

**MEETING:** **AMENDED** REGULAR MEETING OF THE  
**PUBLIC WORKS & HIGHWAYS COMMITTEE**

**DATE & TIME:** Wednesday, February 4, 2026 at 5:30 PM

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

Any member of the body and/or citizen may attend the meeting virtually through the WebEx platform, Meeting #: 2555 672 0428 Password: ZNmFyjsD343 which can be accessed by phone at 408-418-9388 or by logging on at: <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mc28ed9f85300bb8f63267a15d2f40b55>

Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to [comments@germantownwi.gov](mailto:comments@germantownwi.gov) by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Previously recorded Village Board Meeting Videos can be viewed at [https://www.youtube.com/channel/UCOYp0EgELzTCa9X\\_iCohyhQ](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. **MEETING MINUTES:**
  - A. January 7, 2026
- IV. **PUBLIC COMMENT:** *Please be advised per State Statute Section 19.84(2), information will be received from the public. It is the policy of this municipality that there be a four-minute time period, per person, with time extensions per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, NO ACTION will be taken under public comments. Comments that may be injurious to village personnel or other individuals will not be allowed.*
- V. **UNFINISHED BUSINESS:**
- VI. **NEW BUSINESS:**
  - A. Purchase of traffic detection cameras from TAPCO for an amount not to exceed \$27,340.00. (ACTION)
  - B. Purchase of tar and mastic and an application trailer rental from Sherwin Industries for an amount not to exceed \$55,861.65. (ACTION)
  - C. Purchase center and edge line striping services from Washington County for an amount not to exceed \$62,000.00.(ACTION)
  - D. Purchase two zero turn mowers from Bobcat Plus, Inc. for an amount not to exceed \$31,337.24. (ACTION)
  - E. Purchase of a scissors lift from Yes Equipment Services for \$21,647.80. (ACTION)
  - F. A three-year HVAC service agreement with Martin Peterson Company for a total of \$38,260.00 and a first year cost of \$12,850.00. (ACTION)

- G. Purchase of a Trimble R580 Global Navigation Satellite System (GNSS) unit from Seiler Geospatial for \$18,291.44. (ACTION)
- H. Wastewater Utility Lift Station 6 Land Acquisition (ACTION)
- I. Water Supply Service Area Plan (WSSAP) Review (ACTION)
- J. Authorization to enter into a road salt purchase agreement with the State of Wisconsin. (ACTION)
- K. *Acceptance of an appraisal performed by WisDOT and the transfer of Village of Germantown land to WisDOT for additional right-of-way at the intersection of Divison Road and STH 145 (Fond du Lac Ave). (ACTION) **ATTACHMENTS ADDED***
- L. Authorization to exceed the construction administration services professional services agreement with raSmith for the High Point Pass project on a time and materials basis not to exceed \$225,000.00. (ACTION)
- M. Road Program Review - Kings Way (Discussion)

**VII. DIRECTOR'S REPORT:**

- A. February Director's Report

**VIII. NEXT MEETING DATE:**

**IX. ANNOUNCEMENTS:**

**X. ADJOURNMENT:**

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

Notice is hereby given that a possible quorum of other boards, committees, and/or commissions may attend this meeting to gather information about an item over which they have decision-making responsibility. This may

<b>MEETING:</b>	<b>AMENDED: REGULAR MEETING OF THE PUBLIC WORKS &amp; HIGHWAYS COMMITTEE</b>
<b>DATE AND TIME:</b>	<b>Wednesday, January 7, 2026 5:30 PM</b>
<b>LOCATION:</b>	<b>Germantown Village Hall Board Room N112 W17001 Mequon Road</b>

**MINUTES**

**I. CALL TO ORDER:**

Chairperson Kaminski called the Public Works and Highways Committee meeting to order at 5:30PM.

**II. ROLL CALL:**

**Present:** Trustee Terri Kaminski, Trustee Rick Miller, Trustee Robert Warren, Trustee Jan Miller

**Absent:** None

**Excused:** None

**Also Present:** None

**III. MEETING MINUTES:**

A. December 2, 2025 (ACTION)

**Motion:** Approve as presented

**Motioned By:** Rick Miller

**Seconded By:** Robert Warren

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

**IV. PUBLIC COMMENT:**

None

**V. UNFINISHED BUSINESS:**

None

**VI. NEW BUSINESS:**

A. Consideration of an open PO to William/Reid, LLC for miscellaneous service on lift station equipment not to exceed \$20,000.00. (ACTION)

Director of Public Works, Matt Mortwedt, requested authorization for an open PO to William/Reid for lift station equipment.

**Motion:** Motion to discuss and vote on items A-F open PO requests together as one item

**Motioned By:** Robert Warren

**Seconded By:** Rick Miller

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

**2nd Motion:** Approve all open PO requests for items A-F

**Motioned By:** Robert Warren

**Seconded By:** Jan Miller

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**2nd Motion Passed (Yes 4, No 0, Abstained 0)**

B. Consideration of an open PO to Visu-Sewer for miscellaneous manhole grouting and Strong Seal application not to exceed \$40,000.00. (ACTION)

See Item A

C. Consideration of an open PO to Enercon for material processing for the Residential Yard Waste Facility not to exceed \$30,400.00. (ACTION)

See Item A

D. Consideration of an open PO to Ferguson Waterworks for miscellaneous manhole repair materials not to exceed \$24,500.00. (ACTION)

See Item A

E. Consideration of an open PO to Core & Main for the purchase of manhole adjusting rings and miscellaneous materials not to exceed \$20,000.00. (ACTION)

See Item A

F. Consideration of an open PO to Adaptor, Inc. for manhole chimney seals and extensions not to exceed \$20,000.00. (ACTION)

See Item A

G. Consideration of the proposed 5-Year Sealcoat Program. (ACTION)

Director of Public Works, Matt Mortwedt, presented the 5-Year Sealcoat Program.

**Motion:** Approve as presented

**Motioned By:** Rick Miller

**Seconded By:** Robert Warren

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

- H. *A professional services agreement with TADI for the design of the County Line Road and Appleton Ave traffic signal and lighting improvements for an amount not to exceed \$118,800. (ACTION)*

Director of Public Works, Matt Mortwedt, explained the agreement with WisDOT for a 90/10 cost share to complete intersection improvements at Appleton Avenue (STH 175) and County Line Road (CTH Q).

**Motion:** Approve as presented

**Motioned By:** Jan Miller

**Seconded By:** Rick Miller

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

- I. Authorization to proceed with the purchase of the 2026 patrol truck up to the budgeted amount of \$341,000. (ACTION)

Director of Public Works, Matt Mortwedt, requested authorization to proceed with the 2026 purchase of a patrol truck not to exceed the budgeted amount of \$341,000.00.

**Motion:** Approve as presented

**Motioned By:** Rick Miller

**Seconded By:** Robert Warren

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

- J. Authorization to proceed with the purchase of the 2026 Parks pickup truck. (ACTION)

Director of Public Works, Matt Mortwedt, requested authorization for the purchase of the 2026 Parks pickup truck.

**Motion:** Approve as presented

**Motioned By:** Rick Miller

**Seconded By:** Robert Warren

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

- K. Purchase of solar salt from Midwest Salt for an amount not to exceed \$18,750.00. (ACTION)

Director of Public Works, Matt Mortwedt, requested authorization for the purchase of solar salt used to make brine not to exceed \$18,750.00.

**Motion:** Approve as presented

**Motioned By:** Rick Miller

**Seconded By:** Jan Miller

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

- L. Purchase of 1 year of GIS system hosting, management and software access from Ruekert-Mielke for an amount not to exceed \$30,409.00. (ACTION)

Director of Public Works, Matt Mortwedt, requested one year of GIS system hosting through Ruekert-Mielke as we continue with the transition to controlling our GIS in house through our Asset Manager.

**Motion:** Approve as presented

**Motioned By:** Robert Warren

**Seconded By:** Jan Miller

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

- M. Acceptance of Infrastructure Improvements - Various (ACTION)

Director of Public Works, Matt Mortwedt, requested acceptance of the infrastructure improvements that were completed in 2025 by Wolf Paving and Payne and Dolan.

**Motion:** Approve as presented

**Motioned By:** Rick Miller

**Seconded By:** Robert Warren

**Yes:** Terri Kaminski, Rick Miller, Robert Warren, Jan Miller

**No:** None

**Abstain:** None

**Motion Passed (Yes 4, No 0, Abstained 0)**

**VII. DIRECTOR'S REPORT:**

A. January Director's Report

Director of Public Works, Matt Mortwedt, gave his January Director's Report. Some highlights include updates on Division Rd and the 2026 Road Program, planning for RFP for consultant services for the upcoming telecommunication project permit requests, our new Well 12 at Rockfield Rd and Gateway Crossing, an upcoming RFP for the lift station design, heavy snow plowing efforts made in December, completion of the annual tree pruning project, design plans commencing for the new Fire Department, and WisDOT plans for construction plans.

**VIII. NEXT MEETING DATE:**

The next Public Works and Highways Committee Meeting will be held on February 4, 2026 at 5:30PM.

**IX. ANNOUNCEMENTS:**

None

**X. ADJOURNMENT:**

Chairperson Kaminski adjourned the meeting at 6:37PM.

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

**MEETING DATE:** February 4, 2026

**PLACEMENT:** Action Item

**ITEM TITLE:** Purchase of traffic detection cameras from TAPCO for an amount not to exceed \$27,340.00. (ACTION)

**SUBMITTED BY:** Matthew Mortwedt, Public Works Director

### **SUMMARY EXPLANATION:**

As part of the 2026 Public Works Highway Division capital budget, \$30,000.00 was allocated to upgrade the traffic detection cameras at the intersection of Maple Road at Freistadt Road.

As discussed during the budget process, the current traffic detection camera systems in place around the Village are no longer supported by the original manufacturer, Iteris. The lack of support and replacement hardware, coupled with future traffic signal knockdowns, will make system repair nearly impossible to maintain. Losing detection at an intersection will cause traffic flow complications in the corridor served.

The Village currently has six signalized intersections which utilize camera detection (Holy Hill at Goldendale, Maple at Freistadt, River at High School, Division at County Line, Buffalo Wild at County Line and Appleton at County Line). By replacing one set of intersection cameras each year, the Village will transition to a product which will be supported both from a software and hardware standpoint. Staff will also retain the components removed from each intersection to have our own "internal stock" of Iteris parts. This will help us maintain the old systems until they can be updated.

TAPCO is our local traffic signal parts supplier. Due to the abrupt lack of support with Iteris, TAPCO is now representing & supporting "No Traffic", which is another detection camera company. TAPCO is the regional representative of No Traffic, therefore staff was only able to obtain one price of this product. That said, these prices are similar in nature to other traffic detection camera systems, including Iteris.

TAPCO: \$27,340.00

### **ATTACHMENT:**

1. TAPCO Quote

### **STAFF RECOMMENDATION:**

Staff recommends purchasing traffic detection cameras for an amount not to exceed \$27,340.00 and to forward this request to the Village Board with a positive recommendation. If approved, the funds shall be allocated from capital account: 40562000-594400.

ACTION BY COMMITTEE:



# SALES QUOTE

Traffic and Parking Control Co., LLC  
 5100 West Brown Deer Rd  
 Brown Deer, WI 53223  
 United States of America  
 Phone No.:800-236-0112  
 E-Mail: customerservice@tapconet.com

**SALES QUOTE DATE**

3/4/2025

**SALES QUOTE NUMBER**

Q25003734

**CUSTOMER NO.**

C138

Page: 1

**BILL TO**

Village of Germantown  
 Scott Anderson  
 P.O. Box 337  
 Germantown, WI 53022-0337  
 United States of America

**SHIP TO**

Village of Germantown  
 Scott Anderson  
 PO Box 337  
 Germantown, WI 53022-0337  
 United States of America

Ext. Document No.	SHIP VIA	TERMS	SALESPERSON	VALID UNTIL
	BEST RATE Prepaid & Add	Net 30 DAYS	Rick Kline	4/3/2025

Item/Description	U/M	Quantity	Unit Price	Total Price
157144 NoTraffic Intersection Detection System and Mobility Platform, OMNI, 4 Sensors, SPU 5, Years Service	Each	1	20,900.00	20,900.00
1237-00003 Camera Power Cable 3-C-16-B-26SJOOW 01342 Jacketed SJOOW Carolprene 1000' Rolls Only	Foot	1,000	0.77	770.00
153351 No Traffic Mast Mount	Each	4	285.00	1,140.00
373-77771 On Site Turn-on Assistance	Each	1	1,280.00	1,280.00
The following are the optional recommended apps				
152048S Intersection Safety Insights, 5 Year Plan	Each	1	2,500.00	2,500.00
155143 Remote Front Panel Access, 5 Year Plan	Each	1	750.00	750.00

Quote Comments: customer pick up: Contact Andy Ittner via phone 414-397-3646,

<b>Subtotal:</b>	<b>27340.00</b>
Invoice Discount:	0.00
Total Sales Tax:	0.00
<b>Total:</b>	<b>27,340.00</b>

All prices are listed in US Dollar (USD)  
 For terms and conditions, please visit <https://www.tapconet.com/terms-conditions>

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

**MEETING DATE:** February 4, 2026

**PLACEMENT:** Action Item

**ITEM TITLE:** Purchase of tar and mastic and an application trailer rental from Sherwin Industries for an amount not to exceed \$55,861.65.  
(ACTION)

**SUBMITTED BY:** Matthew Mortwedt, Public Works Director

### **SUMMARY EXPLANATION:**

As part of the 2026 Public Works Highway Division operating budget, funds were allocated for the purchase of asphalt sealant, mastic and mastic applicator rental.

Each year, staff self-performs crack sealing on roadways, as needed to improve longevity by minimizing water intrusion into cracks. A large portion of this work is completed in conjunction with and ahead of the seal-coating project. On average, the Highway Division applies nearly 40,000lbs of mastic and 25,000lbs of tar on area roadways. The product is purchased locally through Sherwin Industries Inc. and the cost is listed below for review. Sherwin Industries is the sole provider of this product in our region.

Crafco Asphalt Rubber Plus: \$18,431.65

Crafco Mastic One: \$30,030.00

Mastic application trailer: \$7,400.00

### **ATTACHMENT:**

1. Sherwin Industries Quote - Tar and Mastic

### **STAFF RECOMMENDATION:**

Staff recommends the purchase of Crafco Asphalt Rubber Plus, Crafco Mastic One, and mastic application trailer rental in the amount of \$55,861.65 and to forward this request to the Village Board with a positive recommendation. If approved, the funds shall be allocated from the DPW-Highway general ledger accounts: 10562000-531330 (product) and 10562000-552500 (rental).

### **ACTION BY COMMITTEE:**



# Sherwin Industries, Inc.

# QUOTATION

2129 W. MORGAN AVENUE MILWAUKEE, WI 53221 PHONE (414) 281-6400 FAX (414) 281-6404

### Customer Information:

Village of Germantown  
N122 W17177 Fond Du Lac Ave.  
Germantown, WI 53022  
EMAIL: [sanderson@village.germantown.wi.us](mailto:sanderson@village.germantown.wi.us)

Date: 1/19/26

**NOTE:** Quotation is good for 30 days from the above date. Prices quoted are for quantities shown only.

PART #	DESCRIPTION	UNIT PRICE	PER	QUANTITY	TOTAL
S34241-NB	Crafco Asphalt Rubber Plus No Box	\$0.6605	Lb.	27,300 (14 pallet)	\$18,031.65
S33339-NB	Crafco Mastic One No Box	\$0.77	Lb.	39,000 (20 pallet)	\$30,030.00
S0068R	Patcher II Rental	\$7,400.00	Month	1	\$7,400.00

IF YOU HAVE ANY QUESTIONS CONCERNING THIS QUOTATION,  
PLEASE CONTACT MIKE BAIER  
PHONE (414) 405-6511  
EMAIL: [MBAIER@SHERWININDUSTRIES.COM](mailto:MBAIER@SHERWININDUSTRIES.COM)

<b>SUBTOTAL</b>	\$55,461.65
<b>FREIGHT</b>	\$400.00
<b>SALES TAX</b>	N/A
<b>TOTAL</b>	\$55,861.65

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Purchase center and edge line striping services from Washington County for an amount not to exceed \$62,000.00.(ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

### SUMMARY EXPLANATION:

Annually the Village performs center and edge line striping on main thoroughfares. Historically, the Village has contracted with Washington County for efficiency. This season the cost estimate from Washington County \$1300.00 per mile of painting. This year we intend to paint approximately 48 miles of roadway.

### ATTACHMENT:

1. CENTERLINE PROGRAM UPDATE 08
2. County Striping Map 7-22-2024 (1) (2)

### STAFF RECOMMENDATION:

Purchase center and edge line striping services from Washington County for an amount not to exceed \$62,000.00. Staff seeks a positive recommendation to the Village Board.

### ACTION BY COMMITTEE:



CENTER/EDGE LINE  
2004




CENTERLINE/EDGE LINE  
2004


<b>STREET NAME</b>	<b>LOCATION DESCRIPTION</b>	<b>CENTER</b>	<b>EDGE</b>	<b>LENGTH</b>
Pioneer	Country Aire to Jurisdiction	yes	yes	1 mile
Cedar	wasaukee to Counrty aire	yes	yes	1 mile
Cedar	Division to Maple	yes	yes	1 mile
Bonniwell	jurisdiction to Goldendale	yes	yes	1.25 mile
Bonniwell	Division to Country Aire	yes	yes	2 miles
Rockfield	Division to Pleasant View	yes	yes	1.5 mile
Holy Hill	41/45 to Division	yes	yes	3 mile
Lovers	Maple t 145	yes	yes	.75 mile
Lovers	Pleasant View to Mary buth	y	yes	1 mile
Highland	Mary Buth to Wasaukee	y	yes	.5 mile
Freistadt	Townline to 145	y	yes	3.25 mile
Mequon Rd	175 to Montgomery	y	yes	4.25 miles
Lilac	Maple to Division	y	yes	1 mile
Willow Creek	Amy Belle to 175	y	yes	1.25 mile
Donges Bay	Division to wasaukee	y	yes	3 miles
Maple	Cedar to 175	y	yes	5.25 mile
Division	145 to Freistadt	y	yes	.25 mile
Division	Main to County line	y	yes	2.5 mile
River	Freistadt to Mequon	y	yes	1 mile
Western	Main to Mequon	y	yes	.5 mile
Main	Western to 145	y	yes	.5 mile
Pligrim	Frestadt to County line	y	yes	3 mile
Pleasant View	Bonniwell to Freistadt	y	yes	2 miles
Country Aire	Pioneer to Bonniwell	y	yes	1 mile
Counrty Aire	Frestadt to 145	y	yes	1.5 mile
Mary Buth	Highland to Frestadt	y	yes	1 mile

Wasaukee	Frestadt to jursidiction	y	yes	

2006 CENTERLINE STRIPING

<b>STREET NAME</b>	<b>LOCATION DESCRIPTION</b>	<b>CENTER</b>	<b>EDGE</b>	<b>LENGTH (MILES)</b>
FREISTADT	145 TO TOWN LINE RD	Y	Y	3.5
WESTERN	MEQUON TO MAIN	Y	Y	0.5
MAIN	145 TO DIVISION	Y	Y	1
PILGRIM	145 TO COUNTY LINE	Y	Y	2.5
MEQUON	MONGOMERY TO MAPLE	Y	Y	2
MAPLE	APPLETON TO CEDAR	Y	Y	5.25
HOLY HILL	41/45 TO DIVISION	Y	Y	3
WASAUKEE	FREISTADT TO TRILLIUM WAY	Y	Y	1
MARY BUTH	HIGHLAND TO FREISTADT	Y	Y	3
OAK LANE	175 TO WILLOW CREEK	Y	Y	1
APPLETON AVE	COUNTY LINE TO LANNON	Y	Y	2.5
<b>TOTAL</b>				<b>25.25</b>

<b>STREET NAME</b>	<b>LOCATION DESCRIPTION</b>	<b>CENTER</b>	<b>EDGE</b>	<b>LENGTH</b>
Pioneer	Country Aire to Jurisdiction	yes	yes	1 mile
Cedar	wasaukee to Counrty aire	yes	yes	1 mile
Cedar	Division to Maple	yes	yes	1 mile
Bonniwell	jurisdiction to Goldendale	yes	yes	1.25 mile
Bonniwell	Division to Country Aire	yes	yes	2 miles
Rockfield	Division to Pleasant View	yes	yes	1.5 mile
Holy Hill	41/45 to Division	yes	yes	3 mile
Lovers	Maple t 145	yes	yes	.75 mile
Lovers	Pleasant View to Mary buth	y	yes	1 mile
Highland	Mary Buth to Wasaukee	y	yes	.5 mile
Freistadt	Townline to 145	y	yes	3.25 mile
Mequon Rd	175 to Montgomery	y	yes	4.25 miles
Lilac	Maple to Division	y	yes	1 mile
Willow Creek	Amy Belle to 175	y	yes	1.25 mile
Donges Bay	Division to wasaukee	y	yes	3 miles
Maple	Cedar to 175	y	yes	5.25 mile
Division	145 to Freistadt	y	yes	.25 mile
Division	Main to County line	y	yes	2.5 mile
River	Freistadt to Mequon	y	yes	1 mile
Western	Main to Mequon	y	yes	.5 mile
Main	Western to 145	y	yes	.5 mile
Pligrim	Frestadt to County line	y	yes	3 mile
Pleasant View	Bonniwell to Freistadt	y	yes	2 miles
Country Aire	Pioneer to Bonniwell	y	yes	1 mile
Counrty Aire	Frestadt to 145	y	yes	1.5 mile
Mary Buth	Highland to Frestadt	y	yes	1 mile

