toolbox of community and stakeholder engagement activities will be facilitated and actively promoted from February through late March 2026.

The engagement process will be designed to raise awareness and solicit feedback from residents, businesses, developers and Village staff. We understand that engagement needs to be user-friendly, educational, and responsive to community needs. Our approach will work to inform the community broadly as well as strategically connect with key audiences across the Village of Germantown regarding priorities for future land use plans.

The detailed project schedule on the following page outlines a phased approach to engagement and identifies tools for engaging key audiences. Additionally, we have identified opportunities to use innovative engagement tools and work collaboratively with Village staff to provide project updates and input opportunities.

TASK 4 (APRIL – MAY 2026): PREPARE A FINAL COMMUNITY ENGAGEMENT OUTCOMES REPORT

The culmination of the engagement process will be the Final Report, designed as a clear, concise, and easily reproducible document of the collective feedback received. This report will be specifically geared toward use by Village officials and staff, highlighting the findings from feedback gathered from residents, businesses, and local partners.

To effectively present the qualitative and quantitative information gathered, we will utilize highly visual elements, including color maps, graphics, images, plans, and renderings. The core of the report will be a structured list of key findings, feedback, and recommendations. This content will be presented using terminology and a level of detail that is easily explained to the public while remaining actionable for Village staff and future consultants. This detail will be sufficient to be directly applied to the development of site-specific land use plans, zoning regulations, and design guidelines for the three Village-owned properties within the "Village Center District." To ensure accuracy and alignment, we will first provide a comprehensive Draft Final Report to Village staff for review and approval. Following staff feedback, we will prepare the conclusive Final Report and present it publicly to the Village Board at a mutually acceptable public meeting.

Value Add:

"Meeting in a box". We propose working with Village staff to prepare a "meeting in a box" engagement materials that can be provided to neighborhood organizations. These materials are easy to use and convenient feedback methods will be used that funnel all comments to a central portal for analysis and tracking purposes.

Awareness and promotion can drive success. Paid advertising, yard signs, sidewalk decals and offering an incentive for survey responses (e.g. chance to win a gift card to local business) can help to build community participation.

Targeted outreach to under-served populations. Providing paper surveys at senior centers, providing translated materials, door knocking and outreach to neighborhood groups, community-based organizations, faith-based organizations, student groups.

Interactive comment map. We can provide an interactive comment map to gather feedback in an intuitive method, providing rich geocoded community feedback.

Example engagement campaign materials used for River Falls.

JANUARY 2026: Project Introduction Meetings to develop Community Engagement Strategy

Our team will work closely with the Village of Germantown staff to design and implement the public engagement strategy.

Communications and Engagement Deliverables:

- Workshop Agenda and Meeting Notes
- Community Engagement Plan (CEP)

Dan McNiel at a public meeting for the New London, MN Interchange project.

FEBRUARY - APRIL 2026: Community Engagement

We will build upon initial feedback from the workshop to deploy a community survey and develop in-person engagement to have in-depth conversations with stakeholders and conduct targeted outreach with key audiences that are typically underrepresented in community and development planning.

Online Engagement

- Establish a project webpage on Village of Germantown website
- Community visioning survey
- Online input map - Interactive comment map. We can provide an interactive comment map to gather feedback in an intuitive method, providing rich geocoded community feedback.

In Person Engagement

- Community Open House (mid-March) – Ideally this public input opportunity could be aligned with an existing event, such as Germantown Village Board meeting or Germantown Community Coalition event.
- Focus group / Site tour – convene key stakeholders for a visioning session.
- Pop-up engagement at a popular community event, such as the Germantown Area Chamber of Commerce Leadership Luncheon (February 2026) or Family Trivia Night hosted by the Germantown Community Coalition (mid-March 2026)
- We will work closely with Village staff to encourage meaningful public participation and actively promote public input opportunities. Strategies to raise awareness and drive local participation may include:
  - » Develop media and communications publicity materials to provide direct advertisements in local media outlets.
  - » Support the coordination of stakeholder meetings and interviews with local businesses and other key community members.
  - » Provide translation services as needed to support translation of key materials to be accessible to all residents.
  - » Awareness and promotion can drive success. Paid advertising, yard signs, sidewalk decals and offering incentive survey responses (e.g. chance to win a gift card to local businesses) can help to build community participation.
  - » Targeted outreach to underserved populations. Providing paper surveys at senior centers and on transit routes, providing translated materials, door knocking and outreach to neighborhood groups, community-based organizations, faith-based organizations, and student groups.

APRIL - MAY 2026: Presentations and Project Reporting

We will conduct wrap up activities including the development of a draft and final Outcomes Report outlining the feedback received throughout the process. The final report will then be presented to the Village Board.

Communications and Engagement Deliverables:

- Draft and Final Report

Cost Proposal

	Hours	Cost
TASK 1 - Project Management		
General Project Management	14	$2,628
Task 1 Total Labor Cost	*14*	*$2,628*
TASK 2 - Conduct Introductory Meetings with Village Officials and Staff to Develop the Community Engagement Program		
Village Staff and Board Workshop *Assumes one trip to Germantown with two SRF Staff*	22	$3,198
Develop the Community Engagement Plan	26	$3,942
Phase 2 Total Labor Cost	*48*	*$7,140*
TASK 3 - Facilitate the Community Engagement Process		
Project Webpage Creation and Maintenance	16	$2,064
Promotional Material Development	18	$2,406
One Community Visioning Survey	10	$1,334
Online Input Map	10	$1,334
One Community Open House *Assumes one trip to Germantown with three SRF Staff*	30	$4,376
Two Focus Group Meetings *Assumes one trip to Germantown with two SRF Staff*	24	$3,540
Two Popup Events *Assumes two trips to Germantown with two SRF Staff*	32	$4,720
Task 3 Total Labor Cost	*140*	*$19,774*
TASK 4 - Prepare a Final Community Engagement Outcomes Report		
Develop the Draft Outcomes Report *Assumes one complete review by Germantown Staff*	30	$4,250
Develop the Final Outcomes Report	14	$2,252
Present the Final Report to the Village Board *Assumes one trip to Germantown with one SRF Staff*	14	$2,206
Task 4 Total Labor Cost	*58*	*$8,708*
All Tasks Total Labor Cost	**260**	**$38,250**
Direct Expenses	**Unit**	**Cost**
Mileage (at $0.70 per mile)	1110	$777.00
Meals (at $20 per meal)	10	$200
Total		$977.00
Total Labor and Expenses		**$39,227.00**

Hourly Rates

Classification	Staff	Rate
Professional VIII-VII	Jeff Knudson	$288.00
Professional VI	--	$232.00
Professional V	Paul Schroeder	$215.00
Professional IV	Mitch Brouse Dan McNiel	$171.00
Professional III	Alexander Brown	$164.00
Professional II	--	$136.00
Professional I	Alexandria Coffman	$124.00
Tech.	Brooke MacInnes	$134.00

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: Authorization to award merit pay increases outside the current pay range for certain positions. (ACTION)

SUBMITTED BY:

SUMMARY EXPLANATION:

With the approval of the 2026 Budget and the authorized 3.5% merit adjustments, staff has begun conducting annual performance reviews. As part of this process, several positions have been identified that will exceed the maximum pay range if the full merit increase is applied.