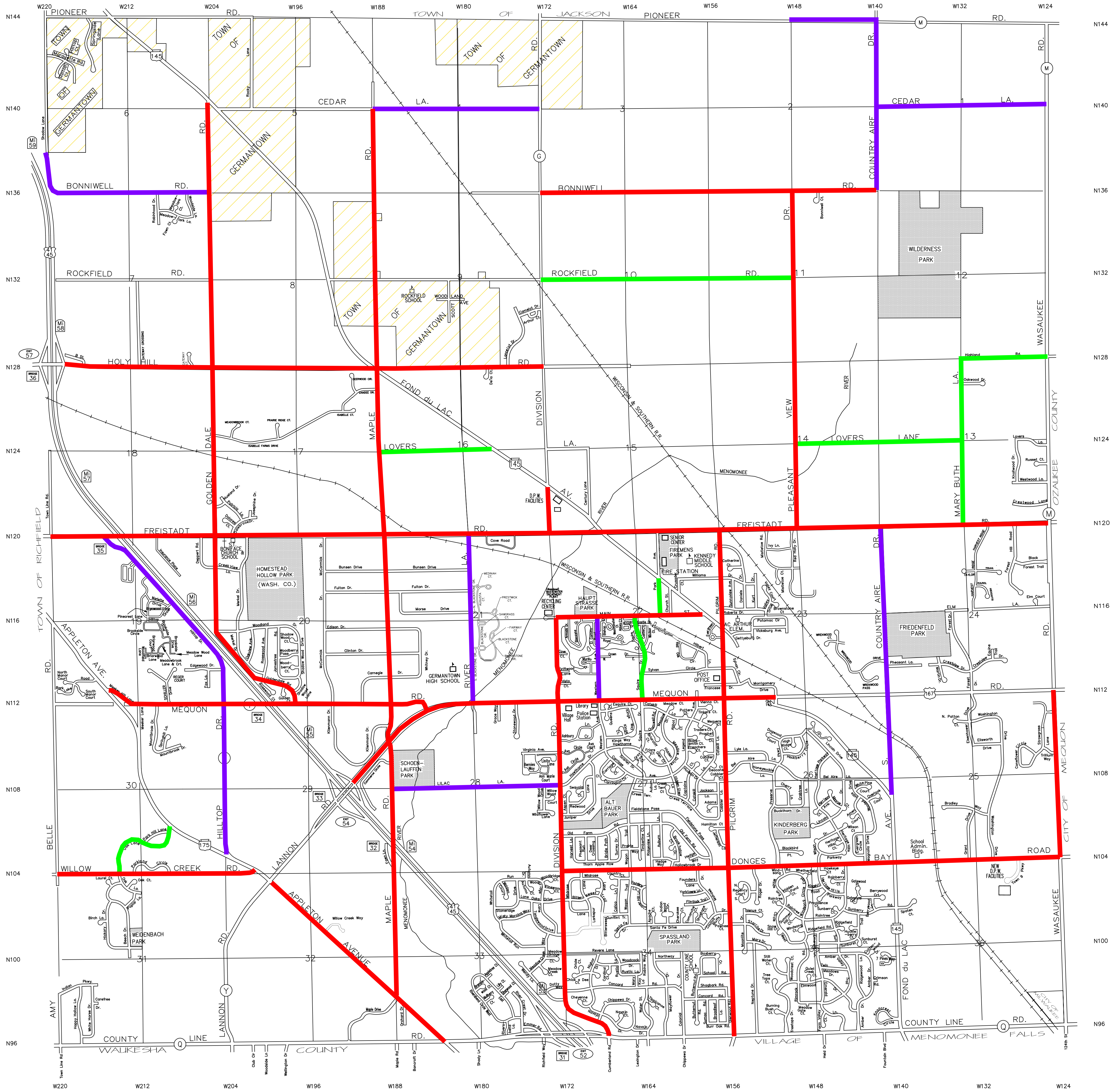
Wasaukee	Frestadt to jursidiction	y	yes	
Oak Lane	175 to Willow Creek	y	yes	1 mile
Hilltop	Mequon to 175	y	yes	1 mile

<b>STREET NAME</b>	<b>LOCATION DESCRIPTION</b>	<b>CENTER</b>	<b>EDGE</b>	<b>LENGTH (MILES)</b>
FREISTADT	145 TO TOWN LINE RD	Y	Y	3.5
MAIN	145 TO DIVISION	Y	Y	1
PILGRIM	145 TO COUNTY LINE	Y	Y	2.5
MEQUON	MONGOMERY TO MAPLE	Y	Y	2
MAPLE	APPLETON TO CEDAR	Y	Y	5.25
WASAUKEE	FREISTADT TO TRILLIUM WAY	Y	Y	1
OAK LANE	175 TO WILLOW CREEK	Y	Y	1
APPLETON AVE	COUNTY LINE TO LANNON	Y	Y	1.5
WILLOW CREEK	175 TO AMY BELLE	Y	Y	1
DONGES BAY	WASAUKEE TO DIVISION	Y	Y	3
DIVISION	MEQUON TO COUNTY LINE	Y	Y	2
<b>TOTAL</b>				<b>23.75</b>

<b>STREET NAME</b>	<b>LOCATION DESCRIPTION</b>	<b>CENTER</b>	<b>EDGE</b>	<b>LENGTH</b>
FREISTADT ROAD	TOWN LINE RD TO WASAUKEE	Y	Y	6
HOLY HILL ROAD	41/45 TO DIVISION	Y	Y	3
MAIN STREET	145 TO DIVISION	Y	Y	1
PILGRIM ROAD	FREISTADT TO COUNTY LINE	Y	Y	3
MEQUON ROAD (HWY 167)	MONGOMERY TO 41/45	Y	Y	4.25
MAPLE ROAD	APPLETON TO CEDAR	Y	Y	5.25
WASAUKEE ROAD	MEQUON ROAD TO TRILLIUM WAY	Y	Y	0.5
GOLDENDALE ROAD	145 TO MEQUON	Y	Y	3.5
APPLETON AVENUE	COUNTY LINE TO LANNON	Y	Y	1.5
WILLOW CREEK ROAD	175 TO AMY BELLE	Y	Y	1
DONGES BAY ROAD	WASAUKEE TO DIVISION	Y	Y	3
BONNIWELL ROAD	DIVISION TO COUNTRY AIRE	Y	Y	2
MEQUON ROAD	175 TO LANNON	Y	Y	2
DIVISION ROAD	MAIN TO COUNTY LINE	Y	Y	2.5
DIVISION ROAD	FREISTADT TO 145	Y	Y	0.25
PLEASANT VIEW DRIVE	FREISTADT TO BONNIWELL	Y	Y	2
LOVERS LANE	PLEASANT VIEW TO MARY BUTH	Y	Y	1
MARY BUTH LANE	FREISTADT TO HIGHLAND	Y	Y	1
OAK LANE	175 TO WILLOW CREEK	Y	Y	1
SQUIRE DRIVE	MEQUON TO MAIN STREET	Y	N	0.5
HIGHLAND ROAD	MARY BUTH TO WASAUKEE	Y	Y	0.5
ROCKFIELD ROAD	DIVISION TO PLESANT VIEW	Y	Y	1.5
LOVERS LANE	MAPLE TO 145	Y	Y	0.75
PARK AVENUE	145 TO MAIN	Y	N	0.25
<b>TOTAL</b>				<b>47.25</b>
		<b>TOTAL COST:</b>	<b>\$61,425.00</b>	

STREET NAME	LOCATION DESCRIPTION	CENTER	EDGE	LENGTH
FREISTADT ROAD	TOWN LINE RD TO WASAUKEE	Y	Y	6
HOLY HILL ROAD	41/45 TO DIVISION	Y	Y	3
MAIN STREET	145 TO DIVISION	Y	Y	1
PILGRIM ROAD	FREISTADT TO COUNTY LINE	Y	Y	3
MEQUON ROAD (HWY 167)	MONGOMERY TO 41/45	Y	Y	4.25
MAPLE ROAD	APPLETON TO CEDAR	Y	Y	5.25
WASAUKEE ROAD	MEQUON ROAD TO TRILLIUM WAY	Y	Y	0.5
GOLDENDALE ROAD	145 TO MEQUON	Y	Y	3.5
APPLETON AVENUE	COUNTY LINE TO LANNON	Y	Y	1.5
WILLOW CREEK ROAD	175 TO AMY BELLE	Y	Y	1
DONGES BAY ROAD	WASAUKEE TO DIVISION	Y	Y	3
BONNIWELL ROAD	DIVISION TO COUNTRY AIRE	Y	Y	2
MEQUON ROAD	175 TO LANNON	Y	Y	2
DIVISION ROAD	MAIN TO COUNTY LINE	Y	Y	2.5
DIVISION ROAD	FREISTADT TO 145	Y	Y	0.25
2025 ARIP - PLEASANT VIEW DRIVE	FREISTADT TO BONNIWELL	Y	Y	0
PIONEER ROAD	COUNTRY AIRE TO JURISDICTION	Y	Y	1
CEDAR LANE	MAPLE TO DIVISION	Y	Y	1
CEDAR LANE	COUNTRY AIRE TO WASAUKEE	1	1	1
HILLTOP DRIVE	175 TO FREISTADT	Y	Y	2
COUNTRY AIRE DRIVE	PIONEER TO BONNIWELL	Y	Y	1
COUNTRY AIRE DRIVE	FREISTADT TO FOND DU LAC	Y	Y	1.5
RIVER LANE	FREISTADT TO (S) OF MEQUON	Y	Y	1
WESTERN AVENUE	MAIN TO MEQUON	Y	Y	0.5
LILAC LANE	MAPLE TO DIVISION	Y	Y	1
BONNIWELL ROAD	SHADOW BRIDGE TO GOLDENDALE	Y	Y	1.25
<b>TOTAL</b>				<b>50</b>
		<b>TOTAL COST:</b>		<b>\$65,000.00</b>

# VILLAGE OF GERMANTOWN



- EVERY YEAR
- ODD YEAR
- EVEN YEAR

VILLAGE OF  
GERMANTOWN  
ROADWAY STRIPING  
JULY 2024

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Purchase two zero turn mowers from Bobcat Plus, Inc. for an amount not to exceed \$31,337.24. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

As part of the 2026 Parks Department capital budget, \$36,000.00 was allocated to purchase two zero-turn mowers. The purchase request was made to maintain our current replacement schedule. The typical mower is in our fleet for 9 years and averages 2000 hours when being replaced. The new mowers will be a direct replacement for aging units that are close to the end of their service life.

Staff requested proposals from three area suppliers and the results are listed below. Please note that for the small difference in price, the village has an excellent relationship with Bobcat Plus, which is right in Butler. Rock River Power Sports in located in Johnson's Creek.

Rock River Power Sports: \$31,178.68

Bobcat Plus Inc: \$31,337.24

Barton Small Engine Sales & Service. \$37,818.64

ATTACHMENT:

1. Bobcat plus ZT7000 EFI Engine with Tweels Final Quote

STAFF RECOMMENDATION:

Staff recommends purchasing two ZT7000 zero turn mowers from Bobcat Plus Inc. for an amount not to exceed \$31,337.24. Staff requests a positive recommendation from the Public Works and Highway Committee to the Village Board. If approved, funding shall be allocated from 40564000-591000.

ACTION BY COMMITTEE:



Quotation Number: **MA1620067**  
 Quote Sent Date: **Jan 22, 2026**  
 Expiration Date: **Feb 21, 2026**  
 Prepared By: **Meghan Arnold**  
 Phone: +12626176352  
 Email: marnold@bobcatplus.com

Customer  
**VILLAGE OF GERMANTOWN**

Contact  
**Matt Kolbow**  
 Phone: +1 262 253 8257

Dealer  
**Bobcat Plus, Inc, Butler, WI**  
 12411 WEST SILVER SPRING DRIVE  
 BUTLER, WI, 53007-1002

Item Name	Item Number	Quantity	Price Each	Total
<b>ZT7000 Zero Turn Riding Mower</b>	M6228	1	16,093.00	16,093.00
<b>Standard Equipment:</b>				
Engine: Kawasaki FX801V Gas Engine (61" & 72" Deck) Deck: AirFXTM Cutting System Air-Gap Baffles XL Grass Discharge Chute Front bull-nose designed Deep profile Adjustable front lips Cast Iron Spindle Assemblies Engine Compartment: Rotating rear bumper 2 inch hitch receiver Tires: Drive Tires: 26 x 12 - 12 OTR Caster Tires: 15 x 6.5 - 6 No Flat OTR				
Transmission: Hydro-Gear™ ZT-5400 2-Speed Hydrostatic Transaxle Operator Platform: Instrumentation: Fuel Gauges, Hour meter and PTO Throttle and Choke Cables 12 V Plug Outlet Key Switch Front Mounted Light Extra High Back Full Mechanical Suspension Seat Padded Arm Rest Fore/Aft Adjustment Seat Belt Roll Over Protective Structure (ROPS) meets OSHA 1928.51 & 1928.52 Meets standard ANSI/OPEI B71.4 Anti-Vibration Foot Plate Operator Controls: Hand Deck Lift Assist Adjustable Foot Deck Lift Assist Height of Cut Tethered Pin Adjustable Control Levers Fore/Aft/Up/Down Warranty: 36 months, or 2000 hours whichever occurs first				
<b>61" Deck Package with EFI Engine</b>	M6228-P01-C03	1	1,118.00	1,118.00
<i>Included:</i> Kawasaki FX1000V EFI Engine 61" Side Discharge Mower Deck, Bobcat Seat,				
<b>Wheel 26 X 12 - 12 Tweel</b>	46901967	2	923.99	1,847.98
<b>Total for ZT7000 Zero Turn Riding Mower</b>				<b>19,058.98</b>
Quote Subtotal				19,058.98
Dealer PDI				800.00
Destination Charges				500.00
Dealer Assembly Charges				0.00
<i>Sourcewell Discount</i>				-4,690.36
Sales Total before Taxes				15,668.62
Taxes				0.00

	<b>Quote Total - USD</b>	<b>15,668.62</b>
--	--------------------------	------------------

**Notes:** Village of Germantown ZT7000 EFI Engine and Tweels

<b>Customer Acceptance:</b>	
Quotation Number: MA1620067	Purchase Order: _____
<b>Authorized Signature:</b>	
Print: _____	Sign: _____
Date: _____	Email: _____ Tax Exempt: Y <input type="checkbox"/> / N <input type="checkbox"/>

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Purchase of a scissors lift from Yes Equipment Services for \$21,647.80. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

As part of the 2026 Buildings & Grounds operating budget, \$25,000.00 was allocated to purchase a scissors lift. This lift is necessary to maintain many of the mechanical facilities at the new DPW facility, many of which are near the ceiling. Currently, when mechanical maintenance is performed, contractors have a rented scissors lift delivered to our facility ahead of the work taking place. These costs are passed on directly to the Village through contractor invoicing. Having a scissors lift on site will allow both DPW staff and contractors to do the work necessary to maintain our facility. Rented lifts have been utilized at other facilities for previous mechanical repairs. While this lift will be stationed at the DPW, it can be easily moved to the library, fire station and police department to offset future rental costs at these facilities as well.

Ahead of time, staff researched scissors lift specifications to verify it will meet the needs of the facility. Staff contacted area vendors for pricing and the pricing is list below for review.

Yes Equipment Services: \$21,647.80

Fabick – Cat \$21,960.00

Ideal Crane Rental: \$23,900.00

ATTACHMENT:

1. Village Germantown New JLG 2632ES

STAFF RECOMMENDATION:

Staff recommends purchasing one JLG 2632ES scissor lift from Yes Equipment Services, for an amount not to exceed \$21,647.80. If approved, funding shall be allocated from the buildings & grounds non-borrowed capital account: 10563000-591000.

ACTION BY COMMITTEE:



January 27, 2026

Matt Kolbow  
 Village of Germantown  
 W130N10200 Town 9 Parkway  
 Germantown, WI 53022

Dear Matt,

We are pleased to offer our proposal for One (1) New JLG 2632ES Scissors Lift Aerial Work Platform Vehicle.

Specifications and Features:

Model: JLG 2632ES                      **New Units**  
 Capacity: 500lbs  
 Capacity Deck Extension: 250lbs  
 Working Height: 31' 6"  
 Maximum Platform Height: 25'6"  
 Base Width: 32"  
 Overall Length: 94"  
 Overall Height: 84"  
 Platform Size: 25.4" Wide x 84" Long Non-skid Steel Deck  
 Roll-out Platform Extension: 35"  
 Battery Operation: 24 Volt, 110 v AC to Platform  
 Gradeability: 25%, Emergency Shut-off at Platform and Base  
 Tires: Non-marking, Automatic Pothole Protection, Tilt Sensors  
 Charger: Industrial Grade with Deep Cycle Batteries  
 Tilt Alarm, Descent Alarm, Electric Horn, Battery Indicator and Hour Meter Gauges  
 Infinite Proportional Drive and Lift Controls, Complies with all OSHA/ANSI Standards  
 Turning Radius (Outside): 69"  
**PRICE** ..... **\$21,647.80**

**Warranty: 1 Year Warranty**

F.O.B. Delivered

Terms: Payment Upon Receipt of Equipment      Tax: Subject to Wisconsin Sales Tax

We wish to thank you for the opportunity to quote and trust we will have the pleasure of placing this equipment in your service.

Sincerely,  
**YES EQUIPMENT & SERVICES, INC.**

*David Krenzien*

David Krenzien  
Major Account Manager

Accepted in lieu of formal purchase order

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: A three-year HVAC service agreement with Martin Peterson Company for a total of \$38,260.00 and a first year cost of \$12,850.00. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Because the DPW facility is no longer under a construction warranty, an HVAC preventive maintenance agreement is necessary for the facility. The HVAC equipment at the DPW facility consists of air handlers, VAV-units, make-up air units and exhaust fans. The aforementioned equipment is monitored and operated by an automated controls system. The proposed agreement includes inspections and testing for all mechanical equipment and also includes controls system maintenance. Staff solicited pricing from area contractors for a 3-year preventive maintenance agreement and the results are listed below. Any repair that is not considered preventive would be billed separately. By entering this agreement, the Village realizes a cost savings of 10% in our hourly "street rate" for work necessary outside of the agreement.

Martin Petersen: \$38,260.00 (over the life of the 3-year agreement). Yr#1 \$12,850.00, Yr#2 \$12,517.00 Yr#3 \$12,893.00

PremiStar: \$63,744.00 (over the life of the 3-year agreement). Yr#1 \$20,832.00, Yr#2 \$21,144.00 Yr#3 \$21,768.00

Lee Mechanical: \$67,938.00 (over the life of the 3-year agreement). Yr#1 \$21,980.00, Yr#2 \$22,639.00 Yr#3 \$23,319.00

ATTACHMENT:

1. HVAC Maintenance Bid Tab

STAFF RECOMMENDATION:

Staff recommends a 3-year maintenance agreement with Martin Petersen Company to perform all necessary preventive HVAC maintenance at the DPW facility for an amount not to exceed \$38,260.00 and to forward this request onto the Village Board with a positive recommendation. If approved, funds shall be allocated annually from the buildings & grounds operating budget: 10563000-551800.

ACTION BY COMMITTEE:



GERMANTOWN DPW HVAC MAINTENANCE AGREEMENT B

Proposals Including the Cost of a					
Contractor	Year 1	Year 2	Year 3	Total Contract Cost	Preferred Service Rate (per hour):
Martin Petersen Company, Inc.	\$ 12,850.00	\$ 12,517.00	\$ 12,893.00	\$ 38,260.00	\$10 off hourly labor rate
PremiStar	\$ 20,832.00	\$ 21,144.00	\$ 21,768.00	\$ 63,744.00	\$ 145.80
Lee Mechanical	\$ 21,980.00	\$ 22,639.00	\$ 23,319.00	\$ 67,938.00	\$ 144.00

Proposals Discounted For Lift Provided b					
Contractor	Year 1	Year 2	Year 3	Total Contract Cost	Preferred Service Rate (per hour):
Martin Petersen Company, Inc.	\$ 12,850.00	\$ 12,517.00	\$ 12,893.00	\$ 38,260.00	\$10 off hourly labor rate
PremiStar	\$ 17,363.00	\$ 17,624.00	\$ 17,782.00	\$ 52,769.00	\$ 145.80
Lee Mechanical	\$ 20,440.00	\$ 21,119.00	\$ 21,779.00	\$ 63,338.00	\$ 144.00

BID TABULATION

Lift	
Service Parts Discount (%)	Notes:
10%	Overtime charges do not apply to "maintenance customers" for emergency service
10%	1 year warranty on parts and labor.
10%	30 day warranty on parts and labor. Customer provided lift, deduct \$385.00 from each inspection (4 per year)

Questions I am waiting for answers on  
 1. hourly rate of service  
 2. Provided lift discount

y Customer	
Service Parts Discount (%)	Notes:
10%	Overtime charges do not apply to "maintenance customers" for emergency service
10%	
10%	

Do not know if there is a discount for p

roviding th

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Purchase of a Trimble R580 Global Navigation Satellite System (GNSS) unit from Seiler Geospatial for \$18,291.44. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

### SUMMARY EXPLANATION:

This is the budgeted upgrade for the existing unit used by the Public Works Engineering Division. The new unit will have improved technology for better accuracy, but most importantly will be much more efficient to use in the field. The current unit is nearly 20 years old and has difficulty acquiring signals which makes surveying extremely slow.

### ATTACHMENT:

1. Village of Germantown R580 Rover only revised 20260130

### STAFF RECOMMENDATION:

Staff recommends approval of the purchase of a Trimble R580 GNSS unit from Seiler Geospatial for \$18,291.44.

### ACTION BY COMMITTEE:

**Contact Name:** Jake Sajdak  
**E-mail:** jsajdak@germantownwi.gov  
**Phone:** 12622504726  
**PO number:** Jake Sajdak

**Date Issued:** 01/30/26  
**Expiration Date:** 04/11/26

**Ship To:** Village of Germantown, WI  
 Village Hall N112 W17001 Mequon  
 Road P.O. Box 337  
 Germantown, WI 53022  
 United States

**Bill To:** Village of Germantown, WI  
 Village Hall N112 W17001 Mequon  
 Road P.O. Box 337  
 Germantown, WI 53022  
 United States

Quantity	Part Number	Description	List Price	Sale Price	Subtotal
1.00	R580-111-00	 Trimble R580, single receiver Trimble R580 receiver kit includes: 199020-01 GNSS Receiver- R580 74408-00 Cable USB mini-B 192670-25 Two Batteries BPack,Li-Ion,INDUS,2S1P 7.2V, 2200mAHr R580-GEO-OPT-001-00 Trimble R580 Option - Standard Receiver Firmware (Geospatial)  Add receiver configuration and 101070-00-01 for dual charger cable and power supply	\$2,808.00	\$2,471.04	\$2,471.04
1.00	R580-CFG-001-43	Trimble R580 Configuration Level - 1 cm R580-OPT-001-21 Triple Frequency Tracking R580-OPT-001-24 QZSS R580-OPT-001-25 GLONASS R580-OPT-001-26 Beidou R580-OPT-001-27 Galileo R580-OPT-001-31 Precision level max/max R580-OPT-001-32 Trimble Data Collector support R580-OPT-001-51 NMEA	\$13,785.20	\$11,664.80	\$11,664.80
1.00	PCUSTOM	1520 CASE	\$300.00	\$264.00	\$264.00
1.00	101071-00-01	Trimble Geospatial Accessory - Power Supply and Power Cord for Dual Battery Charger (North America)  Wisdot Pricing 2025-2026	\$156.00	\$132.00	\$132.00
1.00	ADLS-GNSS2-BNDLE-STK	TP Premium - R750 or R580 GNSS, 5 Years w/Firmware  Wisdot Pricing 2025-2026	\$2,420.00	\$2,129.60	\$2,129.60
1.00	EWLS-TA-LOYAL-STOCK	TPP - Loyalty Program - Trimble Access (12 month expiration)  Serial Number: DAD181402070  Wisdot Pricing 2025-2026	\$1,630.00	\$1,630.00	\$1,630.00



# Sales Quotation

Quote Number: 00120580

**Total Price: \$18,291.44**

**This is not an invoice:** Applicable sales tax and/or shipping charges will apply. This product and/or associated accessories may be subject to export controls under United States law and must not be exported or re-exported without prior authorization from either the United States Department of State or Commerce, as applicable.

Scheduled delivery times could be delayed due to vendor supply. Please communicate with your Seiler sales representative to ensure your timeline needs can be met before signing this quotation.

Notwithstanding any prices quoted in this Sales Quotation, the price of the goods and equipment identified herein shall be immediately increased upon the implementation of any new tariff, duty, tax, or similar governmental charge (collectively, "Tariff"), or modification of an existing Tariff, by any governmental authority that results in an increase in Seiler's cost of acquiring, producing, and/or delivering such goods and equipment. The price increase shall be in an amount equal to the increase in Seiler's cost of acquiring, producing, and/or delivering the goods and/or equipment attributable to the Tariff. Seiler shall provide you with written notice of the price increase as soon as practicable after the Tariff is instituted. Any such increase shall apply to all goods and equipment covered by this Sales Quotation that has not yet been delivered as of the date of the notice. If the elimination or reduction of a Tariff results in a decrease in Seiler's cost of acquiring, producing, and/or delivering such goods and equipment, Seiler shall reduce the prices of the goods and/or equipment in this Sales Quotation, so impacted by the decrease in Seiler's cost of the goods and/or equipment attributable to the elimination or reduction of the Tariff.

### Please Contact Us:

**Name:** Steve Grady  
**Address:** 9755 Airways Court  
Franklin  
WI, 53132  
United States  
**Phone:** (414) 423-0780  
**Mobile:** (262) 219-2952  
**E-mail:** sgrady@seilerinst.com

**Terms:**  Net 30  Credit Card  Financing

Net 30 upon approved credit application. Please inquire to sales rep on financing options available.

A 3.5% surcharge applies to all debit and credit card transactions, and a 5% surcharge applies to American Express (AMEX) payments.

This Sales Quotation is subject to and governed by the Terms and Conditions of Sale referred to at <https://www.seilergeo.com/general-terms-and-conditions/> which are hereby incorporated into this Quotation by reference. Any terms and conditions contained in any purchase order, order confirmation, or other document or communication you send or provide to Seiler which are in addition to or different from those set forth in said Terms and Conditions of Sale found at the above-link which are not separately agreed to by Seiler in writing are hereby considered material, objected to, and shall be null, void, and of no force or effect.

This Sales Quotation is subject to the [Seiler Maximum Liability and Indemnification Agreement](#), version 041421. By signing this Sales Quotation, you are also agreeing to be bound by the terms and conditions of that Agreement.

Your signature below acknowledges acceptance of terms and conditions of this quote. Please sign and return via email or fax.

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Name:** \_\_\_\_\_ **Title:** \_\_\_\_\_

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Wastewater Utility Lift Station 6 Land Acquisition (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

The acquisition of land to relocate Lift Station 6 has been part of the wastewater utility budget for several years. In 2026, it was re-approved for up to \$1,200,000.

The Wastewater Utility is interested in securing the parcel on the west bank of the Menomonee River on County Line Road. Lift 6 currently resides on the east bank of the Menomonee River, in the right-of-way adjacent to County Line Road and south of the Buffalo Wild Wings Restaurant. The reason for interest in this land is 4-pronged:

1. The capacity of the lift station is confined in the current location. The need to grow in the future, based on development, is not possible. Development in that watershed is likely in the coming years.
2. The lift station has not had a major rehab in 20+ years and, absent rebuilding it on the other side of the river, that rehab project will need to become part of the 5-10 year plan. In addition to anticipated mechanical and control upgrades, the well in Lift 6 is a steel structure that has a defined period of life that will also need to be addressed. That will make the rehab of Lift 6 essentially a replacement.
3. Development around Lift 6 has caused it to sit at a low point where it is at risk of flooding. This was acutely witnessed in August 2025 when emergency measures narrowly saved Lift 6 from being a total loss to flooding. The proposed location across the river sits higher and is not as prone to flooding.
4. The relocation of Lift 6 could allow for the elimination of Lift 3 which could allow for operational savings, but more importantly one less point of failure in the system.

ATTACHMENT:

STAFF RECOMMENDATION:

Staff are requesting a positive recommendation of the land acquisition moving forward to the Public Works and Highways Committee.

ACTION BY COMMITTEE:

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Presentation

ITEM TITLE: Water Supply Service Area Plan (WSSAP) Review (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

### SUMMARY EXPLANATION:

State of Wisconsin DNR regulation NR854 required certain water utilities to create a Water Supply Service Area Plan (WSSAP) by the end of 2025. The Germantown Water Utility Plan has been drafted, and we now anticipate it moving through the approval process. That will start with the Utility Advisory Committee, followed by the Public Works and Highway Committee and then at a publicly noticed hearing at the Village Board.

The plan is a study on sources of supply for the Village and is intended to look 10 years into the future using an analysis of current supply, anticipated development, land uses, etc.

Ultimately, the plan determined that, based on current supply and projected development, there may be a need for an additional well at some point in the 10-year window. The Water Utility currently has two options for a new well location:

- The addition of a deep well in the high pressure zone at the Well 12 location.
- The addition of a well in the primary zone near County Line Road and Lannon Road.

Alternatively, alternate sources previously evaluated may be evaluated again.

Though state regulations do not require examination of storage facilities, the analysis provided some insight into that issue as well. Again, depending on development, another tower may be necessary in the high pressure zone in same 10-year window.

### ATTACHMENT:

1. Germantown NR 854 WSSAP Report (01-08-2026)

### STAFF RECOMMENDATION:

Staff are requesting a positive recommendation of the WSSAP to the Public Works and Highway Committee.

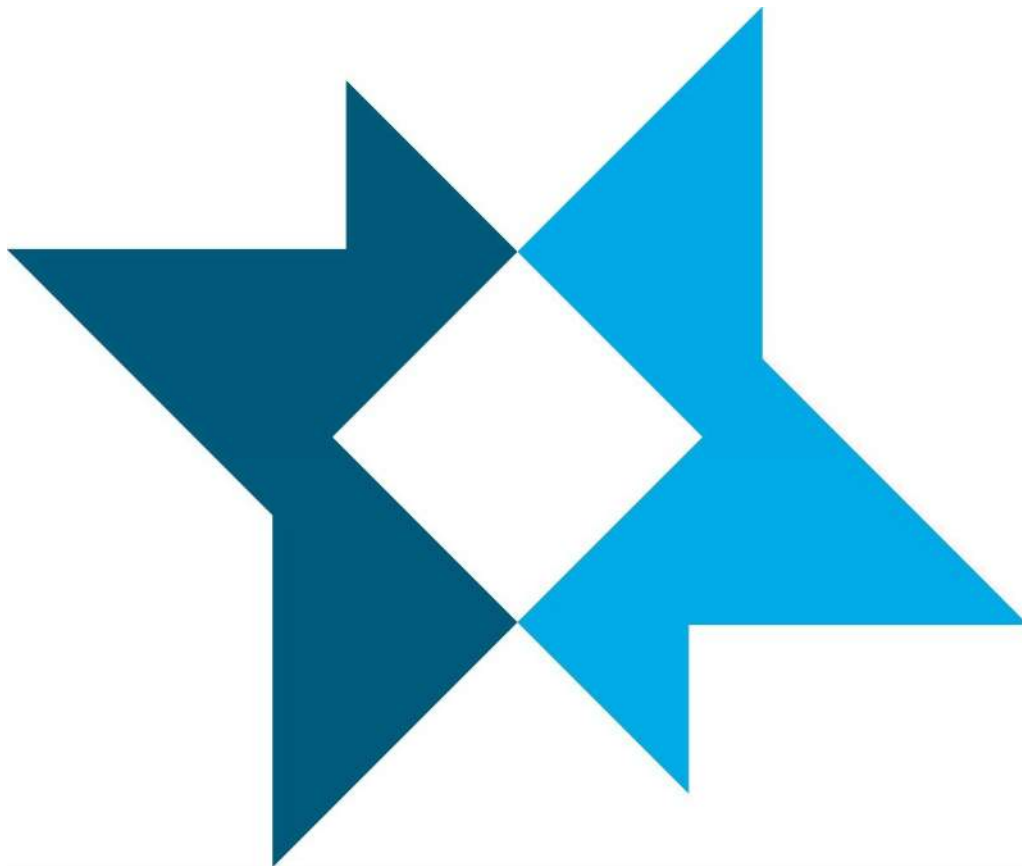
### ACTION BY COMMITTEE:





Plan

# Water Supply Service Area Plan (WSSAP)



## Village of Germantown

Washington County, Wisconsin

December 2025

Project ID: 25G018.03

Solving our clients' toughest  
science and engineering challenges.

# Water Supply Service Area Plan

Project ID: 25G018.23

Prepared for  
**Village of Germantown**  
N112 W17007 Mequon Road  
Germantown, WI 53022

Prepared by  
**Foth Infrastructure & Environment, LLC**

December 2025

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(414) 336-7900 • foth.com

# Water Supply Service Area Plan

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- Appendix A 2014 – 2024 Top 10 Water Users
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# Water Supply Service Area Plan (WSSAP)

## Executive Summary

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### Purpose

Wisconsin law requires communities serving a population over 10,000 people that withdraw water from waters of the State to prepare a Water Supply Service Area Plan (WSSAP) by the end of 2025. The purpose of this plan is to help the Germantown Water Utility ensure they can meet water demands for the next 10 years. This is accomplished through a high-level analysis of the existing and anticipated future water supply and storage facilities.

### Existing Water System

Germantown's water system is comprised of six (6) groundwater wells, two (2) water treatment facilities, four (4) elevated storage tanks, one (1) booster station, and three (3) pressure reducing valve vaults. An additional groundwater well will be placed into service in January 2026. The water distribution system provides a means of transporting and distributing water from the water treatment plants and wells to the utility customers. Within Germantown's water system, there are three pressure zones including the Primary Pressure Zone, the Low/Reduced Pressure Zone, and the High/Boosted Pressure Zone. The majority of the infrastructure is within the Primary Pressure Zone, but the system can provide water between the three zones.

### Water Quality

Raw water quality is generally good with the exception of radium and iron being present in some of the water captured from the wells. Treatment is completed prior to the water entering the distribution system. All treatment points are regularly monitored to ensure water entering the distribution system meets all state and federal requirements for consumption.

### Current Water Use

Germantown's average day water demand is approximately 2.1 million gallons per day with a maximum daily demand of approximately 4.2 million gallons/day.

### 2035 Water Use Projections

Germantown's average day water demand in 2035 is projected to be approximately 3.0 million gallons per day with a maximum daily demand of approximately 6.0 million gallons/day.

### WSSAP Recommendations

Based on the supply analysis, the Village will have sufficient supply through the 10-year planning period. In 2035, the combined reliable supply capacity is anticipated to be at 98%. In addition, the High/Boosted Pressure Zone would have a supply deficit in the event of failure of the booster station supply or discharge main. It is recommended that the Village continue planning for two (2) additional deep wells. One will be located in the Primary Pressure Zone and the second in the High/Boosted Pressure Zone. The Village should also plan for an elevated storage tank in the High/Boosted Pressure Zone. Additionally, the Village should plan to monitor water use annually and review the WSSAP a minimum of every five (5) years. Significant changes to water use may adjust the timeframe for the recommended improvements.

### Public Participation

The Village shall undertake a public participation process and invite comments before finalizing the WSSAP. All comments will be incorporated via Appendix B.

# 1. Introduction

The Village of Germantown Water Utility is a municipally owned utility that provides water service to residences and businesses within the Village’s corporate boundaries and a portion of the Village of Menomonee Falls. The Village currently obtains water from six (6) groundwater wells. A seventh (7) well will be placed into service in January 2026. The water from two (2) of the wells is treated using pressure filtration and hydrous manganese oxide (HMO) addition at the well stations prior to being discharged to the distribution system. The distribution system is separated into three (3) pressure zones.

Wisconsin State Statute s281.348 requires all public water systems serving a population of 10,000 or more that withdraw water from waters of the State to have a water supply service area plan (WSSAP) prepared by December 31, 2025. Requirements and procedures for the WSSAP, established in Wisconsin Administrative Code NR 854 (Water Supply Service Area Planning Rule), became effective On July 1, 2024. In response to the need for this plan, the Village of Germantown retained Foth Infrastructure and Environment, LLC to prepare a WSSAP to meet the requirements set forth in NR 854.

## 1.1 Purpose

The objective of the WSSAP is to develop a process that helps a water utility ensure they can adequately supply their customers over a 10-to-20-year planning period. The WSSAP is intended to be used as a planning document and is not meant to contain the level of detail required for an engineered facility plan.

The purpose of this plan is to provide background on the Village of Germantown’s existing water system and water use, develop a high-level basis of criteria required to evaluate water supply and storage requirements, and identify the required supply and storage improvements necessary to serve the Village of Germantown over the next 10-year planning period until 2035.

## 1.2 Previously Approved Plans and Agreements

In the development of the WSSAP, the Village was requested to provide all previously approved planning documents to ensure a consistent plan. Planning documents used in the development of the WSSAP include:

- ◆ Village of Germantown 2050 Comprehensive Plan, Adopted September 26, 2022.
  - Amendment No. 1 – Adopted May 15, 2023
  - Amendment No. 2 – Adopted November 20, 2023
- ◆ A Regional Water Supply Plan for Southeastern Wisconsin – Planning Report No. 52, SEWRPC, 2010.
- ◆ Community Assistance Planning Report No. 70 (2<sup>nd</sup> Edition), Sanitary Sewer Service Area for the Village of Germantown and Environs, Washington County, Wisconsin, SEWRPC, 2023, 2025.

## 1.3 Scope of Work

The Village requested preparation of a 10-year WSSAP to accomplish the objectives set forth in NR 854 of the Wisconsin Administrative Code. The primary objectives of the work are listed below:

- ◆ Provide background information on the Village of Germantown.
- ◆ Determine the estimated water service area population throughout the planning period.
- ◆ Provide a summary of existing sources of supply.
- ◆ Provide a summary of the existing water system.
- ◆ Identify water quality issues in the Village's existing sources of supply.
- ◆ Determine the Village's projected water demand throughout the planning period.
- ◆ Summarize the basis of design criteria used for evaluating supply and storage capacities.
- ◆ Evaluate alternative water sources.
- ◆ Provide recommendations for future water system improvements and water sources.
- ◆ Provide recommendations for the analysis of consistency with other plans and agreements, public participation, and submission policies.
- ◆ Prepare a report documenting all phases of the plan.

## 1.4 Location

The Village of Germantown is located in the southeast corner of Washington County, Wisconsin. The Village is located northwest of Milwaukee and approximately 10 miles west of Lake Michigan. The Village encompasses a combined area of approximately 34.45 square miles. The northern portion of the Village is primarily rural residential and agricultural. The majority of the existing urban development is located in the southern central portion of the Village. The Village is bound on the north by the Town of Jackson, on the west by the Village of Richfield, on the east by the City of Mequon, and on the south by the Village of Menomonee Falls.

## 1.5 Water Service Area

The Village of Germantown currently provides water service within the corporate boundaries of the Village of Germantown and a portion of the Village of Menomonee Falls. As part of this Study, the existing water service area was approximated based on GIS data and billing meter data. The ultimate water service area coincides with the sanitary sewer service area that is anticipated to be approved by the Milwaukee Metropolitan Sewerage District (MMSD) and the Wisconsin Department of Natural Resources (WDNR) in early 2026. The parcels currently served and the ultimate service area are shown in **Figure 1-1**. Parcels shown on the figure within the ultimate service area boundary that are not served are either not developed or are served by private wells. To determine the proposed service area at the end of the planning period, the Village Staff identified all parcels they anticipate will be developed by 2035. These areas are shown in **Figure 1-1**.

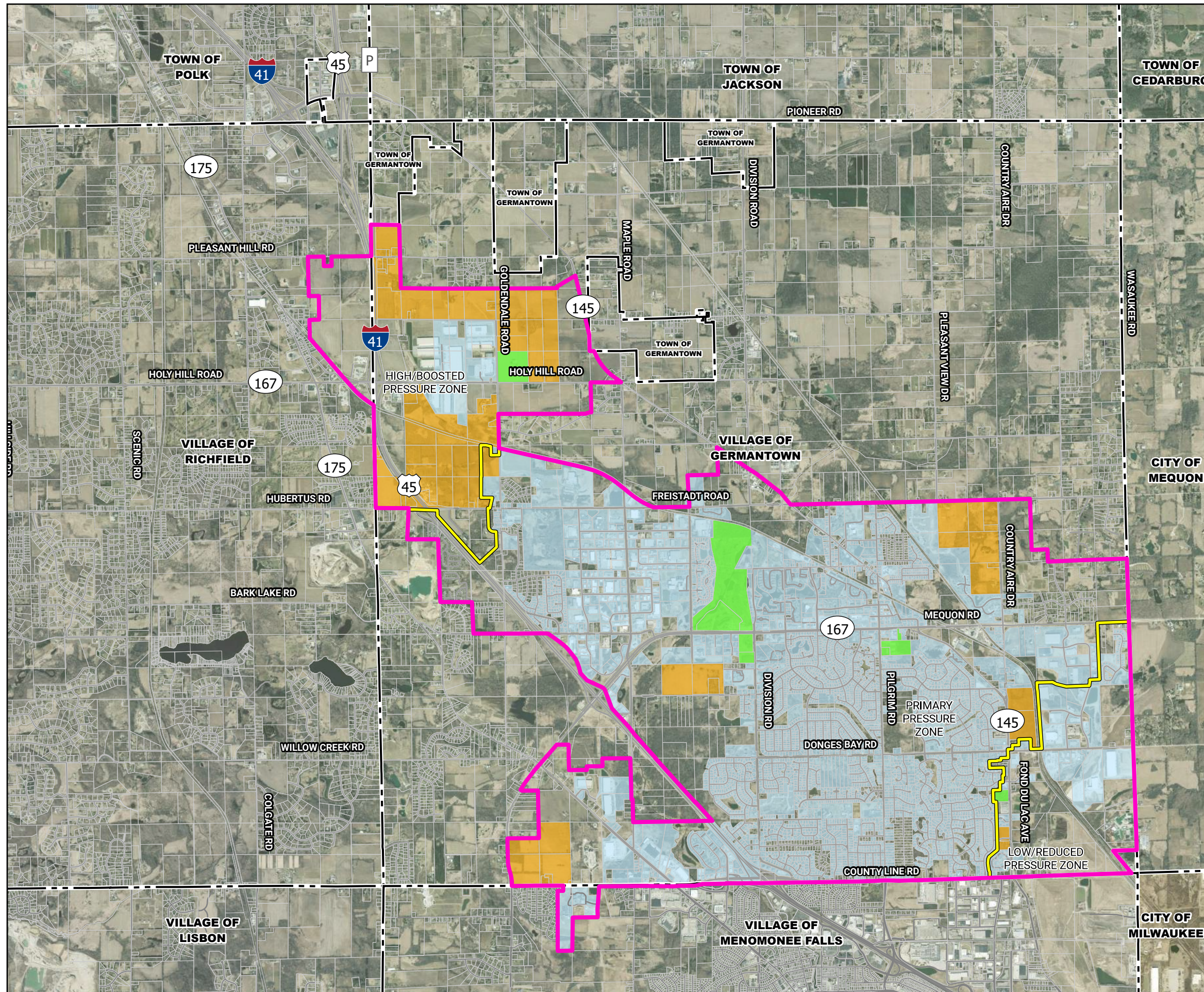
## 1.6 Land Use

Land use data, when combined with water use data, provides a basis for estimating water demands throughout the Village of Germantown. Existing land use classifications used in this report were based on current zoning information provided by the Village and are shown in **Figure 1-2**. The future land use for parcels proposed to be developed by 2035 was provided by the Village and is summarized in **Table 1-1**.

## 1.7 Population Projections

There is generally a close relationship between a community's population and water use. As a result, it can be expected that water demands will increase as the population grows. Precise

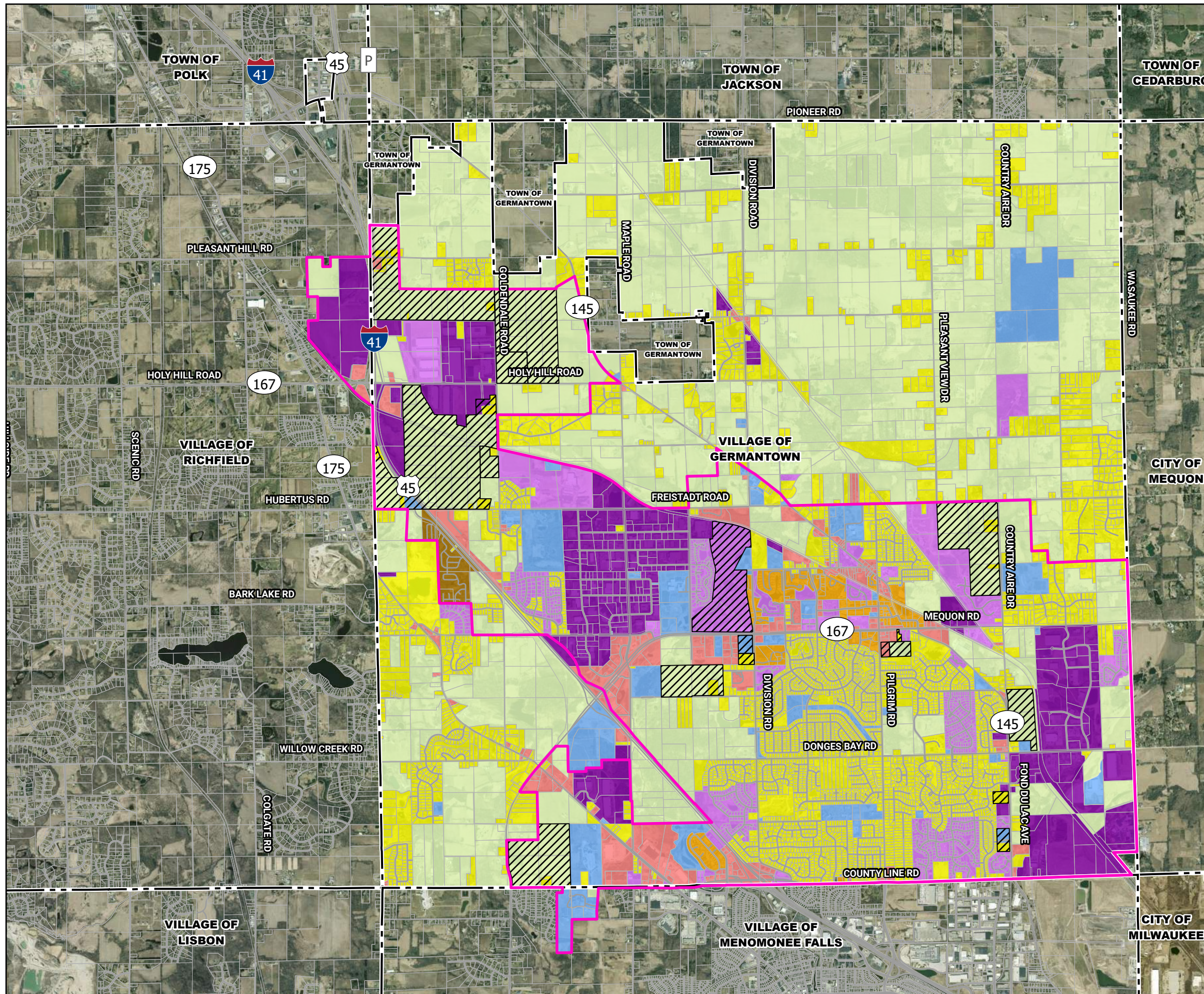
VILLAGE OF GERMANTOWN  
 FIGURE 1-1: FUTURE WATER SERVICE AREA



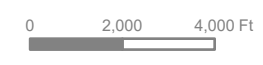
- Water Service Area
- Properties Currently Served
- 2035 Development Areas to be Served
- 2035 Development Areas Already Served
- Municipal Boundaries
- Parcels
- Roads
- Pressure Zone Boundary



VILLAGE OF GERMANTOWN  
 FIGURE 1-2: LAND USE



- Water Service Area
  - Municipal Boundaries
  - Parcels
  - Roads
- Existing Land Use
- Agriculture/Open Land
  - Residential
  - Multi-Family Residential
  - MHP Mobile Home Park Residential
  - Business
  - Industrial
  - Governmental/Institutional
  - PDD Planned Development District
  - 2035 Development and Rezoning Areas



**Table 1-1 2035 Service Area Land Use Summary**

Classification	Area (acres)		
	Existing	10 Year Planning Period	
		Add'l Dev.	Total
Low Density Residential	2,105	153	2,258
Medium Density Residential			0
High Density Residential	308	248	556
Residential Farmstead & Agriculture	230	(52)	178
Mixed Use		878	878
Commercial	664	(5)	659
Governmental/Institutional	467	(10)	457
Industrial	1,236	237	1,473
Park Open Space/Natural	4		4
<b>Total</b>	<b>5,014</b>	<b>1,448</b>	<b>6,462</b>

statistics on population and the number of dwelling units are reported by the Bureau of the Census for each decade. Population projections for each municipality in Wisconsin are developed by the Wisconsin Department of Administration (WDOA) and the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The historic population estimates and WDOA and SEWRPC population projections are shown in **Figure 1-3**.