The affected positions are listed below:

Position	Number of Employees
Chief of Police	1
Director of Public Works	1
Battalion Chiefs	2
Police Captain	2
Police Lieutenant	3
Police Sergeant	6
Police Support Staff	3
Senior Deputy Clerk	1

Positions within the Police Department have previously received approval from the Board to exceed the top of their established pay ranges, and staff is seeking approval to continue this practice for the 2026 merit cycle. The remaining positions listed—Director of Public Works, Battalion Chiefs, and Senior Deputy Clerk—would exceed their range maximums for the first time.

Staff anticipates that this issue will be resolved in the spring when the Board evaluates and considers adjustments to the 2026 pay range chart. Pending that review, staff is requesting approval to apply merit increases to the identified employees despite their current placement above the established range maximum.

ATTACHMENT:

STAFF RECOMMENDATION:

ACTION BY COMMITTEE:

BUSINESS OF THE VILLAGE BOARD

MEETING DATE: December 15, 2025

PLACEMENT: Action Item

ITEM TITLE: A Resolution To Adopt The Agreement for the Operation of the Mid-Moraine Municipal Court (ACTION)

SUBMITTED BY: Matthew Uselding, Finance Director

SUMMARY EXPLANATION:

The attached redlined version of the Agreement For the Operation of the Mid-Moraine Municipal Court shows the full revisions made to the updated agreement, which received a comprehensive rewrite rather than minor modifications. The agreement was modernized to improve clarity, update outdated terminology and statute references, and streamline its structure.

The most significant change is the creation of exhibits to document procedures for municipalities joining or withdrawing from the court. Previously, this information was written directly into the body of the agreement, requiring full rewrites with every membership change. By moving these details into exhibits, future updates will only require revisions to the exhibits—not to the agreement itself.

The exhibits will include the addition of the Village of Fredonia and the City of Sheboygan Falls, who will be joining the joint municipal court. Their membership will be reflected in the exhibits without requiring further revisions to the agreement language.

ATTACHMENT:

1. MMMC Operating Agmt - Redline
2. MMMC Operating Agreement eff 2026 - Clean
3. RES 32-2025 Mid-Moraine Court Operation Agreement

STAFF RECOMMENDATION:

Approve Agreement for the Operations of the Mid-Moraine Municipal Court

ACTION BY COMMITTEE:

~~FIFTEENTH AMENDED~~ AGREEMENT FOR THE OPERATION OF THE MID-MORAINE MUNICIPAL COURT ~~(§66.0301, *Wisconsin Statutes)*~~

This Agreement is entered into by and between the City of Cedarburg, Village of Germantown, Village of Grafton, City of Hartford, Town of Hartford, Town of Fredonia, Village of Fredonia, Village of Jackson, Village of Kewaskum, City of Mequon, Village of Newburg, Town of Polk, City of Port Washington, Village of Saukville, City of Sheboygan Falls, Village of Slinger, Village of Thiensville, Town of Trenton, ~~and~~ City of West Bend, and Town of West Bend, municipal corporations organized and existing under the laws of the State of Wisconsin (each a "Member Municipality" and collectively the ~~hereinafter called the~~ "Member Municipalities"), pursuant to Wis. Stat. § 66.0301.

The Member Municipalities contract and agree as follows:

1. GENERAL. The Mid-Moraine Municipal Court (the "Municipal Court") shall be organized and shall operate pursuant to the *Wisconsin Statutes*, the ordinances adopted by the Member Municipalities, and the terms of this Agreement. In the event of conflicts, the provisions of the *Wisconsin Statutes* shall govern.

2. ORGANIZATION. Except for matters required by statutes to be determined by the respective governing bodies of Member Municipalities, the general operation of the Municipal C~~c~~ourt shall be governed by the Municipal Court j~~J~~udge (the "Judge") and the Court Administrative Committee.

3. COURT ADMINISTRATIVE COMMITTEE.
   (a) **Composition.** The Court Administrative Committee shall be comprised of one representative of each Member Municipality, who shall be appointed by the mayor, president, or chairman of the Member Municipality, subject to confirmation by the ~~municipality's~~ Member Municipality's governing body. ~~In order to~~To assure participation and continuity of representation, each Member Municipality may provide ~~for~~ an alternate representative who shall act on Court Administrative C~~c~~ommittee matters in the absence of the representative. Neither the representative nor the alternative representative of a Member Municipality shall be a police officer for the municipality or an attorney representing the municipality.

   (b) **Powers and Duties.** ~~The~~ Consistent with the terms of this Agreement, the Court Administrative Committee shall have general control over the operation of the ~~court~~Municipal Court, except where such control is specifically granted to the Judge or the governing bodies by statute or this Agreement, in which case the Court Administrative Committee shall be able to provide a recommendation~~ing agency~~. ~~The Administrative Committee shall be responsible for the selection of the Clerk of the Municipal Court, subject to appointment by the Judge. The Administrative Committee shall recommend to the governing bodies for determination the salary of the Judge and the number and salary of the Clerks and/or Deputy Clerks.~~ The Court Administrative Committee shall cause appropriate bank accounts to be established for the deposit of all fees, forfeitures, assessments, and costs paid into the ~~court~~Municipal Court and shall

adopt appropriate accounting procedures to ensure the proper handling of said funds. The Court Administrative Committee shall~~, with the assistance of the Clerk and Judge, prepare an annual budget for the operation of the court~~ review and approve the annual budget of the Municipal Court, as prepared by the Clerk and Judge.

(c) **Procedure and Voting.** Meetings of t~~T~~he Court Administrative Committee shall be governed by *Robert's Rules of Order Revised*. A majority of the members of the Court Administrative Committee representing participating Member Municipalities ~~committee~~ shall constitute a quorum. A majority vote shall be required to adopt any motion or resolution.

(d)

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~~(d)~~ **Voting Members.** The duly appointed and confirmed representative or alternate representative of each Member Municipality shall be a permanent voting member of the Court Administrative Committee.

(e) **Officers.** The Officers of the Court Administrative Committee shall consist of a President, Vice President, Treasurer and Deputy Treasurer.

(f) **Term.** Officers shall serve a term of three years. No ~~member~~ Officer may serve in the same office for more than one term, except the Treasurer and Deputy Treasurer ~~who~~ may serve for two consecutive terms, and except as otherwise provided in paragraph (j) of this section. The term of office of each Officer shall begin on July 1 and end on ~~June~~ June 30.

(g) **Compensation.** Officers and representatives shall serve without compensation.

(h) **Nominating Committee.** The President shall appoint a ~~Nominating~~ nominating sub~~Committee~~ committee consisting of three ~~representatives~~ members on the Court Administrative Committee. The Nominating Committee shall endeavor to provide at least two candidates for each open ~~seat~~Officer position, except the Nominating Committee need not find two candidates for a seat held by an incumbent that is seeking reelection.

(i) **Election of Officers.** Officers shall be elected by the Court Administrative Committee at ~~their~~ its Spring meeting.