The water service area population was estimated based on the number of residential customers that are currently served by the Village of Germantown. The water service area population shown in **Figure 1-3** does not include Village residents that are served by private wells. It was assumed that by 2050, the water service population will include all Village residents currently served by private wells.

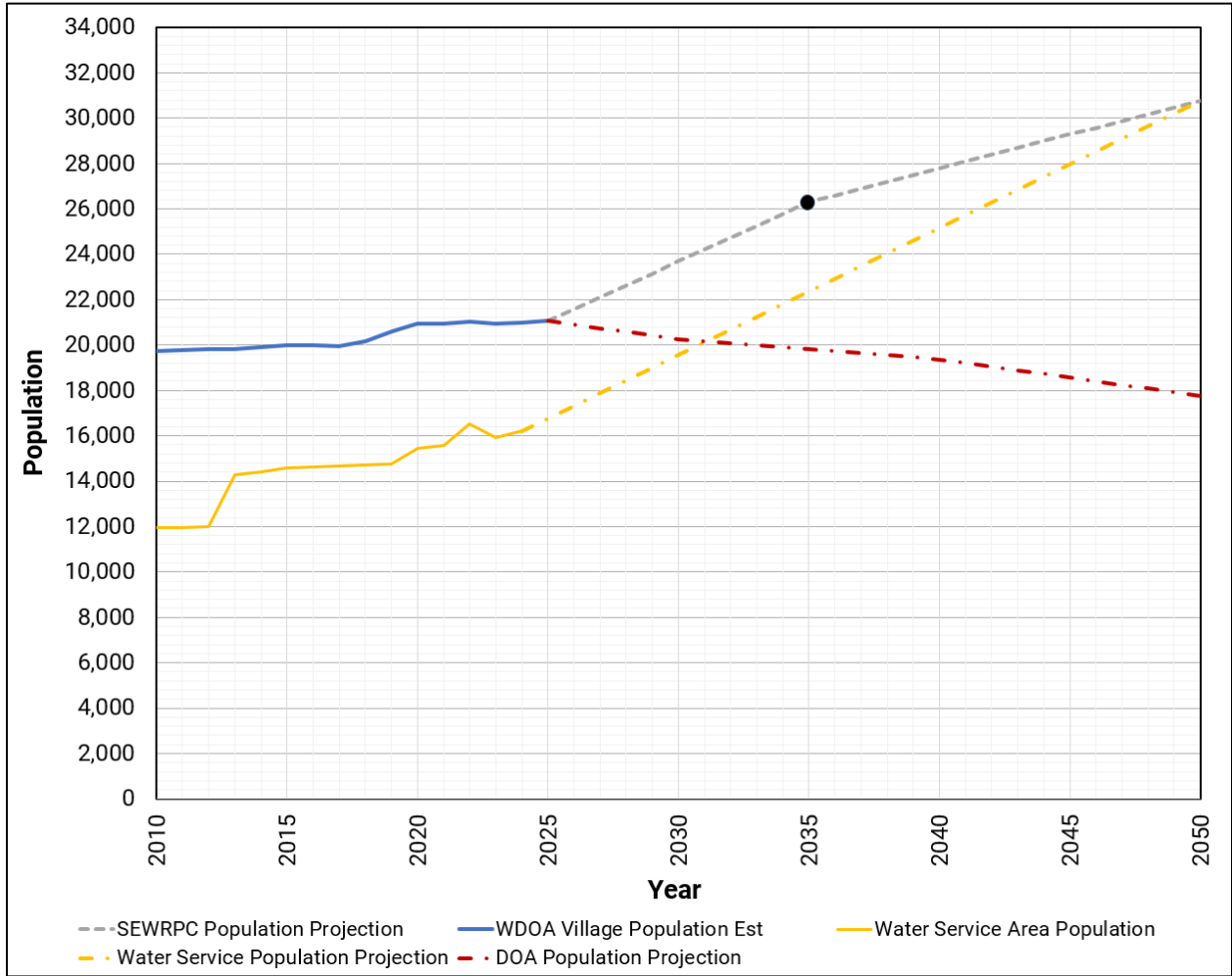
As shown, the population has increased slightly since 2010. WDOA is currently predicting that the Village’s population will begin to decline. This decline contradicts the anticipated growth previously projected by the WDOA and projected by the SEWRPC in the Village’s 2050 Comprehensive Plan. The 2035 and 2050 population, based on SEWRPC projections, is estimated to be **26,304** and **30,766** respectively.

For the purposes of this Study, the projected population of the Village will be based on SEWRPC projections. It was assumed that the growth will be linear from 2025 to 2035. The 2035 Village population and water service area population were estimated to be 26,304 and 22,400 respectively.

## **2. Sources of Supply**

As part of the requirements for NR 854, the municipality is required to evaluate alternative sources of supply. There are over 11,000 public water systems in the State of Wisconsin, of which 268 are located in Washington County. A total of seven (7) of the 268 public water systems in Washington County are classified as municipal community water systems. Surface water and groundwater are both used as sources of supply by communities in the State of Wisconsin. Typically, smaller communities have relied on groundwater sources while larger communities adjacent to major rivers, large lakes, or the Great Lakes have used surface water.

**Figure 1-3 Population Projection**



**2.1 Existing Sources of Supply**

The Village is currently supplied by six (6) groundwater wells. A seventh well (Well No. 12) will be placed in-service in January 2026. A summary of the individual well characteristics is included in **Table 2-1**. The discharge capacity of the wells is regulated by the WDNR. The WDNR approved well discharge capacities are summarized in **Table 2-2**. The average annual water withdrawal rate for each of the seven (7) wells over the past 10 years is summarized in **Table 2-3**.

**Table 2-1 Summary of Wells**

Characteristic	Well 2	Well 3	Well 4	Well 5	Well 7	Well 11	Well 12
Construction Date	12/01/64	10/01/67	06/18/75	12/22/87	05/26/94	02/28/09	11/9/21
Service Zone	Primary	Primary	Primary	Primary	Primary	Primary	High
Diameter of Inner Casing, in	16.375	14	10	12	16	16	24
Depth of Inner Casing, ft	123	531	536.5	102.4	112	617	101
Diameter of Borehole, in	15.25	13.25	10	12	19.25 & 13	15	21
Depth of Borehole, ft	342	1,282	1,271	40	370	1,401	394
Static Water Level <sup>(a)</sup> , ft	9	188	260	1	4.5	326	58
Pumping Water Level <sup>(a)</sup> , ft	63	320	485	19	87.3	528	86
Specific Capacity <sup>(a)</sup> , gpm/ft	9.3	7.6	1.6	44.4	8.5	3.7	28.6
Well Pumping Rate <sup>(a)</sup> , gpm	500	1,001	357	800	700	751	800

(a) As reported on the Well Construction Reports.

**Table 2-2 WDNR Approved Well Capacities**

Well	WDNR HiCap Well I.D.	Approved Pump Capacity (gpm)	Approval Date	Maximum Monthly Approved Withdrawal (gpd)
Well 2	BH245	500	10/12/1962	720,000
Well 3	BH246	680	3/30/1967	979,000
Well 4	BH247	500	6/18/1975	604,000
Well 5	BH277	1,100	9/3/1987	1,224,000
Well 7	HN169	1,200	8/25/1993	1,728,000
Well 11	WJ910	750	5/12/2008	1,080,000
Well 12	AAJ181	800	9/7/2021	691,000
<b>Maximum Average Monthly Withdrawal</b>				<b>6,418,600</b>
<b>Maximum Reliable Monthly Withdrawal</b>				<b>4,690,600</b>

**Table 2-3 Average Well Withdrawal Rates**

Well	Average Daily Withdrawal (000's gpd)											Average	
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	000's gpd	gpm
2	155	156	198	200	219	182	224	220	179	177	183	190	132
3	231	293	301	218	62	264	349	364	288	243	257	261	181
4	207	245	249	236	270	185	325	172	231	248	248	238	165
5	569	552	388	378	397	333	382	451	422	452	358	425	295
7	611	742	658	543	631	536	691	625	498	526	366	584	406
11	535	305	289	259	347	284	189	232	289	331	321	307	213
12	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>2,308</b>	<b>2,292</b>	<b>2,083</b>	<b>1,833</b>	<b>1,926</b>	<b>1,785</b>	<b>2,160</b>	<b>2,064</b>	<b>1,905</b>	<b>1,976</b>	<b>1,733</b>	<b>2,006</b>	<b>1,393</b>

## 2.2 Alternate Water Supply Sources

Alternative water sources near the Village of Germantown evaluated for this Study include surface water, groundwater wells, and connections to neighboring water systems. The following are summaries of the alternative water sources for the Village of Germantown.

### 2.2.1 Surface Water Supply Source

The significant surface waters in the vicinity of the Village of Germantown include the Menomonee River and Lake Michigan. The Menomonee River is not viewed as a suitable source of supply for the Village of Germantown and is not being considered as an alternative supply source. Lake Michigan is the source of supply for numerous communities in eastern Wisconsin and is considered a suitable source of supply for the Village of Germantown.

### 2.2.2 Groundwater Supply Source

Groundwater serves as the primary source of supply for all seven (7) of the municipal community water systems in Washington County, including the Village of Germantown. There are three (3) primary groundwater aquifers in the vicinity of the Village including the Quaternary-age sand and gravel (Sand and Gravel Aquifer), Silurian-age Niagara Formation (Niagara Aquifer), and the Ordovician-age and Cambrian-age sandstone formations (Sandstone Aquifer). The bedrock geology and known aquifers in the vicinity of Washington and Ozaukee Counties are shown in **Table 2-4**.

The Sand and Gravel Aquifer consist of outwash, glacial-lake deposits, or alluvium. The thickness of the Sand and Gravel Aquifer varies based on location and is primarily considered an adequate aquifer in areas west of the Village of Germantown. Generally, the Sand and Gravel Aquifer is not considered an adequate source of supply in the vicinity of the Village.

The Niagara aquifer in the vicinity of the Village of Germantown is predominantly comprised of dolomite rock. The Niagara Aquifer can be locally confined; however, it is often hydraulically connected to the overlying Sand and Gravel Aquifer. Groundwater flow and availability within the Niagara is often dependent on local horizontal and vertical fracturing, typical of dolomite aquifers; however, more recent studies have shown that porous coarse-grained stratigraphic units, specifically the Racine Formation and Mayville Formation (lowest formation in the aquifer), can significantly contribute to well yield. The Niagara and underlying sandstone aquifers are separated by the Maquoketa shale formation, which is considered a low-permeable aquitard formation.

The Sandstone Aquifer includes all Ordovician and Cambrian rocks older than the Maquoketa Shale formation. The Sandstone Aquifer in the Vicinity of the Village of Germantown can be divided into hydraulically connected subgroups consisting of the Galena-Platteville aquifer, upper sandstone aquifer, and lower sandstone aquifer. Of the three primary aquifers (Sand and Gravel, Niagara, and Sandstone), the Niagara and Sandstone aquifers are considered the most suitable sources of water supply for the Village.

Water quality in the individual aquifers varies based on location. Overall, the quality of the groundwater is fair to good; however, some water has characteristics that are unsuitable and require different levels of treatment to be suitable for industrial and domestic uses. Chemical characteristics of concern in the area include hardness, iron and manganese, sulfate, radium and

gross alpha, and arsenic. These characteristics need to be evaluated at individual sites to determine the adequacy of the individual aquifers.

**Table 2-4 Washington County Bedrock Geology**

System	Rock Unit	Lithology	Aquifer	Saturated Thickness	Water Yield	Comments
Quaternary	Holocene Deposits	Unconsolidated clay, silt, sand, gravel, and organic matter.	Sand and Gravel	0 – 500 ft; generally, 0 – 100 ft	Up to +500 gpm	Sufficient for domestic use
	Pleistocene Deposits	Unconsolidated clay, silt, sand, gravel, cobbles, boulders, and organic matter.				
Devonian	Undifferentiated Dolomite and Shale	Dolomite, brown to gray and gray shale. Crevices and solution channels are abundant but discontinuous.	Niagara	0 – 700 ft	Up to 1,000 gpm; generally 150 – 500 gpm	Sufficient for domestic, municipal, industrial, or irrigation use
Silurian	Undifferentiated Dolomite	Dolomite, white to gray. Crevices and solution channels are abundant but discontinuous.				
Ordovician	Maquoketa Shale	Shale, dolomitic, blue-gray; dolomitic beds as thick as 65 feet occur at the top.		Na	Na	Confining
	Galena Dolomite, Decorah Formation, and Platteville Formation, Undifferentiated	Dolomite and some slightly shaly dolomite, light-gray to blue-gray.	Sandstone	300 – 900 ft	Up to 1,200 gpm; generally 300 – 600 gpm	Rarely used for domestic use because of depth and cost
	St. Peter Sandstone	Sandstone, fine- to medium grained, white to light-gray; dolomitic in some places, shaly at base in some places.				
	Prairie du Chien Group	Dolomite, gray or white; some sandstone and sandy dolomite.				
Trempealeau Formation	Sandstone, very fine to medium grained; dolomite, light gray, interbedded with siltstone.					
Cambrian	Franconia Sandstone	Sandstone, very fine to medium grained, siltstone or dolomite, sandstone, dolomitic at base, medium to coarse grained.				
	Galesville Sandstone	Sandstone, fine to medium grained, light gray				
	Eau Claire Sandstone	Sandstone, fine to medium grained, light gray to light pink, dolomitic, some shale beds.				
	Mount Simon Sandstone	Sandstone, white to light-gray; fine- to coarse-grained, mostly medium; some beds dolomitic, some interbedded shale.				
Precambrian	Precambrian rocks, Undifferentiated	Crystalline rocks.				

### 2.2.3 Connection to Neighboring Water Communities

The municipal community water systems nearest in proximity to the Village of Germantown include the Village of Jackson located approximately 9 miles to the north, the Village of Menomonee Falls located approximately 4 miles to the south, and the City of Mequon located approximately 5 miles to the east.

The Village of Jackson is supplied with water from five (5) groundwater wells. The Village of Menomonee Falls is supplied with water from three (3) groundwater wells and surface water from Lake Michigan. The City of Mequon is supplied with surface water from Lake Michigan. The surplus capacities and transmission capacities of these water systems are unknown and are not currently being considered as alternative supply sources for the Village of Germantown.

## 3. Water Quality of Existing Sources

Water quality characteristics determine the level and type of treatment that is required for a municipal water supply. Raw water quality can be generally based on inorganic, radionuclide, and per/poly-fluoroalkyls (PFAS) characteristics. Water quality sample results obtained from the WDNR public water system database were analyzed as part of this Plan. Inorganic raw water quality characteristics from the existing groundwater wells are summarized in **Table 3-1**. Radionuclide raw water quality characteristics from the existing groundwater wells are summarized in **Table 3-2**.

As shown in the tables, raw water from Well No. 4 exceeds the secondary standard for iron, raw water from Well No. 12 exceeds the secondary standard for copper, and raw water from all wells except Wells No. 3 and No. 4 exceed the secondary standard for TDS. Raw water from Wells No. 3 and No. 11 exceed the Wisconsin DNR Maximum Contaminant Limit (MCL) for total radium and gross alpha.

Raw water samples have been collected at the entry points to the distribution system and analyzed for PFAS. The sampling results for PFAS are summarized in **Table 3-3**. As shown, PFAS concentrations are all below the MCL in the treated water entering the distribution system.

## 4. Existing Water System

The Village of Germantown's water system consists of a water distribution system, seven (7) groundwater wells, two (2) water treatment facilities (WTF), four (4) elevated storage tanks, one (1) booster station, and three (3) pressure reducing valve vaults.

The water distribution system provides a means of transporting and distributing water from the water treatment plants and wells to the utility customers and other points of usage. Per the Village of Germantown's 2024 Water, Electric, or Joint Utility Annual Report submitted to the Wisconsin Public Service Commission (WPSC), the Village's water distribution system consists of approximately 66.8 miles of water main ranging in size from 4-inch to 16-inch in diameter. The distribution system consists of three (3) pressure zones, including the Primary Pressure Zone, the High/Boosted Pressure Zone, and the Low/Reduced Pressure Zone. The pressure zones operate on different hydraulic grades, allowing the Village to serve a larger elevation range. A schematic of the Village of Germantown's existing water system is shown in **Figure 4-1**.

**Table 3-1 Inorganic Raw Water Characteristics**

Characteristic	Concentration							MCL	Secondary Standard
	Well 2 <sup>(a)</sup>	Well 3 <sup>(a)</sup>	Well 4 <sup>(a)</sup>	Well 5 <sup>(a)</sup>	Well 7 <sup>(a)</sup>	Well 11 <sup>(a)</sup>	Well 12 <sup>(b)</sup>		
Alkalinity, total, mg/l	300	300	260	330	310	210	350		
Aluminum, mg/l	ND	ND	ND	ND	ND	ND	ND		0.05 to 0.2
Antimony total, mg/l	0.00014	ND	ND	ND	ND	ND	ND	0.006	
Arsenic, mg/l	0.0013	ND	0.00059	0.0011	0.0009	0.0006	0.0017	0.010	
Asbestos, FIB/l	NT	NT	NT	NT	NT	NT		7	
Barium, mg/l	0.11	0.066	0.057	0.12	0.073	0.011	0.12	2	
Beryllium total, mg/l	ND	ND	ND	ND	ND	ND	ND	0.004	
Cadmium, mg/l	ND	0.00011	0.0001	ND	ND	ND	ND	0.005	
Calcium, mg/l	110	100	110	92	110	140	96		
Chloride, mg/l	81	4.8	5	92	56	18	81		250
Chromium, mg/l	ND	ND	ND	ND	ND	ND	ND	0.1	
Copper ug/l	NT	NT	NT	NT	NT	NT	2.7		1.0
Cyanide, mg/l	NT	NT	NT	NT	NT	NT	ND	0.2	
Fluoride, mg/l	0.49	0.41	0.58	0.46	0.51	0.68	0.14	4.0	2.0
Hardness, Total (CaCO3), mg/l	480	380	380	420	440	430	460		
Iron, mg/l	0.13	ND	0.3	ND	ND	ND	0.2		0.3
Lead, ug/l	NT	NT	NT	NT	NT	NT	ND		
Magnesium, mg/l	46	30	25	46	42	23	50		
Manganese, ug/l	6.4	9.9	29	17	5.4	ND	17		50
Mercury, mg/l	ND	ND	ND	ND	ND	ND	ND	0.002	
Nickel, mg/l	0.0061	0.002	0.0011	0.014	0.0032	0.0019	0.0017	0.1	
Nitrate, mg/l	NT	NT	NT	NT	NT	NT	0.053	10	
Nitrate-Nitrite (NO3+NO2), mg/l	0.93	ND	ND	0.087	0.27	ND	0.053	10	
Nitrite (NO2-N), mg/l	ND	ND	ND	ND	ND	ND	ND	1	
Nitrogen-Ammonia as (N), mg/l	NT	NT	NT	NT	NT	NT			
pH, S.U.	7.19	7.52	7.47	7.25	7.19	7.22	7.27		
Residue, TOT, Filt (TDS), mg/l	650	440	460	570	600	640	550		500
Selenium, mg/l	ND	ND	ND	ND	ND	ND	ND	0.05	
Silver, ug/l	ND	ND	ND	ND	ND	ND	ND		0.1
Sodium, mg/l	31	7	7.5	36	33	18	37		
Strontium, ug/l	NT	NT	NT	NT	NT	NT			
Sulfate, mg/l	130	70	110	61	130	240	49		250
Thallium Total, mg/l	ND	ND	ND	ND	ND	ND	ND	0.002	

NT – Not Tested

ND – Non-Detect

(a) Results from sample collected on 02/14/2017.

(b) Results from sample collected on 11/2/2021.

**Table 3-2 Radionuclide Raw Water Characteristics**

Characteristic	Activity, pCi/l (unless indicated otherwise)							MCL
	Well 2 <sup>(a)(e)</sup>	Well 3 <sup>(b)</sup>	Well 4 <sup>(c)(e)</sup>	Well 5 <sup>(a)(e)</sup>	Well 7 <sup>(a)(e)</sup>	Well 11 <sup>(b)</sup>	Well 12 <sup>(d)</sup>	
Radium 226	ND	6.01	2.42	ND	0.553	10.2	ND	5
Radium 228	ND	5.2	1.86	ND	ND	4.75	ND	5
Total Combined Radium	ND	11.21	4.28	ND	0.553	14.95	ND	5
Gross Alpha (excl. radon & Uranium)	0.921	28.9	11.5	0.822	1.56	32.7	0.97	15
Radon-222	NT	NT	NT	NT	NT	NT	ND	
Combined Uranium, ug/l	0.575	0.2	0.289	0.351	0.286	0.424	ND	30

NT – Not Tested  
 ND – Non-Detect  
 (a) Results from sample collected on 01/29/2020.  
 (b) Results from sample collected on 08/05/2025.  
 (c) Results from sample collected on 03/07/2023.  
 (d) Results from sample collected on 11/02/2021.  
 (e) Results from grab at entry point to the system

**Table 3-3 PFAS Treated Water Characteristics**

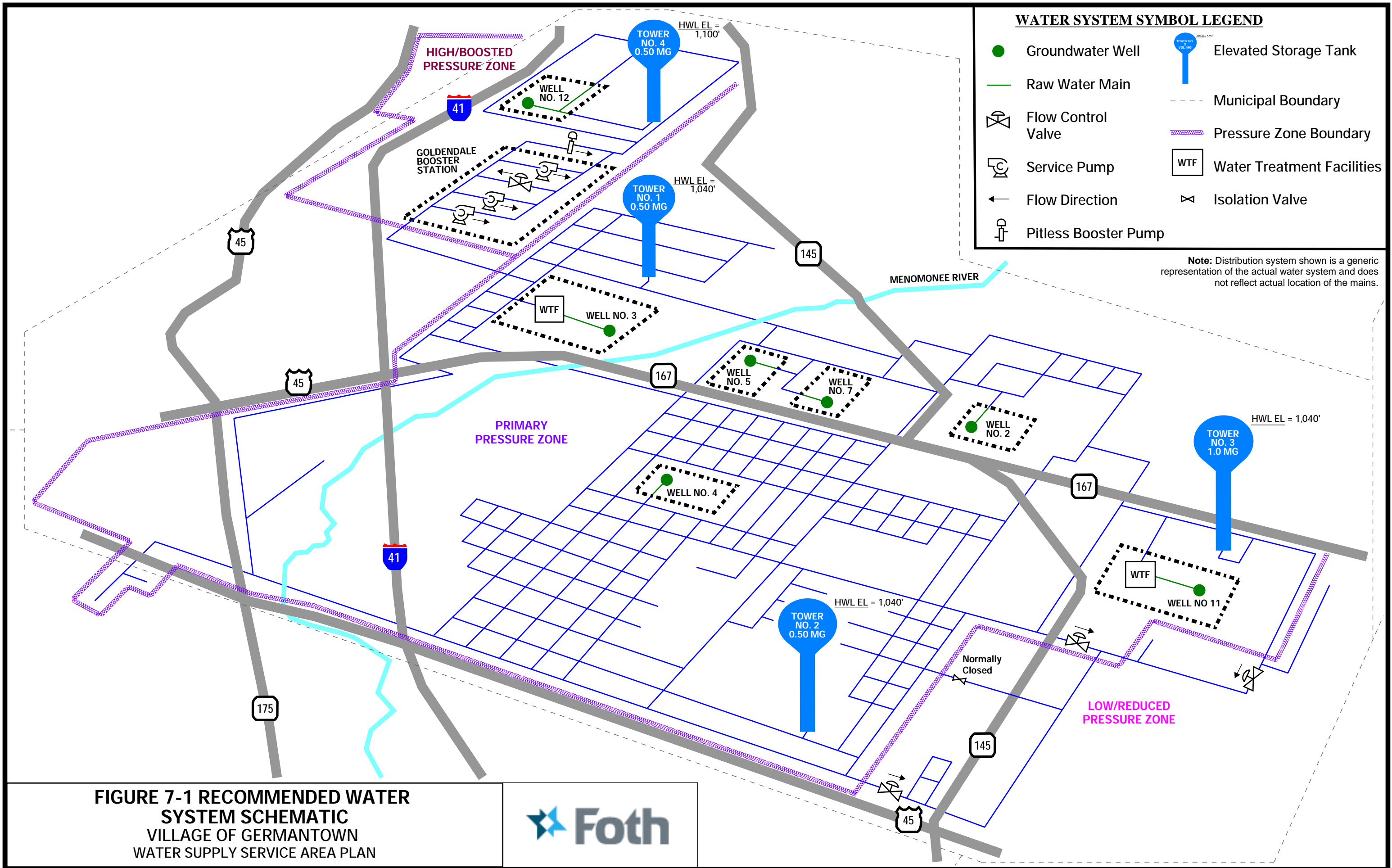
Characteristic	Concentration, ng/l							MCL
	Well 2 <sup>(a)</sup>	Well 3 <sup>(a)</sup>	Well 4 <sup>(a)</sup>	Well 5 <sup>(a)</sup>	Well 7 <sup>(a)</sup>	Well 11 <sup>(b)</sup>	Well 12 <sup>(d)</sup>	
PFBS	0.66	NT	NT	0.56	0.46	NT	0.41	
PFHXS	0.73	NT	NT	0.64	0.53	NT	0.68	
PFOA	ND	ND	ND	ND	0.59	ND	0.54	
PFOS	0.64	ND	ND	0.34	1.1	ND	ND	
PFOA and PFOS Total	0.64	ND	ND	0.34	1.69	ND	0.54	70

NT – Not Tested  
 ND – Non-Detect  
 (a) Results from sample collected on 01/24/2023.

#### 4.1 Primary Pressure Zone

The Primary Pressure Zone serves most of the Village and is supplied by six (6) groundwater wells (Wells No. 2, No. 3, No. 4, No. 5, No. 7, and No. 11). Well Stations No. 3 and No. 11 are provided with HMO feed systems and pressure filters for radium removal. Raw water from Wells No. 3 and No. 11 is pumped through pressure filters before being directly discharged to the distribution system. All well stations are provided with chlorination feed systems for disinfection and fluoride feed systems for prevention of dental caries.

There are three (3) spheroid style elevated storage tanks that provide storage in the Primary Pressure Zone. Water Towers No. 1 and No. 2 have total volumes of 500,000 gallons. Water Tower No. 3 has a total volume of 1,000,000 gallons.



**FIGURE 7-1 RECOMMENDED WATER SYSTEM SCHEMATIC**  
**VILLAGE OF GERMANTOWN**  
**WATER SUPPLY SERVICE AREA PLAN**



## 4.2 High/Boosted Pressure Zone

The High/Boosted Pressure Zone serves the northwestern portion of the Village and is supplied by one (1) groundwater well (Well No. 12). Prior to discharge into the distribution system, raw water from Well No. 12 is treated with sodium hypochlorite for disinfection and fluoride for prevention of dental caries. There is one elevated storage tank that provides storage in the High/Boosted Pressure Zone. Water Tower No. 4 has a volume of 500,000 gallons and is a spheroid style tank.

## 4.3 Low/Reduced Pressure Zone

The Low/Reduced Pressure Zone serves the southeastern portion of the Village and is supplied entirely by the Primary Pressure Zone. Water enters the Low/Reduced Pressure Zone through three pressure reducing valve stations. There are currently no groundwater wells or elevated storage tanks in the Low/Reduced Pressure Zone.

## 4.4 Interzone Transfer

The Village operates one booster station. The Goldendale Booster Station houses two (2) service pumps and a flow control valve. In addition, a pitless style booster pump is located at the Goldendale Booster Station site. The service pumps and pitless booster pump allow transfer of water from the Primary Pressure Zone to the High/Boosted Pressure Zone. The flow control valve can transfer water from the High/Boosted Pressure Zone to the Primary Pressure Zone.

# 5. Water Use

The analysis of present and past water use, as well as the projection of future water use, serve as the basis for capital improvements planning for the water supply and distribution system. Present and past water use was analyzed using water use information obtained from the WPSC and the Village. From this information, basic water use design criteria was developed. When applied to the land use and/or population data, the basic water use design criteria can be used to determine the water use requirements at various stages of development. The following sections summarize the methodology used to determine the basic water use design criteria.

## 5.1 Past and Present Water Demand

An analysis of past and present water demand was completed based on information obtained from the PSC and Village. The total volume of water supplied to the users is measured at the well stations. Water use factors that must be determined to design storage, pumping, and pipeline facilities include average annual water use, maximum day water use, and peak hourly fluctuations.

## 5.2 Average Annual Water Use

The volume of water supplied to the Village from 2014 to 2024 was evaluated to determine the average annual water use. A summary of total water pumpage and total water sold is provided in **Table 5-1**. The total average annual finished water pumpage (treated water entering the Village) has decreased 19.4 percent since 2014 from 2.15 mgd to 1.73 mgd. The total water sold within the Village's water service area has decreased 18.0 percent since 2014 from 1.798 mgd to 1.475 mgd. For the purposes of this plan, a conservative existing average annual design demand of **2.10 mgd** will be used for evaluating system capacities.

**Table 5-1 Average Annual Water Use**

Year	Total Raw Water Pumpage (000's gal)	Total Finished Water Pumpage (000's gal)	Avg Annual Demand (gpd)	Total Sales (000's gal)	Average Annual Sales (mgd)	Non-Revenue (000's gal)	Non - Revenue (%)	Water Loss (000's gal)	Water Loss (%)
2014	787,390	784,990	2,150,658	656,303	1.798	128,687	16%	114,673	15%
2015	820,000	820,000	2,246,575	698,737	1.914	121,263	15%	104,459	13%
2016	755,701	755,701	2,064,757	582,434	1.596	173,267	23%	83,209	11%
2017	665,190	665,190	1,822,438	539,912	1.479	125,278	19%	39,280	6%
2018	702,879	702,879	1,925,696	582,561	1.596	120,318	17%	40,318	6%
2019	648,856	648,856	1,777,688	512,608	1.404	136,248	21%	98,407	15%
2020	791,124	791,124	2,161,541	655,106	1.795	136,018	17%	24,018	3%
2021	752,382	752,382	2,061,321	740,013	2.027	12,369	2%	122,631	16%
2022	668,326	668,326	1,831,030	613,236	1.680	55,085	8%	55,085	8%
2023	720,928	720,928	1,975,145	654,907	1.794	66,021	9%	66,021	9%
2024	634,329	634,329	1,733,139	538,236	1.475	96,093	15%	96,093	15%
<b>Avg</b>	<b>722,464</b>	<b>722,246</b>	<b>1,977,272</b>	<b>615,823</b>	<b>1.687</b>	<b>106,422</b>	<b>15%</b>	<b>76,745</b>	<b>11%</b>
<b>5yr - Running Avg.</b>	<b>713,418</b>	<b>713,418</b>	<b>1,952,435</b>	<b>640,300</b>	<b>1.754</b>	<b>73,117</b>	<b>10%</b>	<b>72,770</b>	<b>10%</b>

### 5.3 Historical Water Sales

A historical summary of the number of customers served and total water used based on individual customer class is shown in **Table 5-2**. As shown in the table, the residential, multi-family, commercial, industrial, and public water has been relatively constant. Overall, residential water use consists of approximately 42 percent of the total retail sales, multi-family water use consists of approximately 9 percent of the total retail sales, commercial water use consists of approximately 20 percent of the total retail sales, industrial water use consists of approximately 27 percent of the total retail sales, and public water use consists of approximately 2 percent of the total retail sales.

### 5.4 Non-Revenue Water

Non-revenue water includes the water that is pumped but not sold in the water system. Non-revenue water consists of unbilled authorized consumption, apparent losses, and real losses. Unbilled authorized consumption includes some metered uses such as water use to prevent freezing and unmetered estimated uses such as hydrant flushing and fire protection. Apparent losses include estimated losses due to unauthorized consumption (theft), data and billing errors, and meter inaccuracies. Real losses include estimated reported and unreported leakage. A summary of the Village’s non-revenue water is included in **Table 5-1**. The total non-revenue water has ranged from 2 to 23 percent from 2014 to 2024 and averaged 15 percent. The total real losses have ranged from 3 to 16 percent from 2014 to 2024 and averaged 11 percent. For the purposes of this study, a non-revenue water use of **15 percent** will be used when determining water demands.

**Table 5-2 Historical Water Sales**

Year	Total Sales (000's Gal)	Residential		Multi-Family		Commercial		Industrial		Public	
		000's Gal	% of Retail	000's Gal	% of Retail	000's Gal	% of Retail	000's Gal	% of Retail	000's Gal	% of Retail
2014	656,303	264,880	40%	49,317	8%	106,747	16%	227,407	35%	7,952	1%
2015	698,737	270,293	39%	51,143	7%	121,561	17%	247,368	35%	8,372	1%
2016	582,434	262,740	45%	49,760	9%	126,118	22%	134,939	23%	8,877	2%
2017	539,912	255,115	47%	49,659	9%	128,166	24%	96,416	18%	10,556	2%
2018	582,561	249,242	43%	51,029	9%	128,235	22%	144,840	25%	9,215	2%
2019	512,608	242,644	47%	50,407	10%	127,015	25%	82,754	16%	9,788	2%
2020	655,106	248,957	38%	77,153	12%	117,846	18%	203,066	31%	8,084	1%
2021	740,013	242,287	33%	82,109	11%	125,878	17%	281,292	38%	8,447	1%
2022	613,236	241,063	39%	55,748	9%	118,982	19%	185,523	30%	11,925	2%
2023	654,907	258,972	40%	62,921	10%	142,259	22%	179,538	27%	11,217	2%
2024	538,236	241,955	45%	55,103	10%	123,151	23%	108,077	20%	9,950	2%
Avg.			42%		9%		20%		27%		2%

**5.5 Seasonal Water Use**

Understanding seasonal fluctuations in water usage are important factors in the design and sizing of water supply and storage facilities. Monthly water use information for the Village was determined using WPSC annual reports from 2014 to 2024. A summary of the monthly water use is included in **Table 5-3**.

**Table 5-3 Summary for Monthly Water Use from 2014-2024**

Month	Water Use		Percent of Average Month	Average Percent of Total Pump
	000's Gal	gpd		
January	57,693	1,861,070	96%	8%
February	49,439	1,765,695	82%	7%
March	54,692	1,764,258	91%	8%
April	50,976	1,699,191	85%	7%
May	61,046	1,969,226	101%	8%
June	66,796	2,226,542	111%	9%
July	74,495	2,403,076	123%	10%
August	74,952	2,417,795	125%	10%
September	64,366	2,145,533	107%	9%
October	59,115	1,906,941	98%	8%
November	53,427	1,780,894	88%	7%
December	55,464	1,789,152	92%	8%
Total				100%

**5.6 Top 10 Water Users**

The ten (10) largest water users for each year from 2014 through 2024 were provided by the Village. The largest water users by volume, as reported by the Village, in 2024 are summarized in **Table 5-4**. The largest water user in 2024 was G & H Pets, LLC. These top users make up approximately 30 percent of the total water sales in Germantown. A summary of the top 10 users since 2014 is included in **Appendix A**.

**Table 5-4 2024 Largest Water Users by Volume**

Customer	Use Category	Amount Sold (000's gal)	Amount Sold (gpd)	Percent of Total Annual Water Sold
G & H PETS LLC	Industrial	86,470 <sup>(a)</sup>	236,904	16.1
DSM FOOD SPECIALTIES	Industrial	16,407	44,951	3.0
SUNLITE PLASTICS	Industrial	10,059	27,559	1.9
HILLTOP HIGHLANDS/BROOKSIDE	Residential	8,711	23,866	1.6
FIRST CHOICE INGREDIENTS	Industrial	8,480	23,233	1.6
WEST ROCK	Industrial	8,359	22,901	1.6
DSM FOOD SPECIALTIES (METER 2)	Industrial	7,600	20,822	1.4
STERLING PHARMA SOLUTIONS	Industrial	7,402	20,279	1.4
FAIRWAY KNOLL	Multifamily	4,314	11,819	0.8
GERMANTOWN HIGH SCHOOL	Institutional	4,042	11,074	0.8
<b>Total</b>		<b>161,884</b>	<b>443,408</b>	<b>30.1</b>

(a) G & H Pets, LLC's meter was replaced in 2025 due to inaccurate readings. Amount sold in 2024 was estimated based on 4<sup>th</sup> quarter readings from 2025.

### 5.7 Maximum Day Water Use

The maximum day demand is defined as the amount of water pumped during a single day of the year with the highest water usage. The maximum day demand is often expressed as a ratio (or factor) of the annual average day pumpage. Maximum day demand ratios vary from municipality to municipality based on factors such as population, primary land use, climate, and economic status.

Typically, maximum day demands usually occur during the summer months, on hot days, and during dry periods. The high demands are typically related to watering lawns, irrigation/gardening, washing, and industrial cooling. It is important to note that artificial demands caused by water main breaks, tank filling/overflows, or hydrant flushing be identified and excluded from the evaluation for determining maximum day demands.

Water records were analyzed to determine the maximum daily demand for the Village. Maximum day demand is recorded in the annual WPSC reports. A summary of the historical maximum day water use in the Village is shown in **Table 5-5**. As shown, the ratio of maximum day water use to average annual water use has ranged from 1.55 to 2.15. The majority of the maximum day demands occur during periods of high demands in summer. However, some of the highest maximum day demands have historically occurred when one of the Village's largest water consumers takes their private well offline and exclusively relies on the Village as its sole source of supply.

For the purposes of this plan, an evaluation was performed to determine the appropriate maximum day demand ratio to be used for evaluating the water system capacity. A summary of the evaluation is shown in **Table 5-6**. For the years 2014 to 2024, the average maximum day demand ratio was 1.78, with a standard deviation of 16 percent. To evaluate the existing water supply and storage needs for this plan, a **maximum day to average day ratio of 2.00** will be used. Even with the artificial maximum day demands, this ratio provides a confidence level greater than 90 percent based on maximum day pumpage ratios reported over the evaluation period.

**Table 5-5 Historical Maximum Day Water Use Summary**

Year	Avg. Day Pumpage (MGD)	Max. Day Pumpage (MGD)	Date of Max. Day	Day of Week	Ratio of Max. to Avg. Day	Reason for Max. Day
2014	2.15	4.627	5/21	Wednesday	2.15	Large User On-Line.
2015	2.25	3.695	7/23	Thursday	1.64	High Demand.
2016	2.06	3.643	7/13	Wednesday	1.76	High Demand.
2017	1.82	3.418	8/23	Wednesday	1.88	High Demand.
2018	1.93	3.433	7/13	Friday	1.78	High Demand.
2019	1.78	3.039	9/6	Friday	1.71	High Demand.
2020	2.16	3.342	7/31	Friday	1.55	High Demand.
2021	2.06	4.038	6/9	Wednesday	1.96	High User.
2022	1.83	3.285	8/10	Wednesday	1.79	Summer User.
2023	1.98	3.207	-	-	1.62	-
2024	1.73	3.026	-	-	1.75	-

**Table 5-6 Maximum Day to Average Day Ratio Evaluation**

Item	2014 – 2024
Number of Years of Data	11
Maximum Ratio - Max. to Avg. Day Pumpage	2.15
Minimum Ratio - Max. to Avg. Day Pumpage	1.55
Average Ratio Max. to Avg. Day Pumpage	1.78
Standard Deviation	16%
Confidence Level (%)	Ratio of Max. to Avg. Day Pumpage
	2014 – 2024
80%	1.92
85%	1.95
90%	1.99
95%	2.05
98%	2.11
99%	2.15

## 5.8 Unit Consumption Values

Projections of customer demands serve as the basis for capital improvements planning. Water consumption data for the Village serves as the basis for estimating future water needs within the future water service area. All the residential, commercial, industrial, and public customers in the Village are metered. The water data and number of customers for each customer class are presented in **Table 5-7**. Water use and customer data can be used to develop per capita and per customer unit consumption values and consumption values on an acreage basis. The per capita and per acreage unit consumption values are necessary to determine future water requirements for the design of supply and storage facilities.

**Table 5-7 Metered Sales**

Year	Total Sales 000's Gal	Residential		Multi-Family		Commercial		Industrial		Public	
		000's Gal	No. of Cust.	000's Gal	No. of Cust.	000's Gal	No. of Cust.	000's Gal	No. of Cust.	000's Gal	No. of Cust.
2014	656,303	264,880	4,774	49,317	107	106,747	433	227,407	22	7,952	23
2015	698,737	270,293	4,840	51,143	108	121,561	451	247,368	22	8,372	19
2016	582,434	262,740	4,857	49,760	108	126,118	450	134,939	22	8,877	23
2017	539,912	255,115	4,865	49,659	108	128,166	466	96,416	22	10,556	23
2018	582,561	249,242	4,868	51,029	109	128,235	455	144,840	22	9,215	23
2019	512,608	242,644	4,878	50,407	110	127,015	459	82,754	23	9,788	23
2020	655,106	248,957	4,898	77,153	141	117,846	462	203,066	26	8,084	23
2021	740,013	242,287	4,957	82,109	141	125,878	465	281,292	26	8,447	25
2022	613,236	241,063	5,294	55,748	145	118,982	454	185,523	24	11,925	33
2023	654,907	258,972	5,034	62,921	147	142,259	448	179,538	25	11,217	24
2024	538,236	241,955	5,143	55,103	149	123,151	470	108,077	25	9,950	34

**5.8.1 Residential Water Use**

Residential water use consists of dwelling buildings that serve a single family or two-family unit through a single meter. Residential water use accounts for the majority of water use within the Village. The residential water use was estimated based on gallon per capita day (gpcd) and gallon per acreage day (gpac) basis.

The residential water use per capita was estimated based on 2024 annual residential water use and estimated water service area population. The estimated water service area population includes customers classified as residential and multi-family. A summary of residential water use is shown in **Table 5-8**. A per capita average day water use of **50 gpcd** will be used for projecting future residential water use.

**Table 5-8 Residential Water Use**

Year	No. of Customers	Est. Water Service Population	Annual Water Use (000 gal's)	Per Customer (gpd)	Per Capita (gpd)
2014	4,774	14,413	264,880	152	50
2015	4,840	14,602	270,293	153	51
2016	4,857	14,646	262,740	148	49
2017	4,865	14,666	255,115	144	48
2018	4,868	14,694	249,242	140	46
2019	4,878	14,740	242,644	136	45
2020	4,898	15,427	248,957	139	44
2021	4,957	15,578	248,957	138	44
2022	5,294	16,522	241,063	125	40
2023	5,034	15,898	258,972	141	45
2024	5,143	16,218	241,955	129	41
<b>Avg.</b>				<b>140</b>	<b>46</b>

Residential water use, on an acreage basis, was estimated based on parcels with access to water service that were zoned as residential in 2024 and annual residential water use. There are approximately 2,105 acres of land within the existing service area that had access to water service that was classified for residential use. Approximately 241,955,000 gallons of water was

used for residential purposes in 2024. On this basis, residential water use is 314 gpad. Due to the large fluctuation of dwelling unit densities in residential land, a conservative design factor of **400 gpad** will be used for projecting future residential water.

### 5.8.2 Multi-Family Water Use

Multi-family residential water use includes multiple-dwelling unit buildings serving three (3) or more family units through a single meter. The multi-family residential water use was estimated based on per capita and per acreage basis.

The multi-family water use per capita was estimated based on annual multi-family water use and estimated water service area population. A summary of multi-family water use is shown in **Table 5-9**. A per capita average day water use of **10 gpcd** will be used for projecting future multi-family water use.

**Table 5-9 Multi-Family Water Use**

Year	No. of Customers	Est. Water Service Population	Annual Water Use (000 gal's)	Per Customer (gpd)	Per Capita (gpd)
2014	107	14,413	49,317	1,263	9
2015	108	14,602	51,143	1,297	10
2016	108	14,646	49,760	1,262	9
2017	108	14,666	49,659	1,260	9
2018	109	14,694	51,029	1,283	10
2019	110	14,740	50,407	1,255	9
2020	141	15,427	77,153	1,499	14
2021	141	15,578	82,109	1,595	14
2022	145	16,522	55,748	1,053	9
2023	147	15,898	62,921	1,173	11
2024	149	16,218	55,103	1,013	9
<b>Avg.</b>				1,269	<b>10</b>

Multi-family water use, on an acreage basis, was estimated using high density land use areas within the existing service area and 2024 annual multi-family water use. There are approximately 308 acres of land within the existing service area that is classified for multi-family use. Approximately 55,103,000 gallons of water was used for multi-family purposes in 2024. On this basis, multi-family water use is 489 gpad. A conservative design factor of **500 gpad** will be used for projecting future multi-family water use.

### 5.8.3 Commercial/Business Park Water Use

Commercial water use consists of business, not-for-profit organizations, and other institutions (with the exception of governmental) that provide goods or services and that take services for non-residential purposes. Commercial type water uses include churches, private schools/colleges/universities, restaurants, gas stations, strip malls, co-ops, etc. The commercial water use was estimated based on per capita and per acreage basis.

The commercial water use per capita was estimated based on 2024 annual commercial/business park water use and estimated water service area population. A summary of the Village's existing commercial/business park water use is shown in **Table 5-10**. A per capita average day water use of **25 gpcd** will be used for projecting future commercial water use.