(j) **Vacancies.** Vacancies in the Vice President or Deputy Treasurer ~~any Officer~~ position shall be filled by the ~~Court Administrative Committee~~President. Any person filling an unexpired term ~~of an Officer~~ may serve in that ~~same~~ capacity until ~~June 30 when~~ the term expires. Any such time spent filling an unexpired term shall not count toward the term limits identified in paragraph (f) of this section.

(k) **Duties of the President.** The President shall preside ~~at~~ over all meetings of the Court Administrative Committee; perform the duties customary to that office; appoint members of the standing committees; appoint such special committees as are necessary for the proper functioning of the Court Administrative Committee; fill vacancies in accordance with this Agreement; and perform such other functions as designated herein.

(l) **Duties of the Vice President.** The Vice President shall act as President in the event of the President's absence or inability to serve and during any period in which the office of President is vacant. The Vice President shall become President after the President's term is completed.

(m) **Duties of Treasurer.** The Treasurer shall act as Treasurer of the Court Administrative Committee and~~;~~ perform the duties customary to that office.

(n) **Duties of Deputy Treasurer.** The Deputy Treasurer shall act as Treasurer in the event of the Treasurer's absence or inability to serve and during any period in which the office of Treasurer is vacant. The Deputy Treasurer shall become Treasurer after the Treasurer's term is completed.

4. JUDGE'S SALARY. The salary of the Judge shall be set by the Court Administrative Committee in accordance with Wis. Stat. § 755.04.

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5. COURT PERSONNEL.

(a) **Clerk.** The selection of the Clerk of the Municipal Court shall be made by the Judge and approved by the Court Administrative Committee. The Clerk must be appointed by the Judge pursuant to Wis. Stats. § 755.01 and § 755.10.

(b) **Compensation.** The salary and fringe benefits of the Clerk and any other court personnel shall be established by ~~a majority of the governing bodies of Member Municipalities of~~ the Court Administrative Committee after receiving the recommendation of the personnel and finance subcommittees.

(c) **Administration.** The Judge, Clerk and any other court personnel shall be employees of the Municipal Court.

6. FORFEITURES, FEES, PENALTY ASSESSMENTS, AND COSTS. All forfeitures, fees, penalty assessments, domestic abuse assessments, and costs paid to the Municipal Court under a judgment before the ~~Municipal~~ Judge shall be ~~paid~~ disbursed to the respective ~~municipal~~ Member Municipality treasurers within ~~seven (7) days~~one (1) month after receipt of the money by the ~~Municipal Judge or other court personnel~~Municipal Court. ~~At the time of the payment, the Municipal Judge shall report to the treasurers the title of the action, the offense for which a forfeiture was imposed, and the total amount of the forfeiture, fees, penalty assessment, domestic abuse assessments, and costs if any.~~ The ~~treasurers~~ Municipal Court shall disburse the fees, costs, and assessments as provided in ~~Wis. Stats. §§ 165.87(2), 167.31(5), 346.655(2), 814.65(1), and 973.055(2)~~the Wisconsin Statutes. The Municipal Court may collect statutory fees and costs for any case that is settled between the parties following the entry of a judgment. All jail assessments paid to the Municipal Court under a judgment before the ~~Municipal~~ Judge shall be paid to the respective county treasurers ~~within seven (7) days after receipt of the money by the Municipal Judge or other court personnel~~on a monthly basis. The municipal portions of the court costs, as provided in Wis. Stat. § §814.65(1), shall be maintained in the Municipal Court operational account. Any excess revenue over budgeted expenditures shall be disbursed at the end of the fiscal year. ~~All forfeitures shall be disbursed at least monthly to the Member Municipality for which judgment was entered.~~

7. BUDGET PROCESS.

(a) **Time and Approval.** The Clerk and the Judge shall submit a proposed budget to the Court Administrative Committee annually no later than November 15th of each year for the next succeeding year. ~~Approval by a majority of all of t~~The Court Administrative Committee ~~members~~ shall ~~constitute approval of~~approve the budget.

(b) **Court Costs.** The local share of the court costs required to be collected pursuant to Wis. Stats. § 814.65(1) shall be applied to the expenses of the ~~court~~Municipal Court as determined in the budget. The local share shall not be credited to a Member Municipality's account.

(c) **Expenses.** The net expenses~~, whether denominated start-up expenses~~, capital expenditures, operating expenses, or otherwise, and including those charged under Section ¶5, after application of the local share of court costs, shall be paid by the Municipal Court, which shall in turn charge each of the Member Municipalities its

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share. ~~Each Member Municipality's share shall be determined as follows:~~

~~(1)For the year 1991, the shares shall be proportional to the populations of the Member Municipalities as estimated by the Wisconsin Department of Administration for 1989.~~

(2)For the year 1992, the shares shall be proportional to the populations of the Member Municipalities as determined by the 1990 federal census.

(3)For the year 1993, the shares shall be proportional to the populations of the Member Municipalities as estimated by the Department of Administration for 1992.

(4)For each year thereafter, tThe total amount of the expenses assessed to each Member Municipality shall be paid proportional to the number of citations and complaints filed with the courtMunicipal Court by each Member Municipality during the current calendar year, except as otherwise specifically provided below. All Member Municipalities are required to pay at least 0.25% of the CourtMunicipal Court's total expenses, except as otherwise provided in this Agreement.

(5) For the year 1996, the Village of Grafton shall pay 11.54% and the City of Port Washington shall pay 13.61% of the net expenses of the court. Thereafter, the shares of those municipalities shall be determined based on the number of citations and complaints filed as provided above. In addition to the amounts payable under this paragraph, the Village of Grafton shall pay to the court $4,214.01 in three annual installments of $1,404.67 each; and the City of Port Washington shall pay to the court $4,232.67 in three annual installments of $1,410.89 each. The additional payments shall be made by January 15th of each of the years 1996, 1997, and 1998.

(6) In addition to the amounts payable under this paragraph, the Town of Erin shall pay to the court $1,053.65 in three annual installments of $351.22 each; the Village of Germantown shall pay to the court $5,265.04 in three annual installments of $1,755.01 each; the Town of Hartford shall pay to the court $1,152.32 in three annual installments of $384.11 each; the Village of Saukville shall pay to the court $1,333.77 in three annual installments of $444.59 each; and the Town of Trenton shall pay to the court $1,381.52 in three annual installments of $460.51 each. The additional payments shall be made by January 15th of each of the years 1999, 2000, and 2001.

(7) In addition to the amount payable under this paragraph, the Village of Newburg shall pay to the court $984.03 in three annual installments of $328.01 each. The payments shall be made by January 15th of each of the years 2001, 2002, and 2003.

(8) In addition to the amount payable under this paragraph, the City of Cedarburg shall pay to the court $6,144.18 in three annual installments of $2,048.06 each. The payments shall be made by March 15th of each of the years 2003, 2004, and 2005.

(9) In addition to the amount payable under this paragraph, the Village of Fredonia shall pay to the court $819.95 in three annual installments of $273.32 each. The payments shall be made by March 15th of each of the years 2006, 2007, and 2008.

(10) In addition to the amount payable under this paragraph, the Village of Thiensville shall pay to the court $2,150.02 in three annual installments of $716.67 each. The payments shall be made by March 15th of each of the years 2010, 2011, and 2012.