**Table 5-10 Commercial/Business Park Water Use**

Year	No. of Customers	Est. Water Service Population	Annual Water Use (000 gal's)	Per Customer (gpd)	Per Capita (gpd)
2014	433	14,413	106,747	675	20
2015	451	14,602	121,561	738	23
2016	450	14,646	126,118	768	24
2017	466	14,666	128,166	754	24
2018	455	14,694	128,235	772	24
2019	459	14,740	127,015	758	24
2020	462	15,427	117,846	699	21
2021	465	15,578	117,846	694	21
2022	454	16,522	118,982	718	20
2023	448	15,898	142,259	870	25
2024	470	16,218	123,151	718	21
<b>Avg.</b>				742	<b>22</b>

Commercial/business park water use, on an acreage basis, was estimated using commercial land use areas within the existing service area and 2024 annual commercial water use. There are approximately 664 acres of land within the existing service area that is classified for commercial use. Approximately 123,151,000 gallons of water was used for commercial purposes in 2024. On this basis, commercial/business park water use is 507 gpad. A design factor of **550 gpad** will be used for projecting future commercial/business park water use.

**5.8.4 Industrial Water Use**

Industrial water users include customers that engage in the manufacturing or production of goods. Industrial water use per customer varies greatly depending on the type of industry. The industrial water use was estimated based on per capita and per acreage basis.

The industrial water use per capita was estimated based on 2024 annual industrial water use and estimated water service area population. A summary of industrial water use is shown in **Table 5-11**. A per capita average day water use of **30 gpcd** will be used for projecting future industrial water use.

**Table 5-11 Industrial Water Use**

Year	No. of Customers	Est. Water Service Population	Annual Water Use (000 gal's)	Per Customer (gpd)	Per Capita (gpd)
2014	22	14,413	227,407	28,320	43
2015	22	14,602	247,368	30,805	46
2016	22	14,646	134,939	16,804	25
2017	22	14,666	96,416	12,007	18
2018	22	14,694	144,840	18,037	27
2019	23	14,740	82,754	9,858	15
2020	26	15,427	203,066	21,398	36
2021	26	15,578	203,066	21,398	36
2022	24	16,522	185,523	21,178	31
2023	25	15,898	179,538	19,675	31
2024	25	16,218	108,077	11,844	18
<b>Avg.</b>				19,211	<b>30</b>

Industrial water use, on an acreage basis, was estimated using industrial land use areas within the existing service area and 2024 annual industrial water use. There are approximately 1,236 acres of land within the existing service area that is classified for industrial use. Approximately 108,077,000 gallons of water was used for industrial purposes in 2024. On this basis, industrial water use is 239 gpad. Due to the large fluctuation in potential water use for an industry, a conservative design factor of **500 gpad** will be used for projecting future industrial water use.

### 5.8.5 Public Water Use

Public (Government/Institutional) water users include customers that are agencies of local, state, or federal government, or a local, state, or federal entity. Public water users also include public schools. Public water use was estimated based on per capita and per acreage basis.

The public water use per capita was estimated based on 2024 annual public water use and estimated water service area population. A summary of public water use is shown in **Table 5-12**. A per capita average day water use of **5 gpcd** will be used for projecting future public water use.

**Table 5-12 Public Water Use**

Year	No. of Customers	Est. Water Service Population	Annual Water Use (000 gal's)	Per Customer (gpd)	Per Capita (gpd)
2014	23	14,413	7,952	947	2
2015	19	14,602	8,372	1,207	2
2016	23	14,646	8,877	1,057	2
2017	23	14,666	10,556	1,257	2
2018	23	14,694	9,215	1,098	2
2019	23	14,740	9,788	1,166	2
2020	23	15,427	8,084	963	1
2021	25	15,578	8,084	886	1
2022	33	16,522	11,925	990	2
2023	24	15,898	11,217	1,280	2
2024	34	16,218	9,950	802	2
<b>Avg.</b>				1,059	<b>2</b>

Public water use, on an acreage basis, was estimated using public land use areas within the existing service area and 2024 annual public water use. There are approximately 467 acres of land within the existing service area that is classified for public use. Approximately 9,950,000 gallons of water was used for public purposes in 2024. On this basis, public water use is 58 gpad. A conservative design factor of **100 gpad** will be used for projecting future public water use.

## 5.9 Summary of Design Factors

Demand design factors developed in the previous sections are summarized in **Tables 5-13, 5-14, and 5-15**. These factors are used for determining the design demands used to evaluate the required capacities of the proposed supply and storage facilities. Future developments will need to be evaluated to ensure their water use falls within the design criteria. Further evaluations

will be required if a development exceeds these design factors to ensure that the Village can provide adequate service.

**Table 5-13 Design Demand Rates**

Demand Parameter	Value
Maximum Day to Average Day Ratio	2.00
Percent of Non-Revenue Water	15%

**Table 5-14 Ultimate Water Use Design Factors per Acre**

User Classification	Average Day Value, gpad
Residential	400
Multi-Family Residential	500
Commercial/Business Park	550
Industrial	500
Public	100

**Table 5-15 Ultimate Water Use Design Factors per Capita**

User Classification	Average Day Value, gpcd	Maximum Day Value, gpcd
Residential	50	100
Multi-Family Residential	10	20
Commercial/Business Park	25	50
Industrial	30	60
Public	5	10
<b>Total Sales</b>	<b>120</b>	<b>240</b>
<b>Non-Revenue (15%)</b>	<b>18</b>	<b>36</b>
<b>Total Water Use</b>	<b>138</b>	<b>276</b>

## 5.10 Design Water Demands

The existing design demand based on existing water use discussed in the previous sections are summarized in **Table 5-16**. The proposed design demands anticipated in 2035 were developed based on the design demand factors and land use information obtained from the 2050 Comprehensive Plan. The additional demands anticipated in 2035, based on land use classification provided by the Village, are summarized in **Table 5-17**. The future 2035 water system design demands are summarized in **Table 5-18**.

**Table 5-16 Existing Design Demands**

Demand Criteria	Existing Design Demands					
	Combined System		Primary & Low/Reduced Pressure Zone		High/Boosted Pressure Zone	
	(mgd)	(gpm)	(mgd)	(gpm)	(mgd)	(gpm)
Average Day Demand	2.10	1458	1.85	1285	0.25	174
Max. Day Demand	4.20	2917	3.70	2569	0.50	348
Peak Hour Demand	5.67	3938	4.99	3468	0.68	469

**Table 5-17 2035 Design Demands Classifications**

Classification	2035 Planning Period		
	Add'l Dev. Acres	Design Factor (gpad)	Water Demand (gpd)
Low Density Residential	153	400	61,000
Medium Density Residential	0	400	0
High Density Residential	248	500	124,160
Residential Farmstead & Agriculture	(52)	0	0
Mixed Use	878	550	482,829
Commercial	(5)	550	(2,778)
Governmental/Institutional	(10)	100	(1,040)
Industrial	237	500	118,260
Park Open Space	0	0	0
Average Day Water Use, gpd			782,431
Non-Revenue Water (15%), gpd			117,365
Total Average Day Demand, gpd			899,796
Total Maximum Day Demand, gpd			1,799,591

**Table 5-18 2035 Design Demands**

Demand Criteria	2035 Design Demands					
	Combined System		Primary & Low/Reduced Pressure Zone		High/Boosted Pressure Zone	
	(mgd)	(gpm)	(mgd)	(gpm)	(mgd)	(gpm)
Average Day	3.01	2,091	2.23	1,549	0.78	542
Max. Day Demand	6.02	4,182	4.46	3,098	1.56	1,084
Peak Hour Demand	8.13	5,645	6.02	4,182	2.11	1,463

## 6. Supply and Storage Analysis

Reliable supply and storage capacity evaluations were performed to determine if the existing water system could adequately serve the projected 2035 demand requirements of the Village of Germantown. The reliable supply and storage capacity evaluations and the design criteria used for this evaluation are summarized in the following sections.

## 6.1 Reliable Supply Capacity Evaluation

The minimum reliable supply capacity for the combined system and individual pressure zones should equal the maximum day demand with the largest source of supply out-of-service. This will allow pumping units or treatment systems to be taken out-of-service for repair and still enable the utility to meet demand requirements. This will also allow supply facilities to replenish storage facilities during off-peak hours while depletion of available storage occurs during peak demand hours.

As previously mentioned, no wells are located in the Low/Reduced Pressure Zone. The sole source of supply for the Low/Reduced Pressure Zone is the Primary Pressure Zone. As a result, for the purposes of this Plan, water demands within the Low/Reduced Pressure Zone are included in the Primary Pressure Zone capacity evaluations.

For the Village of Germantown, two (2) criteria were evaluated to determine the reliable supply capacity of the combined system, as well as each individual pressure zone. The two (2) criteria included:

- ◆ Raw water (well) supply capacity.
- ◆ Interzone transfer capacity.

The raw water well supply capacity is the capacity of the existing supply sources (wells) to supply water from the aquifer to the distribution system. For the purposes of this Plan, the individual well reliable capacity will be considered as 100 percent of the design capacity of the well when operating 24 hours per day. The total reliable raw water supply capacity for the system/pressure zone is the sum of the individual well's reliable capacity less the largest well.

The interzone transfer capacity is the capacity of the transfer pumps and/or flow control valves to deliver water from one pressure zone to another pressure zone. The capacity of the transfer pumps is based on several factors including:

- ◆ Available capacity in the source pressure zone.
- ◆ Capacity of the transfer pumps and flow control valves.
- ◆ Supply and discharge main capacity.
- ◆ Station operation.

For the Village of Germantown's Goldendale Booster Station, the transfer capacity from the Primary Pressure Zone to the High/Boosted Pressure Zone is limited by the supply main capacity of 2,300 gpm and operation of the booster station. The booster station only allows for either the pitless pump or the transfer pumps to operate at one time. A summary of criteria used to determine the reliable supply capacity of each pressure zone and combined system is shown in **Table 6-1**.

As shown in **Table 6-1**, the Village of Germantown's combined system reliable capacity is **6.16 mgd**. The combined systems' reliable capacity is limited by the largest well, Well No. 7, being out-of-service. The Primary and Low/Reduced Pressure Zones reliable capacity is **5.00 mgd**. The Primary and Low/Reduced Pressure Zones reliable capacity is also limited by the largest well, Well No. 7, being out-of-service. The High/Boosted Zone's 2035 maximum day demand exceeds

**Table 6-1 Existing Reliable Supply and System Capacity Evaluation**

Description	Combined System Capacity		Main & Low/Reduced Pressure Zone Capacity		High/Boosted Pressure Zone Capacity	
	(gpm)	(MGD)	(gpm)	(MGD)	(gpm)	(MGD)
<b>Raw Water Supply (Wells)</b>						
Well 2	500	0.72	500	0.72		
Well 3	700	1.01	700	1.01		
Well 4	425	0.61	425	0.61		
Well 5	1,100	1.58	1,100	1.58		
Well 7	1,200	1.73	1,200	1.73		
Well 11	750	1.08	750	1.08		
Well 12	800	1.15			800	1.15
<b>Interzone Transfer Capacity</b>						
Goldendale Transfer Pump 1					850	1.22
Goldendale Transfer Pump 2					850	1.22
Goldendale Pitless Transfer Pump					2,300	3.31
Goldendale Flow Control Valve			1,700	2.45		
<b>Criteria 1 – Raw Water Supply Capacity</b>						
Total Well Supply Capacity	5,475	7.88	4,675	6.73	800	1.15
<u>Less: Largest Well Supply Unit</u>	<u>1,200</u>	<u>1.73</u>	<u>1,200</u>	<u>1.73</u>	<u>800</u>	<u>1.15</u>
<b>Reliable Raw Water Supply Unit</b>	<b>4,275</b>	<b>6.16</b>	<b>3,475</b>	<b>5.00</b>	<b>0</b>	<b>0.00</b>
<b>Criteria 2 – Interzone Transfer Capacity</b>						
Total Booster Pump Capacity					4,000	5.76
<u>Less: Largest Booster Pump Unit</u>					<u>2,300</u>	<u>3.31</u>
<b>Reliable Transfer Pump Supply</b>					<b>1,700</b>	<b>2.45</b>
<b>Reliable Interzone Transfer Capacity</b>			<b>0</b>	<b>0</b>	<b>1,578</b>	<b>2.27</b>
<b>RELIABLE SUPPLY CAPACITY</b>	<b>4,275</b>	<b>6.16</b>	<b>3,475</b>	<b>5.00</b>	<b>1,578</b>	<b>2.27</b>

the total well capacity in the High/Boosted Zone, so there is no additional capacity for the transfer valve to supply water from the High/Boosted Zone to the Primary Zone.

The High/Boosted Pressure Zones reliable capacity is **2.27 mgd**. The High/Boosted Zones reliable capacity is limited when the only well in the High/Boosted Zone, Well No. 12, is out-of-service; however, the service pumps at the Goldendale Booster Station allow water to be transferred from the Primary and Low/Reduced Pressure Zones to the High/Boosted Pressure Zone. The allowable transfer capacity was determined to be the difference between the Primary and Low/Reduced Pressure Zones supply capacity and the Primary and Low/Reduced Zones 2035 maximum day demand.

A recommended reliable capacity evaluation was performed to ensure the reliable supply capacities could meet the projected 2035 water demands. The results of the evaluation are shown in **Table 6-2**. As shown, the Village currently has adequate supply capacity to meet the projected 2035 demands in the combined system and each pressure zone individually.

**Table 6-2 2035 Recommended Reliable Capacity Evaluation**

<b>Criteria</b>	<b>Combined System</b>	<b>Primary and Low/Reduced Pressure Zone</b>	<b>High/Boosted Pressure Zone</b>
Total Average Annual Pumpage (MGY)	1,099	814	285
Average Day Pumpage (MGD)	3.01	2.23	0.78
(Gallons Per Minute)	2,091	1,549	542
Design Maximum Day Pumpage (MGD)	<u>6.02</u>	<u>4.46</u>	<u>1.56</u>
(Gallons Per Minute)	4,182	3,098	1,084
<b>Existing Reliable Supply Capacity (MGD)</b>	<b><u>6.16</u></b>	<b><u>5.00</u></b>	<b><u>2.27</u></b>
<b>(Gallons Per Minute)</b>	<b><u>4,275</u></b>	<b><u>3,475</u></b>	<b><u>1,578</u></b>
<b>Additional Reliable Supply Capacity Required (gpm)</b>	<b>None</b>	<b>None</b>	<b>None</b>

Note: Design Maximum Day Pumpage is based upon a Maximum Day Demand Factor of 2.00.

## 6.2 Water Storage Facilities Design Criteria

Elevated storage provides water for fire protection, peak demand periods use, and operational flexibility for water supply facilities. Operating storage is required to provide a control range to stop and start pumping equipment. Equalizing (peak hour) storage furnishes the increments of demand which exceed the capacity of the supply facilities. Firefighting reserve furnishes the increments of demand imposed during a firefighting period that exceeds the capacity of the supply facilities.

It is anticipated that the peak hour demands and reliable supply capacities will change as the community grows and water supply improvements are implemented. The fire protection requirements may change dependent on the specific development requirements. To assure a reliable supply for fire protection, this portion of storage should be reserved for emergency use only and should not be utilized to meet peak hour or operation requirements. The criteria used to determine the optimum storage volume for this plan are as follows:

- ◆ As a minimum, the reliable supply capacity should equal the projected maximum day supply requirements.
- ◆ The total available storage should be capable of meeting demands in excess of the maximum day demand, as well as fire protection needs.

It is possible to reduce required storage volumes if there are excessive supply capacities within the system or if it is possible to transfer water from one pressure zone to another pressure zone. The following criteria may be used to offset storage requirements when reliable pumping/supply capacity exceeds maximum day demands:

- ◆ Peak Hour Storage: The reliable pumping capacity in excess of the maximum day demand requirement may be utilized to offset peak hour equalization storage.
- ◆ Fire Protection Storage: Reliable pumping capacity in excess of the peak hour demand requirement may offset the required fire protection storage needed for the duration of the maximum fire flow requirement for the pressure zone.

If an automatic control valve(s) exists that allows water to be transferred from a higher pressure zone to a lower pressure zone, the available storage in the higher pressure zone less the sum of the peak hour equalization storage and the operations storage may offset the fire protection storage requirement in the lower pressure zone based upon the available rate of water transfer when assuming a fire at the most hydraulically remote location in the lower pressure zone with the largest contributing control valve out-of-service.

The supply and storage analysis for the Village was completed based on the methodology described above and the following design criteria:

- Operating Storage:** *Approx. 30% of gross storage or top 10 feet of tanks.*
- Peak Hour Equalization Storage:** *As calculated based on a typical diurnal curve.*
- Fire Flow Storage:** *Primary Pressure Zone: 3,500 gpm for 3 hours (630,000 gallons), as determined by the Village Fire Department.*
- High/Boosted Pressure Zone: 2,500 gpm for 3 hours (450,000 gallons), from previous recommendations.*

### **6.3 Water Storage Facilities Evaluation**

The results of the storage evaluation are summarized in **Table 6-3**. As shown and mentioned previously, the Village water system has adequate reliable supply capacity to meet the projected 2035 maximum day demands.

The optimum storage requirements are shown in **Table 6-3**. The optimum storage requirements for the combined system, Primary and Low/Reduced Pressure Zones, and High/Boosted Pressure Zone are 2,079,000 gallons, 1,744,000 gallons, and 780,000 gallons, respectively. Based on the existing storage volume and available transfer capacity, the existing storage will be adequate in the Primary Pressure Zone and inadequate in the High/Boosted Pressure Zone in meeting the projected 2035 water demands. As a result, the Village will need to begin evaluating options to either provide additional storage in this zone or provide additional supply to offset storage requirements.

## **7. WSSAP Recommendations**

As part of this plan, water system recommendations are provided to ensure the Village can adequately provide water service to its customers over the next 10 years. It should be noted that the recommendations of this Plan are solely directed to sources of supply such as wells, surface water intakes, and connections to neighboring communities. This plan does not provide recommendations for additional or redundant transmission or supply mains. While potential deficiencies with elevated storage and transmission mains are noted in the supply capacity evaluation, further discussion will be required confirming the Village's design criteria prior to recommending these improvements.

Based on the supply analysis presented in the previous sections, the Village will have sufficient supply through the 10-year planning period. However, at the end of the planning period, the Combined System reliable supply capacity will be at approximately 98%. In addition, the

**Table 6-3 Reliable Supply and Storage Analysis based on Projected 2035 Demands**

Criteria	Combined System	Primary and Low/Reduced Pressure Zone	High/Boosted Pressure Zone
<b>SUPPLY</b>			
<b>2035 Supply Requirements</b>			
Design Average Day Demand (gpm)	2,091	1,549	542
<b>Design Maximum Day Demand (gpm)</b>	<b>4,182</b>	<b>3,098</b>	<b>1,084</b>
Design Peak Hour Demand (gpm)	5,645	4,182	1,463
<b>Present/Proposed Reliable Supply Capacity (gpm) <sup>(1)</sup></b>	<b>4,275</b>	<b>3,475</b>	<b>1,578</b>
<b>Reliable Supply Capacity Excess or (Deficiency) (gpm)</b>	<b>93</b>	<b>377</b>	<b>494</b>
<b>STORAGE</b>			
<b>2035 Storage Requirements</b>			
Peak Hour Equalizing Requirements (gallons) <sup>(2)</sup>	752,000	557,000	190,000
Optimum Fire Protection Needs (gallons) <sup>(3)</sup>	630,000	630,000	450,000
Operating/Reserve Storage (gallons) <sup>(4)</sup>	696,100	556,300	139,800
<b>Total Optimum Storage Requirements (gallons)</b>	<b>2,079,000</b>	<b>1,744,000</b>	<b>780,000</b>
Available Effective Storage Capacity (gallons)			
Tower #1 (327,800 gallons peak hour; 172,200 fire flow)	500,000	500,000	
Tower #2 (327,800 gallons peak hour; 172,200 fire flow)	500,000	500,000	
Tower #3 (613,100 gallons peak hour; 386,900 fire flow)	1,000,000	1,000,000	
Tower #4 (491,700 gallons peak hour; 8,300 fire flow)	500,000		500,000
<b>Total Effective Storage Capacity (gallons) <sup>(5)</sup></b>	<b>2,390,400</b>	<b>1,898,700</b>	<b>500,000</b>
<b>Subtotal Capacity Required (gallons)</b>	<b>None</b>	<b>None</b>	<b>280,000</b>
Credit for Excess Available Reliable System Supply Capacity for Peak Hour <sup>(6)</sup>	581,000	506,000	190,000
Credit for Excess Available Reliable System Supply Capacity for Fire Protection <sup>(7)</sup>	None	None	20,750
Credit for Available FCVs Transfer Capacity for Fire Protection <sup>(8)</sup>	NA	306,000	NA
Credit for Available Sporleder Road Booster Station Service Pumps <sup>(9)</sup>	NA	NA	22,000
<b>Subtotal of Available Storage and Offsetting Excessive Supply Capacity (Gallons)</b>	<b>581,000</b>	<b>812,000</b>	<b>232,750</b>
<b>Total Storage Capacity Excess or (Deficiency) (Gallons)</b>	<b>581,000</b>	<b>812,000</b>	<b>47,250</b>
<ol style="list-style-type: none"> <li>1. Reliable Supply Capacities from Table 6-1.</li> <li>2. Peak hour storage is storage required to meet demands which exceed the maximum day demand rate assuming the reliable supply capacity is equal to the maximum demand rate.</li> <li>3. Optimum fire protection based on 3,500 gpm for 180 minutes for the Primary Pressure Zone and 2,500 gpm for 180 minutes for the High/Boosted Pressure Zone.</li> <li>4. Reserve storage is the storage requirement to provide a start/stop range for pump operation and emergency reserve supply. Based on a SCADA Operating Range of 10 feet to the Overflow.</li> <li>5. Total effective storage capacity is limited to a total of the optimum fire protection needs plus peak hour available storage.</li> <li>6. Supply capacity credit cannot exceed peak hour equalization and is calculated utilizing the time-of-day demand curve and current supply capacity.</li> <li>7. Supply capacity cannot exceed fire protection needs and is calculated as the reliable supply capacity in excess of the peak hour demand x 180 minutes.</li> <li>8. Available credit when reliable supply capacity exceeds the maximum day demand in the High/Boosted Pressure Zone. Credit is based on three hours of supply and cannot exceed transfer valve capacity.</li> <li>9. Available credit when reliable supply capacity exceeds the maximum day demand in the Primary Pressure Zone. Credit is based on three hours of supply and cannot exceed booster pump capacity.</li> </ol>			

High/Boosted Pressure Zone would have a supply deficit in the event of failure of the Goldendale Booster Station supply or discharge main. For these reasons, and to offset storage deficiencies and be ready should a high usage customer connect to the water system, Foth recommends the Village continue planning for an additional well. Future deep well sites have been identified in the Primary Pressure Zone and High/Boosted Pressure Zone. The location of the well will be further

evaluated based on future development trends. The following sections provide summaries of source water alternatives, and environmental and economic impacts associated with future wells.

### **7.1 Previously Recommended Sources of Supply**

The Village is currently planning for a future well in the High/Boosted Pressure Zone, a future well in the Primary Pressure Zone, and a future elevated storage tank in the High/Boosted Pressure Zone. Well Station No. 12 has been designed to accommodate a future expansion to house water treatment facilities required for a deep sandstone well. Area for a future well site west of Interstate '41' in the Primary Pressure Zone has also been identified in a recently approved development plan. The Village does not have a site selected for the future elevated tank. It is anticipated that the tank will be located in the vicinity of Interstate '41' on the south side of the High/Boosted Pressure Zone. A schematic of the recommended water system is shown in **Figure 7-1**. With the addition of these wells and elevated storage tank, the Village will have excess supply and storage capacity over the planning period of the WSSAP.

### **7.2 Alternate Source Evaluation**

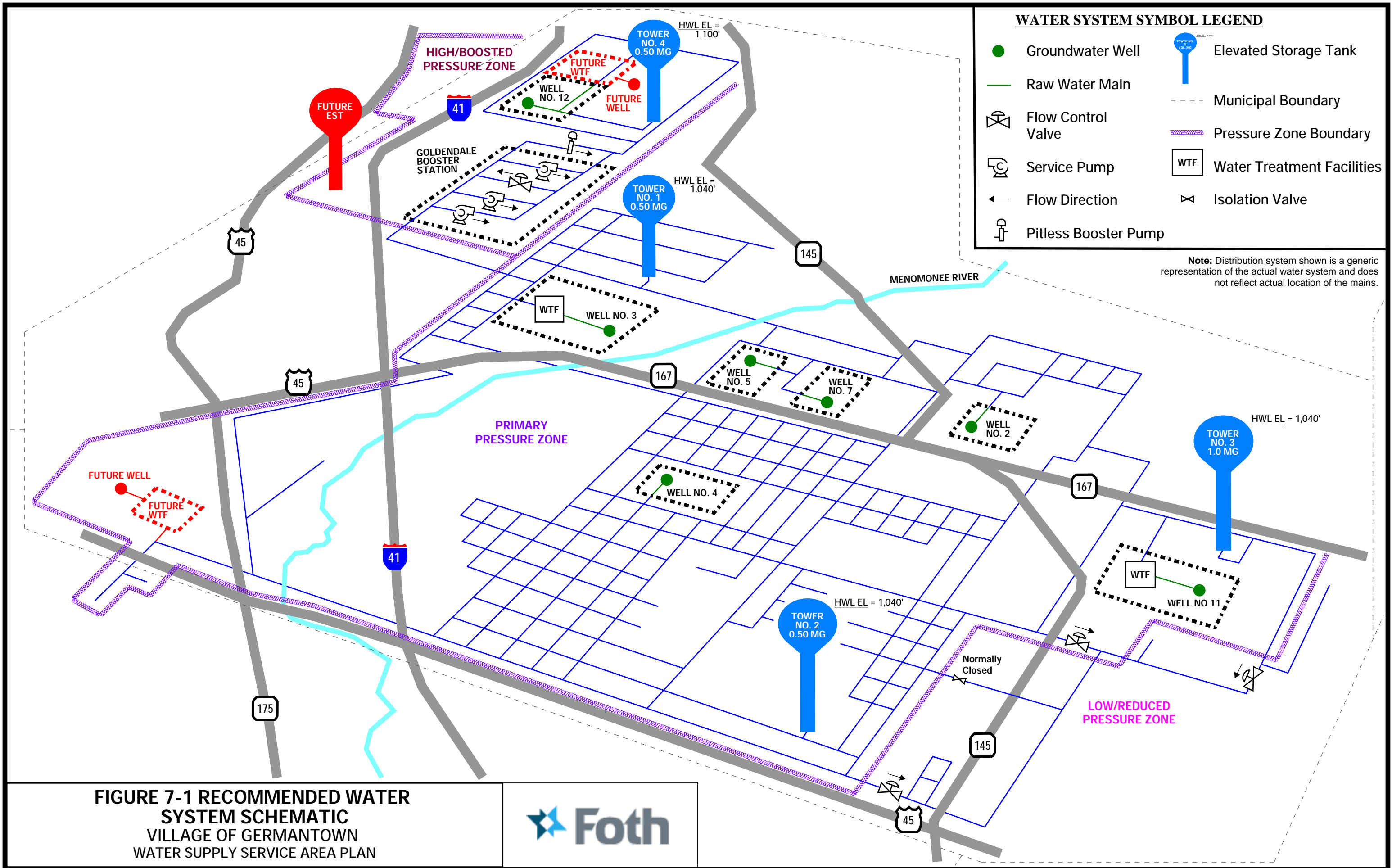
Alternative sources were previously evaluated. SEWRPC prepared a Regional Water Supply Plan for Southeastern Wisconsin in December of 2010 (Report Number 52). The plan included recommendations on the sources of supply for municipalities located within Southeastern Wisconsin. The plan recommended that the Village of Germantown convert from using groundwater wells to surface water from Lake Michigan. This recommendation was made to allow the deep aquifer to recover, reduce chloride discharges to surface waters, improve impacts on stream flows, preserve groundwater for other sources, and use available excess production capacity at the Milwaukee Water Works. The Village is aware of the recommendation but is not planning to convert at this time due to the complexity and cost associated with the conversion. As a result, the Village is planning to construct additional groundwater wells when required.

A Niagara Aquifer well site investigation was performed in the vicinity of the previously recommended Primary Pressure Zone well site located west of Interstate '41'. Results of the investigation indicated that a Niagara well would impact neighboring private wells. To eliminate these concerns, a deep Sandstone Aquifer well was recommended for that location. To avoid interfering with the existing Niagara Aquifer well, any future well on the Well No. 12 site would also be required to be a deep Sandstone Aquifer well.

### **7.3 Recommended Alternative**

The deep Sandstone Aquifer wells are estimated to yield between 800 and 1,000 gpm based on similar wells in the Village of Germantown. The proposed well sites are not in close proximity to other municipal wells so they are not anticipated to negatively impact other well yields. However, prior to moving forward with any new wells, it is recommended that a preliminary well impact assessment be completed to determine expected potential interference between all municipal and other high-capacity wells in the area.

Water quality concerns of deep Sandstone Aquifer wells in the vicinity of Germantown primarily include radium and iron. It is anticipated that treatment for one or both of these will be required with the proposed wells.



## **7.4 Environmental Impact**

It is not anticipated that deep Sandstone Aquifer wells will have a negative environmental impact on the surrounding area. The Sandstone Aquifer well in the vicinity of Germantown is confined by the Maquoketa Shale. As a result, the wells will not be hydraulically connected to surface waters and will not impact local surface water, wetlands, or flood plains.

## **7.5 Economic Impact**

The economic impact of the future sources of supply is highly dependent on water quality and site constraints. For planning purposes, it can be estimated that construction of a future well, well station, and required treatment facilities will be between \$3 -\$5 million per well.

## **7.6 Public Participation**

The Village shall undertake a public participation process to discuss the WSSAP. This will include:

- ◆ Public notice of the proposed plan.
- ◆ A minimum of one public hearing on the proposed plan.
- ◆ Opportunity to provide written comment on the proposed plan.

Comments and responses from the public hearing will be included in **Appendix B**.

## **7.7 WSSAP Updates**

The Village shall, at a minimum, review the Water Supply Service Area Plan every 5 years and update the Plan every 10 years. Changes in water use and population shall be monitored by the Village to assess the need to update the plan.

**Appendix A**  
**2014 – 2024 Top 10 Water Users**

Client: Village of Germantown  
 Title: Appendix A 2014 - 2024 Top 10 Water Users  
 Date: December 2025

Customer Name	2014		2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		
	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	Yearly Ranking	000's Gal Sold	
GEHL GUERNSEY FARMS	1	163611	1	181696	1	44,607	1	37,098	1	79,169	1	23,884	1	143,121	2	95,994	1	127,388	1	89,655	-	-	
DSM FOOD SPECIALTIES	2	14812	2	15287	2	17,260	2	16,578	2	19,789	2	17,537	2	16,476	1	919,806 <sup>(a)</sup>	2	15,269	3	13,773	2	16,407	
DSM FOOD SPECIALTIES (METER 2)	3	11384	6	7290	5	7,861	5	7,559	4	8,613	5	7,644	5	7,247	5	8,700	4	7,043	6	6,372	7	7,600	
FIRST CHOICE INGREDIENTS	4	7858	3	8895	3	9,576	8	5,936	6	6,852	6	7,004	6	7,017	7	6,537	6	6,109	8	5,836	5	8,480	
STERLING PHARMA SOLUTIONS	5	7726	5	7305	7	5,515			9	4,345	10	3,613	8	4,100	10	4,675	8	4,961	9	5,088	8	7,402	
MISTER CAR WASH	6	6663	4	7698	6	7,329	4	8,243	3	11,667	3	9,298	3	8,625	3	10,094	-	-	-	-	-	-	
SUNLITE PLASTICS W	7	5080	7	5885	9	5,065	6	6,545	5	8,505	8	5,704	7	5,403	8	6,379	5	6,372	7	5,757	3	10,059	
WEST ROCK W	8	5070	8	5861	10	4,862	9	5,255	7	5,315	7	6,696	4	8,023	4	9,719	3	9,437	4	10,143	6	8,359	
MGS GROUP NORTH	9	4821	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STEIN'S GARDEN CENTER	10	3039	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
STERLING PHARMA SOLUTIONS (METER 2)	-	-	9	5445	8	5,092	-	-	-	-	-	-	-	-	-	-	-	-	10	4,784	-	-	
GKN SINTER METALS	-	-	10	4309	4	9,198	7	5,950	-	-	4	7,710	9	4,004	-	-	9	4,287	-	-	-	-	
CHRIS JUREWICZ W	-	-	-	-	-	-	3	10,061	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
GEHL GUERNSEY FARMS (METER 2)	-	-	-	-	-	-	10	4,534	10	4,258	9	3,649	-	-	-	-	-	-	-	-	-	-	
MGS GROUP NORTH	-	-	-	-	-	-	-	-	8	4,387	-	-	-	-	-	-	-	-	-	-	-	-	
L T HAMPEL	-	-	-	-	-	-	-	-	-	-	-	-	10	3,845	9	4,963	7	5,336	-	-	-	-	
GLENN & KRISTINE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	8,587	-	-	-	-	-	-	
FAIRWAY KNOLL N	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	4,139	-	-	9	4,314	
G & H PETS LLC <sup>(b)</sup>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	26,820	1	86,470	
HILLTOP HIGHLANDS/BROOKSIDE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	9,429	4	8,711	
GERMANTOWN HIGH SCHOOL	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	4,042	
<b>Top 10 Annual Sales (000's Gal)</b>		230,064		249,671		116,365		107,759		152,900		92,739		207,861		155,648		190,341		177,657		161,844	<b>151,457</b>
<b>Total Annual Sales (000's Gal)</b>		656,303		698,737		582,434		539,912		582,561		512,608		655,106		740,013		613,236		654,907		538,236	<b>602,113</b>
<b>Top 10 % of Total Annual Water Sales</b>		35%		36%		20%		20%		26%		18%		32%		21%		31%		27%		30%	<b>25%</b>

(a) The reported value for DSM FOOD SPECIALTIES for the year 2021 was omitted as an outlier due to this value being a result of a major water leak.  
 (b) G & H Pets, LLC's meter was replaced in 2025 due to inaccurate readings. Amount sold in 2024 was estimated based on 4th quarter readings from 2025.

**Appendix B**  
**Public Review Comments**



# Public Comments

## Village of Germantown Water Service Area Plan Public Hearing

Project ID: 25G018.03

Public Hearing

\_\_\_/\_\_\_/20\_\_\_, Start Time \_\_\_:\_\_\_ a.m./p.m. to End Time \_\_\_:\_\_\_ a.m./p.m.

NAME	PHONE NUMBER(S)	COMMENTS	RESPONSE



## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Authorization to enter into a road salt purchase agreement with the State of Wisconsin. (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

### SUMMARY EXPLANATION:

The timing of the commitment needed to make salt purchases from the State of Wisconsin WisDOT cooperative salt contract does not align with regular committee and board meeting cycles. Staff anticipates receiving paperwork for the 2027 salt purchasing window from the State in February and needing to make a commitment before the March meeting. As opposed to just reporting the results, we are requesting the authorization in advance.

We will make the salt order based on several data points:

- Salt used in the 2025-2026 winter season
- Historical consumption
- Inventory
- Consideration for the budget

### ATTACHMENT:

### STAFF RECOMMENDATION:

Approve staff to enter into an agreement with WisDOT to secure the 2027 salt order. The payment will be made upon delivery in 2027.

### ACTION BY COMMITTEE:

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Acceptance of an appraisal performed by WisDOT and the transfer of Village of Germantown land to WisDOT for additional right-of-way at the intersection of Division Road and STH 145 (Fond du Lac Ave). (ACTION)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

In order to accommodate the planned roundabout at Division Road and STH 145 (Fond du Lac Ave), WisDOT is looking to acquire a small portion of land from the Village of Germantown to serve as additional State right-of-way. They are also seeking a small temporary land easement (TLE) while the project is constructed. The additional right-of-way to be acquired by WisDOT does not affect future plans for the Village-owned property at this location. The acquisition of right-of-way and the TLE will result in a payment of \$13,500.00 to the Village.

ATTACHMENT:

1. 2475-04-21\_02\_app-Final\_11-18-2025 121958 (1)
2. Par 2 Ion Letter
3. Par 2 Purchase Agreement
4. Par 2 Warranty Deed
5. parcel 2 legal desc\_
6. rwplat (3)

STAFF RECOMMENDATION:

Acceptance of the appraisal and agreement to transfer the land to WisDOT.

ACTION BY COMMITTEE:

**REAL ESTATE APPRAISAL REPORT**  
**APPRAISAL OF**

Project No.: 2475-04-21  
Highway: STH 145 - CTH G Roundabout  
Parcel: No. 2  
Property Owner: Village of Germantown  
Property Address: N122 W17177 Fond Du Lac Avenue  
Village of Germantown,  
Washington County, Wisconsin

**APPRAISAL EFFECTIVE DATE**

September 10, 2025

**REPORT DATE**

October 29, 2025

**CLIENT**

Wisconsin Department of Transportation  
Nicole Mauch  
141 NW Barstow St  
Waukesha, Wisconsin

**APPRAISED BY**

**SOUTHERN WISCONSIN APPRAISAL**

Gene A. Bock, SRA, CRA  
1055 Prairie Drive  
Suite C  
Racine, WI 53406

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Southern Wisconsin Appraisal  
a/k/a GA Bock & Associates, Inc.  
1055 Prairie Drive - Suite C  
Racine WI 53406-3971  
Phone: 262.886.2450

# Southern Wisconsin Appraisal

Nicole Mauch  
Wisconsin Department of Transportation  
141 NW Barstow St  
Waukesha, Wisconsin

October 29, 2025

Re: *Abbreviated Standard Appraisal Report*  
Parcel No. No. 2 (Village of Germantown), N122 W17177 Fond Du Lac Av, Germantown, WI  
Project I. D. 2475-04-21 (STH 145 Roundabout Construction)

Ms. Mauch:

In accordance with your request, this firm appraised the real estate located in the Village of Germantown, Washington County, Wisconsin, identified above. The appraisal is intended to assist you (Wisconsin Department of Transportation) with negotiations regarding acquisition of a portion of the property in conjunction with a planned highway improvement project. In keeping with your instructions, the appraisal complies with the Uniform Relocation and Real Property Acquisition Policies Act of 1970 and follows the guidelines set by the State of Wisconsin Department of Transportation (WisDOT).

A careful inspection of the exterior of the subject property was made on several occasions during the past several weeks. The final viewing was on September 10, 2025. The attached report contains the appraiser's estimate of compensation due to the owner as well as a summary of the major factors considered when developing this estimate. Please note the limiting conditions and special assumptions under which this value estimate is made. They are found within the report.

Based on my analysis, it is my professional opinion that the amount of compensation due the owner of the subject property as of September 10, 2025, is:

**Thirteen Thousand Five Hundred Dollars**  
**\$13,500**

Should you require more information or have any questions, please call.

Sincerely,



Gene A. Bock, SRA, CRA  
Senior Appraiser, Southern Wisconsin Appraisal  
Wisconsin Certified General Appraiser No. 311-010

*Providing Wisconsin with over  
45 Years of Professional Service*

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**SUMMARY OF FACTUAL DATA**

Parcel Information	
Property Owner:	<b>Village of Germantown</b>
Property Address:	N122 W17177 Fond Du Lac Avenue, Germantown, WI 53022
Owner's Contact Information (phone / email)	Steven Kreklow, Village Administrator (262-250-4775)
Contact (Representative) Name:	Steven Kreklow, Village Administrator
Owner's address:	N112W17001 Mequon Rd, Germantown, WI 53022
Property Address:	N122 W17177 Fond Du Lac Avenue, Germantown, WI 53022
Present Use:	Now Vacant – Suitable for institutional, light industrial or business use.
Current Zoning: I-1, Institutional Use	In the Before-Condition the subject property does conform to zoning. In the After-Condition the subject property will conform to zoning.
Property Rights Being Appraised:	Fee Simple

Property Tax Information	
Assessment year: 2024	Average Assessment Ratio: 1.00234363 : 1
Assessor's Parcel Number(s) in Larger Parcel: GTNV 153-991 & 153-992	Note: The subject is not currently assessed nor is it taxed.

Before Condition	
Size Larger Parcel - Excluding existing R/W: 4.748-acre	Currently a vacant site
Improvements:	Currently a vacant site
Highest and Best Use:	Institutional, Light Industrial, or Business Use

Area and Interests to be Acquired		
Transportation Project Plat - Page No. 4.02 & 4.03	Recorded Date: May 22, & June 3, 2025	Document Number: 1614283 & 1614806
Acquisition Type:	Partial Taking	

Proposed Acquisitions and Allocations		
Acquisition	Acquisition Size	Allocation
Fee Acquisition (Land Acquired)	0.210-acre (9,153-sq ft)	\$13,020
Existing Right of Way	0.772-acre (33,624-sq ft)	\$0
Landscaping Acquired	None to be acquired	\$0
Site Improvements Acquired	An On-Premises Sign of no value.	\$0
Temporary Limited Easement	0.041-acre (1,807-sq ft)	\$415
<b>Total Damages:</b>		<b>\$13,435</b>
		<b>Rounded.....\$13,500</b>

After Condition	
Remainder of Larger Parcel Site Size: 4.538-acre	No severance loss to the parcel
Improvements:	Vacant lot for Institutional, Light Industrial, or Business Use

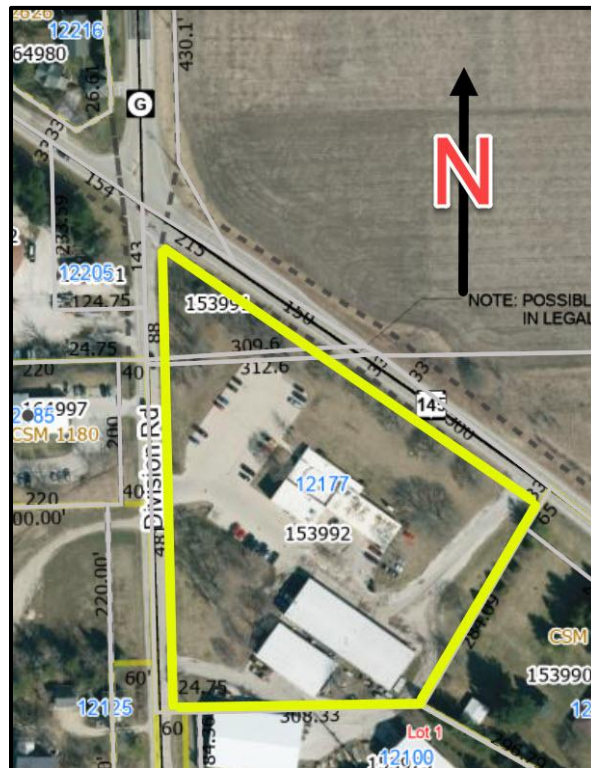
**Aerial & Subject Photo**

**Subject Photo – Before the Acquisition**



*A vacant 4.748-acre lot – Improvements recently razed - Minor asphalt remains (of no value)*

**Aerial/Sketch – Before the Acquisition**



*This sketch is not to scale and shows approximate lot lines.  
Aerial from Washington Co. GIS web site*

## CERTIFICATE OF APPRAISER

### I certify that, to the best of my knowledge and belief:

1. The statements contained in the appraisal report are true and the information upon which the opinions expressed herein are based are correct, subject to the limiting conditions herein set forth.
2. This appraisal has been made in conformity with appropriate Wisconsin Statutes, regulations, policies and procedures applicable to the appraisal of right of way.
3. No portion of the value assigned to this property consists of items that are non-compensable under Wisconsin laws.
4. I have not given consideration to nor included in this appraisal any relocation assistance benefits.
5. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
6. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
7. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
8. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
9. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
10. Neither my compensation nor my employment is contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
11. My analyses, opinions and conclusions were developed, and this report has been prepared in compliance with the Relocation Assistance and Real Property Acquisition Policy Act of 1970, as amended, and is consistent with the Uniform Standards of Professional Appraisal Practice (USPAP).
12. No one other than those signing this certification provided significant real property appraisal assistance in making this report, unless noted. Gene Bock, senior appraiser, functioned as Supervisory Appraiser to MeriKatherine Bock, staff appraiser.
13. I have not revealed the findings and results of this appraisal to anyone other than the proper officials of the acquiring agency or the Federal Highway Administration and I will not do so until authorized by said officials, or until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings
14. On August 4, 2025, I invited the owner's representative, in writing and attempted via phone, Matt Mortwedt, Director of Public Works (262-250-4721), Keven Driscoll, Village Engineer (262-250-4724), as well as Steven Kreklow, Village Administrator (262-250-4775), to accompany me on an inspection of the exterior of the property. My invitation was declined. However, the appraiser did have the opportunity to discuss the project briefly with the Village Engineer. I had the opportunity to view the exterior of the property several times during the past several weeks. These inspections were without the owner's representative. My final inspection was made on September 10, 2025, when I made a personal inspection of the exterior of the property. I have also made a field inspection of and verified the sales relied upon in making this appraisal. The subject and sales relied upon in making this appraisal are as represented in this appraisal. It is my opinion that as of September 10, 2025, that the total amount of compensation due to the owner for property and property rights acquired herein described, per Wisconsin Statutes §32.09(6), is: **Thirteen Thousand Five Hundred Dollars (\$13,500)**.