~~(11) In addition to the amount payable under this paragraph, the City of Mequon shall pay to the court $10,780.80 in three annual installments of $3,593.60 each. The payments shall be made by March 15th of each of the years 2011, 2012, and 2013.~~

~~(12) In addition to the amounts payable under this paragraph, the Big Cedar Lake Protection and Rehabilitation District shall pay to the court $409.26 in three annual installments of $136.42 each; the Town of Polk shall pay to the court $1,961.67 in three annual installments of $653.89 each; and the Town of West Bend shall pay to the court $2,377.80 in three annual installments of $792.60 each. The payments shall be made by January 25th of each of the years 2023, 2024, and 2025.~~

8. LOCATION OF SESSIONS. Each Member Municipality shall provide a place for the Judge to hold court, or it may authorize him or her to hold court in another Member Municipality at a convenient place. Court sessions shall be held exclusively in each such place at least ~~once monthly~~quarterly and, to the extent reasonably possible, at a convenient time for the Member Municipality bringing the action.

9. ~~CONTRACT ADMINISTRATION AND AMENDMENTS~~DISCONTINUATION OF AGREEMENT. ~~The affirmative vote of a majority of all the governing bodies of Member Municipalities shall be required to adopt any resolution pertaining to the operation of the court.~~Revisions to this Agreement, including to add or remove a Member Municipality, shall constitute a discontinuation of the Agreement and formation of a new Municipal Court operating agreement. Consistent with Wis. Stat. § 755.01(4), adoption of a new agreement may only be effected by the enactment of identical ordinances by each affected municipality. A template for this ordinance is attached as Exhibit 1.

10. WITHDRAWAL OF MEMBER MUNICIPALITY. A~~ny~~ Member Municipality may withdraw from this Agreement by giving notice in writing to the Judge no later than August ~~3~~1st of any year (the "Withdrawal Year"). Upon giving such notice, the Member Municipality's participation in the Municipal Court shall terminate at the end of ~~said y~~the Withdrawal Year. A withdrawing Member Municipality shall have no obligation to reimburse the Municipal Court for expenses assessed pursuant to Section 7(c) for any year after the Withdrawal Year. The withdrawing Member Municipality shall cease to be a Member Municipality at the end of the term for which the Judge has been elected or appointed and upon adoption of a new agreement pursuant to Wis. Stat. § 755.01(4) and Section 9 of this Agreement.

~~Any member requesting to withdraw from this Agreement and thus from the Municipal Court willshall be responsible for reimbursing the Municipal Court for all actual legal fees incurred by the Municipal Court as a result of their withdrawal request. If more than one municipality withdraws, those costs shall be equally shared between the member municipalities.~~ The Member Municipalities that have noticed their withdrawal from the Municipal Court are identified in Exhibit 2.

11. ~~ADDITIONAL~~ NEW MEMBER MUNICIPALITIES. Additional municipalities may become Member Municipalities under such conditions as may be determined by the Court Administrative Committee. A municipality shall become a Member Municipality only upon adoption of a new agreement pursuant to the procedures specified in Wis. Stat. § 755.01(4) and Section 9 of this Agreement ~~upon approval by the governing bodies of all the existing~~

~~Member Municipalities.~~. ~~A written request to join the Mid-Moraine Municipal Court must be submitted no later than August 1st of any given year and shall be effective January 1st of the following year unless the member municipality requesting to join is discontinuingsolving their current Municipal Court (see Wis. Stat. §755.01(4)) in which case the effective date shall be May 1st once their current Municipal Court has been discontinued.~~

The Member Municipalities that have joined the Municipal Court for the first time as a result of this Agreement, as well as the effective dates for membership and the first-time Member Municipality expense allocations, are identified in Exhibit 3.

12. DISCONTINUATION EXPENSES.
Any municipality that withdraws from this Agreement or seeks to joins the Municipal Court for the first time shall be responsible for reimbursing the Municipal Court for all actual costs incurred by the Municipal Court as a result of the discontinuation of this Agreement and formation of a new agreement, to include legal fees. If more than one municipality withdraws or seeks to join the Municipal Court prior to discontinuation of this Agreement, such costs shall be shared equally between such municipalities.

~~Any member requesting to join the Mid-Moraine Municipal Court willshall be responsible for reimbursing the Municipal Court for all actual legal fees incurred by the Municipal Court as a result of their request to join. If more than one municipality is requesting to join the Court, those costs shall be equally shared between the member municipalities.~~

~~Any municipality requesting to join that is discontinuing their current Municipal Court shall be responsible for all actual fees associated with the transfer of court data to the Mid-Moraine Municipal Court's software program.~~

13. ~~DISSOLUTION~~ ABOLITION OF MUNICIPAL COURT. The Municipal Court shall not be abolished while this Agreement is in effect. Upon ~~dissolution~~ abolition of the Municipal Court, any surplus of assets over expenses held by the Municipal Court shall be distributed to the Member Municipalities in proportion to their contributions to the expenses of the Municipal Court over the life of the Agreement. A Member Municipality that has withdrawn from the Municipal Court shall not be entitled to any such distribution.

~~13~~14. SURVIVAL OF OBLIGATIONS. The obligation to contribute to expenses under ¶Section 7(c) and the right to receive distributions under Section ¶6 shall survive the ~~withdrawal from or termination~~discontinuation of the Agreement or dissolution of the Municipal Court, except ~~that a municipality which withdraws shall not be responsible for expenses incurred after its withdrawal~~as otherwise provided in this Agreement.

This agreement ~~as amended~~ is effective on ~~August~~January ~~January~~ 1, 202653.

SIGNATURE PAGES FOLLOW

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AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

CITY OF CEDARBURG

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

TOWN OF FREDONIA

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF FREDONIA

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF GERMANTOWN

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

VILLAGE OF GRAFTON

Approved on: _____ By:_____
[Name], President

Attest:_____
[Name], Clerk

CITY OF HARTFORD

Approved on: _____ By:_____
[Name], Mayor

Attest:_____
[Name], Clerk

TOWN OF HARTFORD

Approved on: _____ By:_____
[Name], Chairman

Attest:_____
[Name], Clerk

VILLAGE OF JACKSON

Approved on: _____ By:_____
[Name], President

Attest:_____
[Name], Clerk

~~VILLAGE OF KEWASKUM~~

~~Approved on: _____~~ ~~By: _____~~
~~[Name], President~~

~~Attest: _____~~
~~[Name], Clerk~~

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

VILLAGE OF KEWASKUM

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

CITY OF MEQUON

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

VILLAGE OF NEWBURG

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

TOWN OF POLK

Approved on: _____ By: _____
[Name], Chairman

Attest:_____
[Name], Clerk

CITY OF PORT WASHINGTON

Approved on: _____ By:_____
[Name], Mayor

Attest:_____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

VILLAGE OF SAUKVILLE

Approved on: _____ By:_____
[Name], President

Attest:_____
[Name], Clerk

CITY OF SHEBOYGAN FALLS

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF SLINGER

Approved on: _____ By:_____
[Name], President

Attest:_____
[Name], Clerk

VILLAGE OF THIENSVILLE

Approved on: _____ By:_____
[Name], President

Attest:_____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

TOWN OF TRENTON

Approved on: _____ By:_____
[Name], Chairman

Attest:_____
[Name], Clerk

CITY OF WEST BEND

Approved on: _____ By:_____
[Name], Mayor

Attest:_____
[Name], Clerk

TOWN OF WEST BEND

Approved on: _____ By:_____
[Name], Chairman

Attest:_____
[Name], Clerk

EXHIBIT 1

.

Ordinance Template for Adopting the Operating Agreement"[1]

AN ORDINANCE TO ADOPT THE AGREEMENT FOR THE OPERATION OF THE MID-MORAINE MUNICIPAL COURT PER § 66.0301 OF THE WISCONSIN STATUTES

THE (COMMON COUNCIL) (VILLAGE BOARD) (TOWN BOARD) OF THE _____ OF _____, DO ORDAIN AS FOLLOWS:

SECTION 1.

1) Municipal Court Created

Establishment: Pursuant to the authority granted by Chapter 755 of the Wisconsin Statutes, there is hereby created and established a joint municipal court to be designated the "Mid-Moraine Municipal Court," which will become operative and function on January 1, 2026.

Agreement: The (Town)(Village)(City) hereby approves the attached "Agreement for the Operation of the Mid-Moraine Municipal Court" (the "Agreement"). The (Common Council)(Village Board)(Town Board) is directed to sign and execute the Agreement in accordance with Wis. Stat. § 66.0301.

2) Municipal Judge

Qualifications: The joint court shall be under the jurisdiction of and presided over by a municipal judge, ~~(~~who shall be an attorney licensed to practice law in Wisconsin, and~~)~~ who resides in one of the municipalities that is a party to the Agreement forming this joint court.

Oath and Bond: The Judge shall, after election or appointment to fill a vacancy, take and file the official oath as prescribed in §757.02(1), Wis. Stats., and at the same time execute and file an official bond. The judge shall not act until the oath and bond have been filed as required by ~~§19.01(4)(c) Wis. Stats.~~the statutes, and the requirements of §755.03(2) have been complied with.

Salary: The salary of the municipal judge shall be fixed by the municipalities that are parties to the Agreement which shall be in lieu of fees and costs. No salary shall be paid for any time during the term during which such Judge has not executed the official bond or official oath, as required by §755.03, Wis. Stats., and filed pursuant to ~~§19.01(40(c) Wis. Stats~~Wisconsin statutes. The municipalities may by separate ordinance allocate funds for the administration of the municipal court pursuant to §66.0301 Wis. Stats.

[1] Note: Template ordinance adopted from Wisconsin Supreme Court "Starting a Municipal Court" guide, October 2017, available at: https://www.wicourts.gov/courts/municipal/docs/startcourt.pdf.

3) Elections

Term: The municipal judge shall be elected at large in the spring election in odd-numbered years for a term of four years commencing on May 1. All candidates for the position of municipal judge shall ~~be nominated by nomination papers as provided in §8.10, Wis. Stats., and selection at a primary election if such is held as provided in §8.11, Wis. Stats. The Elections Division of the Government Accountability Board shall serve as filing officer for the candidates~~follow the requirements of the statute.

Electors: Electors in all municipalities that are parties to the Agreement shall vote for judge.

4) Jurisdiction

The municipal court shall have jurisdiction over incidents occurring on or after January 1, 2026 as provided in Article VII, §14 of the Wisconsin Constitution, §§ 755.045 and 755.05, Wis. Stats., and as otherwise provided by State Law. In addition, it shall have exclusive jurisdiction over actions in the municipalities that are parties to the Agreement seeking to impose forfeitures for violations of municipal ordinances, resolutions and by-laws.

The municipal judge may issue civil warrants to enforce matters under the jurisdiction of the municipal court under §755.045(2), §66.0119, Wis. Stats.

The municipal court has jurisdiction over juvenile offenders when a municipality that is party to the Agreement enacts an ordinance under the authority of §938.17(2)(cm), Wis. Stats.

5) Municipal Court

Hours: The municipal court shall be open at such location and at such times as determined by the governing bodies of the municipalities that are parties to the Agreement and the municipal judge.

Employees: The Judge shall, in writing, appoint such clerks and deputy clerks as authorized and funded by the of the municipalities that are parties to the Agreement.

6) Collection of Forfeitures and Costs

The municipal judge may impose punishment and sentences as provided by Chapters 800 and 938 Wis. Stats., and as provided in the ordinances of the municipalities that are parties to the Agreement. All forfeitures, fees, assessments, surcharges and costs shall be paid to the treasurer of the municipality on a quarterly basis after receipt of the money by the municipal court. At the time of the payment, the municipal court shall report to the treasurer the title of the action, the nature of the offenses and total amount of judgments imposed in actions and proceedings in which such monies were collected.

7) Contempt of Court

The municipal judge, after affording an opportunity to the person accused to be heard in defense, may impose a sanction authorized under §800.12 Wis. Stats. and may impose a forfeiture therefore not to exceed two-hundred dollars ($200) or upon nonpayment of the forfeiture and the assessments thereon, a jail sentence not to exceed seven (7) days.

8) Abolition

Formatted: Widow/Orphan control

The municipal court hereby established shall not be abolished while the Agreement is in effect.

SECTION 2

All ordinances or parts of ordinances contravening or inconsistent with the provisions of this ordinance be and are hereby repealed.

SECTION 3

This ordinance shall take effect and be in full force and effect from and after its passage by the municipalities that are parties to the Agreement and publication as required by law. All prior versions of the Agreement shall be discontinued upon the Agreement taking effect.

EXHIBIT 2

Withdrawn Member Municipalities

The Town of Polk and Town of West Bend (the "Withdrawn Member Municipalities") have withdrawn from the Municipal Court, effective January 1, 2025.

The Withdrawn Member Municipalities shall have no obligation to reimburse the Municipal Court for expenses pursuant to Section 7(c) of this Agreement. The Withdrawn Member Municipalities may not participate in the Municipal Court (i.e., may not send citations to the Municipal Court) but will remain Member Municipalities until the end of the Judge's term on April ~~6~~30, 2027.

The Withdrawn Member Municipalities are exempt from the requirement to reimburse the Municipal Court for expenses arising from their withdrawals pursuant to Section 12, as their withdrawals were noticed under a prior agreement, which did not include such a requirement.

EXHIBIT 3

First-Time Member Municipalities

The City of Sheboygan Falls ("Sheboygan Falls") and the Town of Fredonia ("Fredonia") have joined the Municipal Court for the first time as a result of this Agreement (the "First-Time Member Municipalities").

Effective Dates: Sheboygan Falls' membership in the Municipal Court shall be effective on ~~[Date]~~May 1, 2026. Fredonia's membership shall be effective on ~~[Date].~~January 1, 2026.

First-Time Member Municipality Expense Allocations: The First-Time Member Municipalities shall be responsible for certain fees associated with formation of this Agreement and joining the Municipal Court, as detailed below:

- Capital Expenditures: In addition to the amounts payable under Section 7(c), Sheboygan Falls and Fredonia shall each pay the Municipal Court a total of ~~$_____~~$4,377.29 which shall be paid in three annual installments of ~~$_____~~$1,459.10. The payments shall be made by January 15 of each of the years 2026, 2027, and 2028.

- Data Transfer Fee: By ~~[Date]~~July 31, 2026, Sheboygan Falls shall pay the Municipal Court ~~$_____~~any reimbursement due to ~~to reimburse~~ the Municipal Court for costs incurred by the Municipal Court related to the transfer of data from Sheboygan Falls' former municipal court to the Municipal Court.

- ~~Discontinuation~~Agreement Expenses: Sheboygan Falls and Fredonia shall each pay the Municipal Court ~~$_____~~$1,113.00 to reimburse the Municipal Court for costs incurred by the Municipal Court related to the formation of this Agreement.

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AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

This Agreement is entered into by and between the City of Cedarburg, Village of Germantown, Village of Grafton, City of Hartford, Town of Hartford, Town of Fredonia, Village of Fredonia, Village of Jackson, Village of Kewaskum, City of Mequon, Village of Newburg, Town of Polk, City of Port Washington, Village of Saukville, City of Sheboygan Falls, Village of Slinger, Village of Thiensville, Town of Trenton, City of West Bend, and Town of West Bend, municipal corporations organized and existing under the laws of the State of Wisconsin (each a "Member Municipality" and collectively the "Member Municipalities"), pursuant to Wis. Stat. § 66.0301.

The Member Municipalities contract and agree as follows:

1. GENERAL. The Mid-Moraine Municipal Court (the "Municipal Court") shall be organized and shall operate pursuant to the *Wisconsin Statutes*, the ordinances adopted by the Member Municipalities, and the terms of this Agreement. In the event of conflicts, the provisions of the *Wisconsin Statutes* shall govern.

2. ORGANIZATION. Except for matters required by statutes to be determined by the respective governing bodies of Member Municipalities, the general operation of the Municipal Court shall be governed by the Municipal Court judge (the "Judge") and the Court Administrative Committee.

3. COURT ADMINISTRATIVE COMMITTEE.
   (a) **Composition.** The Court Administrative Committee shall be comprised of one representative of each Member Municipality, who shall be appointed by the mayor, president, or chairman of the Member Municipality, subject to confirmation by the Member Municipality's governing body. To assure participation and continuity of representation, each Member Municipality may provide an alternate representative who shall act on Court Administrative Committee matters in the absence of the representative. Neither the representative nor the alternative representative of a Member Municipality shall be a police officer for the municipality or an attorney representing the municipality.

   (b) **Powers and Duties.** Consistent with the terms of this Agreement, the Court Administrative Committee shall have general control over the operation of the Municipal Court, except where such control is specifically granted to the Judge or the governing bodies by statute or this Agreement, in which case the Court Administrative Committee shall be able to provide a recommendation. The Court Administrative Committee shall cause appropriate bank accounts to be established for the deposit of all fees, forfeitures, assessments, and costs paid into the Municipal Court and shall adopt appropriate accounting procedures to ensure the proper handling of said funds. The Court Administrative Committee shall review and approve the annual budget of the Municipal Court, as prepared by the Clerk and Judge.

(c) **Procedure and Voting.** Meetings of the Court Administrative Committee shall be governed by *Robert's Rules of Order Revised*. A majority of the members of the Court Administrative Committee representing participating Member Municipalities shall constitute a quorum. A majority vote shall be required to adopt any motion or resolution.

(d) **Voting Members.** The duly appointed and confirmed representative or alternate representative of each Member Municipality shall be a permanent voting member of the Court Administrative Committee.

(e) **Officers.** The Officers of the Court Administrative Committee shall consist of a President, Vice President, Treasurer and Deputy Treasurer.

(f) **Term.** Officers shall serve a term of three years. No Officer may serve in the same office for more than one term, except the Treasurer and Deputy Treasurer may serve for two consecutive terms, and except as otherwise provided in paragraph (j) of this section. The term of office of each Officer shall begin on July 1 and end on June 30.

(g) **Compensation.** Officers and representatives shall serve without compensation.

(h) **Nominating Committee.** The President shall appoint a nominating subcommittee consisting of three members on the Court Administrative Committee. The Nominating Committee shall endeavor to provide at least two candidates for each open Officer position, except the Nominating Committee need not find two candidates for a seat held by an incumbent that is seeking reelection.

(i) **Election of Officers.** Officers shall be elected by the Court Administrative Committee at its Spring meeting.

(j) **Vacancies.** Vacancies in the Vice President or Deputy Treasurer position shall be filled by the President. Any person filling an unexpired term may serve in that capacity until the term expires. Any such time spent filling an unexpired term shall not count toward the term limits identified in paragraph (f) of this section.

(k) **Duties of the President.** The President shall preside over all meetings of the Court Administrative Committee; perform the duties customary to that office; appoint members of the standing committees; appoint such special committees as are necessary for the proper functioning of the Court Administrative Committee; fill vacancies in accordance with this Agreement; and perform such other functions as designated herein.

(l) **Duties of the Vice President.** The Vice President shall act as President in the event of the President's absence or inability to serve and during any period in which the office of President is vacant. The Vice President shall become President after the President's term is completed.

(m) **Duties of Treasurer.** The Treasurer shall act as Treasurer of the Court Administrative Committee and perform the duties customary to that office.

(n) **Duties of Deputy Treasurer.** The Deputy Treasurer shall act as Treasurer in the event of the Treasurer's absence or inability to serve and during any period in which the office of Treasurer is vacant. The Deputy Treasurer shall become Treasurer after the Treasurer's term is completed.

4. JUDGE'S SALARY. The salary of the Judge shall be set by the Court Administrative Committee in accordance with Wis. Stat. § 755.04.

5. COURT PERSONNEL.

(a) **Clerk.** The selection of the Clerk of the Municipal Court shall be made by the Judge and approved by the Court Administrative Committee. The Clerk must be appointed by the Judge pursuant to Wis. Stat. § 755.01 and § 755.10.

(b) **Compensation.** The salary and fringe benefits of the Clerk and any other court personnel shall be established by the Court Administrative Committee after receiving the recommendation of the personnel and finance subcommittees.

(c) **Administration.** The Judge, Clerk and any other court personnel shall be employees of the Municipal Court.

6. FORFEITURES, FEES, PENALTY ASSESSMENTS, AND COSTS. All forfeitures, fees, penalty assessments, domestic abuse assessments, and costs paid to the Municipal Court under a judgment before the Judge shall be disbursed to the respective Member Municipality treasurer within one (1) month after receipt of the money by the Municipal Court. The Municipal Court shall disburse the fees, costs, and assessments as provided in the Wisconsin Statutes. The Municipal Court may collect statutory fees and costs for any case that is settled between the parties following the entry of a judgment. All jail assessments paid to the Municipal Court under a judgment before the Judge shall be paid to the respective county treasurers on a monthly basis. The municipal portions of the court costs, as provided in Wis. Stat. § 814.65(1), shall be maintained in the Municipal Court operational account. Any excess revenue over budgeted expenditures shall be disbursed at the end of the fiscal year.

7. BUDGET PROCESS.

(a) **Time and Approval.** The Clerk and the Judge shall submit a proposed budget to the Court Administrative Committee annually no later than November 15th of each year for the next succeeding year. The Court Administrative Committee shall approve the budget.

(b) **Court Costs.** The local share of the court costs required to be collected pursuant to Wis. Stat. § 814.65(1) shall be applied to the expenses of the Municipal Court as determined in the budget. The local share shall not be credited to a Member Municipality's account.

(c) **Expenses.** The net expenses, capital expenditures, operating expenses, or otherwise, and including those charged under Section 5, after application of the local share of court costs, shall be paid by the Municipal Court, which shall in turn charge each of the Member Municipalities its share. The total amount of the expenses assessed to each Member Municipality shall be proportional to the number of citations and complaints filed with the Municipal Court by each Member Municipality during the current calendar year. All Member Municipalities are required to pay at least 0.25% of the Municipal Court's total expenses, except as otherwise provided in this Agreement.

8. LOCATION OF SESSIONS. Each Member Municipality shall provide a place for the Judge to hold court, or it may authorize him or her to hold court in another Member Municipality at a convenient place. Court sessions shall be held exclusively in each such place at least quarterly and, to the extent reasonably possible, at a convenient time for the Member Municipality bringing the action.

9. DISCONTINUATION OF AGREEMENT. Revisions to this Agreement, including to add or remove a Member Municipality, shall constitute a discontinuation of the Agreement and formation of a new Municipal Court operating agreement. Consistent with Wis. Stat. § 755.01(4), adoption of a new agreement may only be effected by the enactment of identical ordinances by each affected municipality. A template for this ordinance is attached as Exhibit 1.

10. WITHDRAWAL OF MEMBER MUNICIPALITY. A Member Municipality may withdraw from this Agreement by giving notice in writing to the Judge no later than August 1st of any year (the "Withdrawal Year"). Upon giving such notice, the Member Municipality's participation in the Municipal Court shall terminate at the end of the Withdrawal Year. A withdrawing Member Municipality shall have no obligation to reimburse the Municipal Court for expenses assessed pursuant to Section 7(c) for any year after the Withdrawal Year. The withdrawing Member Municipality shall cease to be a Member Municipality at the end of the term for which the Judge has been elected or appointed and upon adoption of a new agreement pursuant to Wis. Stat. § 755.01(4) and Section 9 of this Agreement.

    The Member Municipalities that have noticed their withdrawal from the Municipal Court are identified in Exhibit 2.

11. NEW MEMBER MUNICIPALITIES. Additional municipalities may become Member Municipalities under such conditions as may be determined by the Court Administrative Committee. A municipality shall become a Member Municipality only upon adoption of a new agreement pursuant to the procedures specified in Wis. Stat. § 755.01(4) and Section 9 of this Agreement.

    The Member Municipalities that have joined the Municipal Court for the first time as a result of this Agreement, as well as the effective dates for membership and the first-time Member Municipality expense allocations, are identified in Exhibit 3.

12. DISCONTINUATION EXPENSES. Any municipality that withdraws from this Agreement or seeks to joins the Municipal Court for the first time shall be responsible for reimbursing the Municipal Court for all actual costs incurred by the Municipal Court as a result of the discontinuation of this Agreement and formation of a new agreement, to include legal fees. If more than one municipality withdraws or seeks to join the Municipal Court prior to discontinuation of this Agreement, such costs shall be shared equally between such municipalities.

13. ABOLITION OF MUNICIPAL COURT. The Municipal Court shall not be abolished while this Agreement is in effect. Upon abolition of the Municipal Court, any surplus of assets over expenses held by the Municipal Court shall be distributed to the Member Municipalities in proportion to their contributions to the expenses of the Municipal Court over the life of the Agreement. A Member Municipality that has withdrawn from the Municipal Court shall not be entitled to any such distribution.

14. SURVIVAL OF OBLIGATIONS. The obligation to contribute to expenses under Section 7(c) and the right to receive distributions under Section 6 shall survive the discontinuation of the Agreement or dissolution of the Municipal Court, except as otherwise provided in this Agreement.

This agreement is effective on January 1, 2026.

SIGNATURE PAGES FOLLOW

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

CITY OF CEDARBURG

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

TOWN OF FREDONIA

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF FREDONIA

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF GERMANTOWN

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

VILLAGE OF GRAFTON

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

CITY OF HARTFORD

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

TOWN OF HARTFORD

Approved on: _____ By: _____
[Name], Chairman

Attest: _____
[Name], Clerk

VILLAGE OF JACKSON

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

VILLAGE OF KEWASKUM

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

CITY OF MEQUON

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

VILLAGE OF NEWBURG

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

TOWN OF POLK

Approved on: _____ By: _____
[Name], Chairman

Attest: _____
[Name], Clerk

CITY OF PORT WASHINGTON

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

VILLAGE OF SAUKVILLE

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

CITY OF SHEBOYGAN FALLS

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF SLINGER

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

VILLAGE OF THIENSVILLE

Approved on: _____ By: _____
[Name], President

Attest: _____
[Name], Clerk

AGREEMENT
FOR THE OPERATION OF THE
MID-MORAINE MUNICIPAL COURT

SIGNATURE PAGES

TOWN OF TRENTON

Approved on: _____ By: _____
[Name], Chairman

Attest: _____
[Name], Clerk

CITY OF WEST BEND

Approved on: _____ By: _____
[Name], Mayor

Attest: _____
[Name], Clerk

TOWN OF WEST BEND

Approved on: _____ By: _____
[Name], Chairman

Attest: _____
[Name], Clerk

EXHIBIT 1

.

Ordinance Template for Adopting the Operating Agreement"[1]

AN ORDINANCE TO ADOPT THE AGREEMENT FOR THE OPERATION OF THE MID-MORAINE MUNICIPAL COURT PER § 66.0301 OF THE WISCONSIN STATUTES

THE (COMMON COUNCIL) (VILLAGE BOARD) (TOWN BOARD) OF THE _____ OF _____, DO ORDAIN AS FOLLOWS:

SECTION 1.

1) Municipal Court Created

Establishment: Pursuant to the authority granted by Chapter 755 of the Wisconsin Statutes, there is hereby created and established a joint municipal court to be designated the "Mid-Moraine Municipal Court," which will become operative and function on January 1, 2026.

Agreement: The (Town)(Village)(City) hereby approves the attached "Agreement for the Operation of the Mid-Moraine Municipal Court" (the "Agreement"). The (Common Council)(Village Board)(Town Board) is directed to sign and execute the Agreement in accordance with Wis. Stat. § 66.0301.

2) Municipal Judge

Qualifications: The joint court shall be under the jurisdiction of and presided over by a municipal judge, who shall be an attorney licensed to practice law in Wisconsin, and who resides in one of the municipalities that is a party to the Agreement forming this joint court.

Oath and Bond: The Judge shall, after election or appointment to fill a vacancy, take and file the official oath as prescribed in §757.02(1), Wis. Stats., and at the same time execute and file an official bond. The judge shall not act until the oath and bond have been filed as required by the statutes, and the requirements of §755.03(2) have been complied with.

Salary: The salary of the municipal judge shall be fixed by the municipalities that are parties to the Agreement which shall be in lieu of fees and costs. No salary shall be paid for any time during the term during which such Judge has not executed the official bond or official oath, as required by §755.03, Wis. Stats., and filed pursuant to Wisconsin statutes. The municipalities may by separate ordinance allocate funds for the administration of the municipal court pursuant to §66.0301 Wis. Stats.

[1] Note: This template ordinance is adopted from the Wisconsin Supreme Court "Starting a Municipal Court" guide, October 2017, available at: https://www.wicourts.gov/courts/municipal/docs/startcourt.pdf.

3) Elections

Term: The municipal judge shall be elected at large in the spring election in odd-numbered years for a term of four years commencing on May 1. All candidates for the position of municipal judge shall follow the requirements of the statute.

Electors: Electors in all municipalities that are parties to the Agreement shall vote for judge.

4) Jurisdiction

The municipal court shall have jurisdiction over incidents occurring on or after January 1, 2026 as provided in Article VII, §14 of the Wisconsin Constitution, §§ 755.045 and 755.05, Wis. Stats., and as otherwise provided by State Law. In addition, it shall have exclusive jurisdiction over actions in the municipalities that are parties to the Agreement seeking to impose forfeitures for violations of municipal ordinances, resolutions and by-laws.

The municipal judge may issue civil warrants to enforce matters under the jurisdiction of the municipal court under §755.045(2), §66.0119, Wis. Stats.

The municipal court has jurisdiction over juvenile offenders when a municipality that is party to the Agreement enacts an ordinance under the authority of §938.17(2)(cm), Wis. Stats.

5) Municipal Court

Hours: The municipal court shall be open at such location and at such times as determined by the governing bodies of the municipalities that are parties to the Agreement and the municipal judge.

Employees: The Judge shall, in writing, appoint such clerks and deputy clerks as authorized and funded by the of the municipalities that are parties to the Agreement.

6) Collection of Forfeitures and Costs

The municipal judge may impose punishment and sentences as provided by Chapters 800 and 938 Wis. Stats., and as provided in the ordinances of the municipalities that are parties to the Agreement. All forfeitures, fees, assessments, surcharges and costs shall be paid to the treasurer of the municipality on a quarterly basis after receipt of the money by the municipal court. At the time of the payment, the municipal court shall report to the treasurer the title of the action, the nature of the offenses and total amount of judgments imposed in actions and proceedings in which such monies were collected.

7) Contempt of Court

The municipal judge, after affording an opportunity to the person accused to be heard in defense, may impose a sanction authorized under §800.12 Wis. Stats. and may impose a forfeiture therefore not to exceed two-hundred dollars ($200) or upon nonpayment of the forfeiture and the assessments thereon, a jail sentence not to exceed seven (7) days.

8) Abolition

The municipal court hereby established shall not be abolished while the Agreement is in effect.

SECTION 2.

All ordinances or parts of ordinances contravening or inconsistent with the provisions of this ordinance be and are hereby repealed.

SECTION 3.

This ordinance shall take effect and be in full force and effect from and after its passage by the municipalities that are parties to the Agreement and publication as required by law. All prior versions of the Agreement shall be discontinued upon the Agreement taking effect.

EXHIBIT 2

Withdrawn Member Municipalities

The Town of Polk and Town of West Bend (the "Withdrawn Member Municipalities") have withdrawn from the Municipal Court, effective January 1, 2025.

The Withdrawn Member Municipalities shall have no obligation to reimburse the Municipal Court for expenses pursuant to Section 7(c) of this Agreement. The Withdrawn Member Municipalities may not participate in the Municipal Court (i.e., may not send citations to the Municipal Court) but will remain Member Municipalities until the end of the Judge's term on April 30, 2027.

The Withdrawn Member Municipalities are exempt from the requirement to reimburse the Municipal Court for expenses arising from their withdrawals pursuant to Section 12, as their withdrawals were noticed under a prior agreement, which did not include such a requirement.

EXHIBIT 3

First-Time Member Municipalities

The City of Sheboygan Falls ("Sheboygan Falls") and the Town of Fredonia ("Fredonia") have joined the Municipal Court for the first time as a result of this Agreement (the "First-Time Member Municipalities").

Effective Dates: Sheboygan Falls' membership in the Municipal Court shall be effective on May 1, 2026. Fredonia's membership shall be effective on January 1, 2026.

First-Time Member Municipality Expense Allocations: The First-Time Member Municipalities shall be responsible for certain fees associated with formation of this Agreement and joining the Municipal Court, as detailed below:

- Capital Expenditures: In addition to the amounts payable under Section 7(c), the City of Sheboygan Falls shall pay the Municipal Court a total of $4,377.29 which shall be paid in three annual installments of $1,459.10. The payments shall be made by January 15 of each of the years 2026, 2027, and 2028.

- Capital Expenditures: In addition to the amounts payable under Section 7(c), the Town of Fredonia shall pay the Municipal Court a total of $1,048.35 which shall be paid in three annual installments of $349.45. The payments shall be made by January 15 of each of the years 2026, 2027, and 2028.

- Data Transfer Fee: By July 31, 2026 the City of Sheboygan Falls shall pay the Municipal Court any reimbursement due to the Municipal Court for costs incurred by the Municipal Court related to the transfer of data from the City of Sheboygan Falls' former municipal court to the Municipal Court.

- Agreement Expenses: The City of Sheboygan Falls and the Town of Fredonia shall each pay the Municipal Court $1,113.00 to reimburse the Municipal Court for costs incurred by the Municipal Court related to the formation of this Agreement.

STATE OF WISCONSIN VILLAGE OF GERMANTOWN WASHINGTON COUNTY

RESOLUTION NO. ___-2025

A RESOLUTION TO ADOPT THE AGREEMENT FOR THE OPERATION OF THE MID-MORAINE MUNICIPAL COURT

WHEREAS, the Village of Germantown joined the Mid-Moraine Municipal Court effective December 31, 1998; and

WHEREAS, pursuant to Section 755.01(4), Wis. Statutes, the governing body of a municipality participating in a joint municipal court shall, by resolution, approve and execute any amended agreement for the operation of the established joint municipal court designated as the Mid-Moraine Municipal Court; and

WHEREAS, the Mid-Moraine Municipal Court currently includes communities in Ozaukee and Washington Counties; and

WHEREAS, the amended Agreement for the Operation of the Mid-Moraine Municipal Court adds the Town of Fredonia as a member community effective January 1, 2026; and

WHEREAS, the amended Agreement for the Operation of the Mid-Moraine Municipal Court adds the City of Sheboygan Falls as a member community effective May I, 2026; and

WHEREAS, the amended Agreement for the Operation of the Mid-Moraine Municipal Court also removes the Town of Polk and the Town of West Bend as member communities effective April 30, 2027;

NOW, THEREFORE, BE IT RESOLVED, by the Village Board of the Village of Germantown that the amended Agreement for the Operation of the Mid-Moraine Municipal Court is hereby approved, with an effective date of January 1, 2026.

Adopted: December 15, 2025

_____
Robert A Soderberg, Village President

ATTEST:

_____
Donna Ott, Village Clerk