Gene A. Bock, SRA, CRA,  
Senior Appraiser, Southern Wisconsin Appraisal  
Wisconsin Certified General Appraiser No. 311-010  
Certification expires December 14, 2025

October 29, 2025  
Date



MeriKatherine Bock  
Staff Appraiser, Southern Wisconsin Appraisal

October 29, 2025  
Date

## ASSUMPTIONS AND LIMITING CONDITIONS

- The property description provided to the appraiser is assumed to be correct.
- The appraiser is not a surveyor. Any maps or illustrations provided are to familiarize the reader with the property. Property dimensions are approximate.
- No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered.
- Property title is assumed to be good and merchantable unless otherwise stated.
- Legal ingress and egress to the subject property is assumed.
- Information provided by others is assumed to be true, correct, and dependable. However, no responsibility for its accuracy is assumed by the appraiser.
- It is assumed that there are no hidden or unapparent conditions within the property, subsoil, or structures that would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- The appraiser is not qualified to detect hazardous materials within the property. Hazardous materials including, but not limited to, asbestos, solvents, and other materials may affect the overall value of the property. The value conclusions in this report are predicated on the assumption that the property is clean. The appraiser reserves the right to amend this report if hazardous materials are discovered within the property.
- No environmental impact studies were either requested or made in conjunction with this report. The appraiser reserves the right to alter, amend, revise, or rescind any opinion(s) of value based upon any subsequent environmental impact studies, research, or investigation.
- Archeological, historical or Tribal Sacred Sites: No such sites were disclosed by agency, client or owner. The appraisers are not aware of any such sites or objects, are not trained in archeology or paleontology, and have no training or expertise in the identification of such sites or objects. It is recommended that an expert in this field be contacted if the client has any concerns.
- It is assumed that the subject property is in full compliance with applicable federal, state, and local environmental regulations and laws.
- It is assumed that the subject complies with all applicable zoning and use regulations and restrictions enforced by the local municipality. It is further assumed that the subject is a legal and conforming property to the current zoning code, unless stated otherwise within this report.
- The "Opinion of Market Value" in this report was not based in any way upon the race, religion, creed, or sexual orientation of the prospective owners or occupants of the property appraised, or of the present owners/occupants or owners/occupants of properties in the vicinity of the property appraised.
- Any distribution of the valuation in this report between land and improvements, if any, applies only under the existing program of utilization. The separate valuation for land and building(s) must not be used in conjunction with any other appraisal and are invalid if so used.
- The appraiser is not required to give testimony or appear in court because of having made this report unless previous arrangements or contractual obligations require the same.
- Possession of this report or a copy thereof does not carry with it the right of publication. It may not be used for any purpose by any person other than the intended user as stated in this report and without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety. Its use is restricted to consideration of its entire contents.
- Neither all nor any part of the contents of this report or a copy thereof shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser, client, firm, license, or professional organization of which the appraiser is a member be identified without consent of the appraiser.
- The liability of the appraiser, employees, and subcontractors is limited to the appraisal client only. There is no accountability, obligation, or liability to a third party. If this report is provided to anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraiser is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
- Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

## SCOPE OF WORK

The scope of work for this assignment included:

- A personal inspection of the exterior of the subject property,
- A review of public record information concerning the subject property and other properties in the immediate neighborhood and vicinity of the subject,
- A review of Wisconsin Department of Transportation's right of way plat maps and construction plans as appropriate,
- A search for recent sales of vacant and/or improved properties similar to the subject property, and
- Verification and inspection of the sales relied upon in this appraisal.
- An investigation and analysis were completed to determine the Highest and Best Use of the subject both Before and After the proposed acquisition has been accomplished.
- The appraiser also examined and viewed the survey stakes/markings that were placed by the acquiring agency's survey crew. These markings were set to mark or outline the area of the proposed acquisition. They are assumed to be correctly placed.
- The universal rule known as the "Project Influence Rule" has been strictly followed during the preparation of this appraisal assignment to obtain reliable results. The appraiser took careful steps within this appraisal and his analysis not to consider any positive or negative influences on the subject that may be due to the proposed municipal highway improvement project prior to work actually commencing.
- Wisconsin Statutes §32.09(6) indicates that in a partial acquisition, the compensation (market value) of the proposed acquisition "shall be the greater of either the fair market value of the property taken (value of the part taken) as of the date of evaluation or the sum determined by deducting from the fair market value of the whole property immediately before the date of evaluation, the fair market value of the remainder immediately after the date of evaluation, assuming the completion of the public improvement (before and after)." The appraiser has considered the subject (property) of this appraisal, with both a before and after analysis, as well as under the value of the part taken in his analysis. In this appraisal, the appraiser has placed greatest reliance on the loss in value (damages) resulting from the proposed acquisition to be the value of the part taken.
- The Unit Rule has been followed in the valuation of the subject without identifying any specific value to any existing easements that may exist within the boundaries of the subject property or within the proposed acquisition area. It should be noted that the acquisition plat does indicate that there may be several existing easements, such as utility easements, found within the area of the subject and possibly into the proposed acquisition area. These easements will not be valued independently in this appraisal but rather are considered as part of the subject whole parcel under the Unit Rule.
- The appraiser has completed this appraisal in conformity with appropriate Wisconsin statutes, regulations, policies, and procedures applicable to the appraisal real estate to be purchased for public use. Also, to fulfill the USPAP requirement of providing credible assignment results, and as required by WisDOT appraisal standards and guidelines, the appraiser has not included, nor has the knowledge that any portion of the value assigned to the subject property, nor any portion of the appraiser's estimated loss in value, or damages, include items that are non-compensable under Wisconsin laws and guidelines.
- This appraiser has been asked to provide an independent analysis of the likely loss in market value, or damage, that may occur to the subject property. In doing so, the appraiser is acting as an independent, unbiased, third party.

### Client, and intended user of this appraisal

The Wisconsin Department of Transportation (WisDOT), the appraiser's client, is the intended user of this appraisal report. WisDOT is the sole user, but the appraisal and other documents may be reviewed by others. As example, a copy of this appraisal report will be given to the property owner to fulfill the disclosure requirements of Wisconsin Statutes §32.05. The owner or others viewing the appraisal are not, however, considered to be an intended user(s) of this appraisal report nor secondary users. They should address any questions or concerns to the acquiring agency's negotiation agent.

### Purpose or intended use of this appraisal

This appraisal is intended to identify, or estimate, the loss in market value resulting from the proposed acquisition from the subject property, which will be utilized by the acquiring agency in their negotiations and subsequent acquisition of the proposed acquisition. Possession of a copy of the report does not confer client or intended user status upon the holder, and no use other than that described above is authorized by the appraiser. As an example, this report is not intended to be used for mortgage financing nor to secure a loan.

### Effective date of the appraisal

September 10, 2025

Rights being appraised  
Fee Simple Estate.

Jurisdictional exceptions

There were no jurisdictional exceptions required in the development of this appraisal report.

Extraordinary assumptions

This appraisal required the use of the following extraordinary assumption(s):

The proposed project involves the acquisition of the temporary use of a small portion of the subject lot. This area is known as a Temporary Limited Easement (TLE). Any TLE area that is located on the subject lot is to be used temporarily and primarily during construction of this project. As the State's use of the land within the proposed TLE area is only temporary, title to the land will remain with the owner at all times. Even though no permanent rights to the TLE lands are to be exchanged, it is assumed that the property owner is due compensation for the State's temporary use of the lands within the TLE area.

The expiration date and term of the Temporary Limited Easement (TLE) stated within this report has been established by the acquiring agency and based on the length of project construction. This date has not been recorded and has not been identified on the Project Plat; however, the term of the TLE and the expiration date stated in this report is assumed to be accurate and correct. In addition, since the construction contractor is typically unlikely to know the exact date when construction is to be completed, the appraiser further assumes that the stated term of the TLE will supply adequate time for the completion of the proposed project. The start date is assumed to be the day of the appraiser's final property inspection on September 10, 2025. For this appraisal, it is assumed that the TLE will extend from the date of the appraiser's final inspection of the subject property (September 10, 2025) to June 30, 2027. Therefore, for the purpose of this appraisal the full term of the proposed TLE is assumed to be roughly 22-months, or 1.80-years, and will terminate on or before June 30, 2027.

The acquiring agency did not supply the subject's current lot size to the appraiser. The size of the subject lot was obtained from the local assessor's office and County GIS mapping system. The assessor's office indicates that the subject lot contains 4.748-acre (excluding any existing road right of way). This size appears accurate and is assumed to be correct. The lot size of 4.748-acre is assumed to be the true and correct size of the subject lot.

The acquiring agency reports that the subject parcel does include 0.772-acre of lands that are located within the existing road right of way of the subject's abutting two streets (Division Road and Fond Du Lac Avenue). The existing right of way is assumed to be under the control of the State and/or local municipality. As the existing road right of way is under municipal control it is not under the owner's control and offers no utility and no value to the subject property. As such, the net lot size of the subject lot is the actual and true size of the site. The net size 4.748-acre is assumed to be the subject's correct lot size.

The subject had been improved with several special purpose buildings that have recently been removed (razed) by the owner (Village of Germantown). There appears to be minimal site improvements remaining (small, paved parking lot & asphalt driveway) on the site. However, it is assumed that the remaining site improvements will also be removed. It is further assumed that they hold no value.

As the subject is owned by the Village, it is not assessed nor is it taxed. As any remaining site improvement found on this parcel are not being impacted by the proposed acquisition or project, and as such, their valuation is not relevant to the appraisal problem at hand. For this appraisal, it is assumed that the subject is a vacant lot and that its land value, as vacant, is based on the value of similar institutional, light industrial, or business lots within the area. Also, it is assumed that any existing improvements found on the lot are of no value.

The subject property is located in an area that does not have municipal water nor sanitary sewer service. As such, the lot will need to be improved with a private well and on-site septic system. The appraiser did not find such improvements located on the site and assumes that these systems may have been removed. However, for this appraisal, it is assumed that the subject lands are suitable to support an on-site septic system and private well suitable for the institutional, light industrial, or business use of the subject lot. It should be noted that the use of an on-site septic and private well is common and standard in this area.

The appraiser is aware of no soil absorption, contamination, or bearing tests made on the subject. It is assumed that the site has no adverse soil conditions or contaminants that would adversely influence the marketability and value of the property.

The acquiring agency reports that the site does include 0.772-acre that is located within the existing road right of way. The existing right of way is assumed to be under the control of the State and/or local municipality. As the existing road right of way is under municipal control it is not under the owner's control and offers no utility and no value to the subject property. As such, the net lot size of the subject lot is the actual and true size of the site. The net size of 4.748-acre is assumed to be the subject's correct lot size.

There is a small two-post frame sign located in the northwestern corner of the subject site. This sign is located in the Fee acquisition area and will be removed as a result of construction. However, this sign is older and found to be in fair condition. It also is a remnant of the previous use of the subject parcel and no longer applies to the subject's use which is currently vacant. It is the opinion of the appraiser that this sign holds no value. It is assumed that there will be no loss in the subject's market value once removed. It is also assumed that any other site improvements found on the site are of no value.

It should be noted that the extraordinary assumptions are used to clarify information that was unclear or unknown at the time of the completion of this report. Should any of these assumptions later be found to be inaccurate, the concluded estimate of the subject's market value and/or the appraiser's estimate of damages (loss) could possibly change. The appraiser reserves the right to review and modify this report should any of the extraordinary assumptions offered above be found to be in error. Errors could result in an increased valuation or possibly a reduction in the estimated damage amount. It is unlikely that any changes would result in a significant change or influence in the conclusions reported in this appraisal.

#### Hypothetical conditions

This appraisal required the use of the following hypothetical condition(s):

A hypothetical condition, that the proposed public improvements, the acquisition for which this appraisal analysis has been performed, do not exist, and have not been proposed, or adopted for the before-condition analysis of the subject property. This hypothetical condition is based upon a federal requirement established by 49 CFR, Part 24.103(b) - "Influences of the Project on Just Compensation," which states that "The appraiser shall disregard any decrease or increase in the fair market value of the real property caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that due to physical deterioration within the reasonable control of the owner." This hypothetical condition is further based upon Wisconsin Statutes §32.09(5)(b) which states that "Any increase or decrease in the fair market value of real property prior to the date of evaluation caused by the public improvement for which such property is acquired, or by the likelihood that the property would be acquired for such improvement, other than that due to physical deterioration within the reasonable control of the owner, may not be taken into account in determining the just compensation for the property." The use of this hypothetical condition may have altered the appraisal results, but not the estimate of loss as identified by Wisconsin Statutes.

A hypothetical condition, that the construction of the proposed public improvements, the acquisition for which this appraisal analysis has been performed, have been completed as of the effective date of this appraisal, has been adopted for the after-condition analysis of the subject property. This hypothetical condition is based upon Wisconsin Statutes Sec. §32.09(6) which states that "In the case of a partial taking of property other than an easement, the compensation to be paid by the condemnor shall be the greater of either the fair market value of the property taken as of the date of evaluation or the sum determined by deducting from the fair market value of the whole property immediately before the date of evaluation, the fair market value of the remainder immediately after the date of evaluation, assuming the completion of the public improvement and giving effect, without allowance of offset for general benefits, and without restriction because of enumeration but without duplication, to the following items of loss or damage to the property where shown to exist." The use of this hypothetical condition has not influenced the estimate of loss as identified by Wisconsin Statutes.

In accordance with Wisconsin Statutes §32.09, the subject is appraised in the "after condition" under the hypothetical condition that construction for the proposed public project is complete as of the effective date of this appraisal. As the highway construction has obviously not yet begun, the appraiser needs to make the hypothetical condition to value the property in its after condition under the assumption that the roadwork has been completed. The use of this hypothetical condition has not influenced the estimate of loss as defined by Wisconsin Statutes.

The subject property (Parcel No. 2 on the project plat) was, until recently, improved with special-use buildings and site improvements. Most, if not all of the building features and site improvements, have recently been removed. Some minor site improvements remain and most likely some below-grade improvements. For this appraisal, the subject has been valued as if it were a vacant parcel, suitable, and able to be placed into its highest and best use and sold as a vacant lot for institutional, light industrial, or commercial/business use. The use of this hypothetical condition will not diminish the appraiser's estimate of the subject's loss in value.

Also, as required by state law and federal guidelines, the appraiser has not considered any changes or items that are non-compensable. Although some non-compensable items and/or changes may reflect a change in value, state law (Section §32.09, Wisconsin Statutes) prohibits the appraiser from considering such changes in his analysis and appraisal. Therefore, non-compensable changes or non-compensable items acquired are assumed to be of no value as a hypothetical condition of this report. The use of this hypothetical condition has not influenced the estimate of loss as identified by Wisconsin Statutes.

#### Definition of value utilized

Market Value: 12 CFR Part 34.42(g), which regulates real estate lending and appraisals, defines market value as: *"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their own best interests;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

As required by the guidelines set by the Uniform Appraisal Standards for Federal Land Acquisitions and as set by WisDOT standards, in the valuation of the subject's Market Value in Fee Simple Value (Fee Simple Interests or Estate) the "Unit Rule" (also referred to as the undivided fee rule) must be followed. As such, the appraiser has valued the fee simple estate of the subject property by adhering to the unit rule.

#### Exposure time:

Estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

The appraiser has developed an opinion of exposure time for the subject property. Following an analysis of market conditions and discussions with knowledgeable real estate professionals, the appraiser estimates the exposure time for the subject property to be roughly 75-days to 250-days.

## **DESCRIPTION OF THE PROPOSED PROJECT**

The purpose of this project is the reconstruction of the STH 145 (Fond Du Lac Ave) and CTH G (Division Road) intersection in the Village of Germantown. It is being undertaken to address safety at the STH 145 and CTH G/Division Road intersection by reducing the high crash rate.

The project will extend along STH 145 approximately 400 feet to the west and 900 feet to the east of the intersection. The project will extend along CTH G approximately 600 feet to the north of the intersection and extend south along Division Road approximately 325 feet to the south of the intersection. While the Washington County Bicycle Map identifies STH 145 as a potential route for a side path under its "Build- Out Network", this roundabout project will not construct paths due the current rural character of this location. However, the project will grade the site soils to facilitate future path construction. Although the plans will show the location of the future path, it will not be built by this project.

The project is needed to reduce the high crash rate and severity of crashes at the intersection. Of the 45 crashes reported from 2016 through 2020, 26 of these crashes involved right-angle “T-Bone” collisions and another 5 involved left turns. Approximately 20% of the crashes involved an injury.

Review of the data identified a single lane roundabout as the best alternative to address the angle crashes at the intersection and reduce the likelihood of high-severity crashes. Lower cost improvement options implemented over the last 6 years, including “traffic on STH 145 does not stop” signing, additional stop signs on the left side of NB CTH G, shifting of stop bars, and red reflective strips on the stop signs, failed to reduce the number of crashes measurably.

The proposed project will be constructed in a single stage. Access to businesses and residences will be maintained during construction, although detour routs will be available. The current construction schedule includes the closure of STH 145 during the time of construction. Construction of this project is anticipated to start on, or about, March 1, 2026 and be completed by June 30, 2027. Most direct roadwork is anticipated to be completed by the end of December 2026 with minor landscaping and cleanup possible until June 30, 2027.

Seven (7) parcels located along this stretch of road are to have property rights acquired from them allowing for construction of the proposed project to proceed. Most of the interests to be acquired are the acquisition of Fee Simple interest in small areas as well as for the acquisition of the temporary use of lands in the form of a Temporary Limited Easement (TLE).

The proposed project is considered to be an improvement for the area and a general benefit for all area property owners and residents. This work and project will not be a specific benefit to any one property or property owner. The State of Wisconsin fully funds the cost of this project. There will not be any special assessments charged to the property owners affected by the project.

**DESCRIPTION OF SUBJECT NEIGHBORHOOD**

<b>Market Characteristics of the Subject Neighborhood:</b>	
Stage of Neighborhood Life Cycle:	Growing – The area is an outer suburban, or rural like, area situated in the mid to northern portion of the Village of Germantown in southern Washington County. The area is agriculturally based and is considered to be growing with the expansion of the suburban and outer residential growth. As with most outer suburban areas, cultivated agricultural tracts or farms with farm-residence, are separated by smaller single-family home sites. Many larger tracts have been split to accommodate single-family home uses. Single-family uses are the subject area’s primary use. In general, the zoning and mixture of single-family and agricultural uses in the area are supported by municipal zoning codes. Outer residential uses are in strong demand in the area. Again, taking advantage of this demand, some agricultural parcels, or portions of parcels, have been split and sold for residential use. However, most farmland is held by owners that are reluctant to sell and are intent to maintain their agricultural uses. The strong demand for residential uses, has presented residential growth with no decline in growth or values observed nor anticipated in the near future.
Supply and Demand:	Demand exceeds the supply - Supply for both residential lands and agricultural lands are limited. Residential homes currently sell swiftly and many at or only slightly below asking price.
Built up:	25% to 50% - The project area and general neighborhood has been an established farming area that now contains a mixture of open farmlands with scattered single-family residential sites. Demand for outer residential sites is strong.
Location:	Rural or Outer-Suburban in Nature. As noted earlier, the subject’s project is located in the mid to northern portion of the Village of Germantown. The project itself is found at the intersection of STH 145 (Fond du Lac Avenue) with CTH G (Division Road) in southern Washington County. Both STH 145 and CTH G provide access to the northern portion of Washington County which is primarily agricultural based with strong demand for outer single-

	family lots. Northern portion of project area extends into the Town of Polk and Town of Jackson, as well as west into the eastern portion of the Town of Richfield. Again, this area is becoming more suburban in nature as a result of strong demand for outer home sites. The project area is outer residential in nature.
Predominant Land Use(s):	Land uses in the subject neighborhood are predominant single-family residential and agricultural uses. There are some scattered commercial and business uses in the area, generally found at busy intersections, however, this is minimal.
<u>Neighborhood Boundaries:</u> The general neighborhood boundaries are CTH F to the south, STH 164 to the west, CTH M to the east, and Sherman Road to the north. Again, most uses are outer single-family home sites mixed among larger tracts.	
<u>Other Comments:</u> Predominant land uses in the project area are a mixture of agricultural and single-family residential uses. Such uses are scattered throughout the project area. The area lacks sanitary sewer service and uses must rely on on-site septic systems and private wells. Single-family parcels generally range in size from slightly over 1-acre to 10-acres in size. Residential parcels, although varying in size, larger sized home sites appear preferable by the market participants. Demand has been strong with quick sales of both residential and agricultural lands. Both have seen appreciating values of roughly 3% to 6% per year over the past several years. Demand for commercial and business uses are low as a result of the area's lack of sanitary sewer. Commercial/business uses are uncommon in the immediate neighborhood, but are anticipated to grow as development and sanitary sewer service extends into the surrounding area.	

## DESCRIPTION OF THE SUBJECT PROPERTY (Before Acquisition)

Physical Characteristics (Before Condition)	
Current Use:	Assumed to be a Vacant Parcel without any improvements.
Land Area/Site Size:	A 4.748-acre lot made of 2-tax parcels used as one property.
Special Physical Characteristics:	Corner Lot – Southeastern corner of the intersection of STH 145 and CTH G.
Topography:	Level
Drainage:	No Drainage Issues Known or Observed
Site Cover:	Mainly grass covered, not wooded, without landscaping
Site Shape:	Mostly Triangular in shaped, uncommon shape
Easements Encumbrances and Restrictions:	Other - Common utility easements are assumed. No other easements known.
Encroachments:	None known or observed. None are assumed.
Utilities (Check all that apply):	<b>Water (Needed):</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <b>Sewer (Needed):</b> <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Cable/Internet
Access (Via):	Driveway off Division Road (CTH G), a modestly busy 2-lane street.
Visibility from Roadway:	Subject overlooks STH 145, a well-traveled thoroughfare averaging 6,400 vehicles per day (AADT 5/2023) to the north and CTH G to the south. As this is an outer area, traffic adds little influence on appeal or value.
Additional Physical Characteristics:	It should be noted that located in the northwestern corner of the lot, adjacent to the intersection of STH 145 with CTH G is a small two-post frame sign. This sign was constructed of two standard grade frame-posts with graphic displays on its two-sides. The sign appears to be in fair condition and of no value. This sign is considered an on-premises sign that is owned by the property owner. It will be removed as a result of construction.  As the subject is located in an area that does not have sewer service available nor municipal water service available, it is assumed that the subject's soils can adequately support a private on-site septic system and private well. Both are common and typical for this area.

**5 Year Sales History**

Was the property sold or transferred in the past 5 years?  Yes  No

To the best of the appraiser's knowledge, the subject property has not sold, nor has it been offered for sale, in the past five (5) years. The appraiser has no knowledge of the subject property currently being under contract to sell or be transferred to another..

**Current Zoning and Land Use Restrictions**

Zoning Designation:	I-1, Institutional Use – The I-1 district is intended to be applied to existing areas of the Village which are under public or quasi-public ownership and where the use for public purpose is anticipated to be permanent. In the future, public or quasi-public uses shall be granted as conditional uses in appropriate zoning districts. Uses in this district are to be municipal approved conditional uses.
Permitted Uses:	I-1, Institutional Use allows for a mixture of governmental and community service uses as well as telecommunication, utility uses, and transportation uses. Many of these uses are light industrial in nature and allowed in light industrial or business areas.
Subject's Current Use:	The subject property's current use is considered to be a permitted use. as a result of its institutional styled usage.
Minimum Lot Size:	I-1 - A minimum of 7,200-sq ft of area. All lots must have at least 60-feet of street frontage at the building setback line. The subject's lot area of 4.748-acres (93,567-sq ft) conforms to the minimum lot size requirements in the before condition. In the after condition the subject's site will continue to conform with the minimum lot size requirement.
Minimum Setback:	I-1 Front Yard: Minimum 35-Feet us required. I-1 Back Yard: Minimum 35-Feet Required. I-1 Side Yard: Minimum 25-Feet Required..
Land Use Restrictions:	None known other than that set by zoning.
Additional Comments:	As stated earlier, the subject is a double-lot that contains two adjacent tax parcels of differing sizes. The smaller containing less than 0.1-acre, too small for use on its own. They are currently used as one entity or one property and appear to be best suited for use as one parcel. It is beyond the scope of this appraisal to determine how or if these two lots could be split or divided. The subject is being valued as one entity or one larger parcel.

**LARGER PARCEL ANALYSIS**

The concept of *larger parcel* or *whole parcel* is an analytical principle unique to eminent domain valuation and is an essential step in determining the property to be appraised and therefore, essential to the determination of damages.

The "larger parcel" is defined in the Dictionary of Real Estate Appraisal Third Edition as follows:

*In Condemnation, that tract or tracts of land which are under the beneficial control of a single individual, or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*

Uniform Appraisal Standards for Federal Land Acquisitions indicate the following about the larger parcel:

*It should be noted, however, that since unity of use is one of the elements for an integrated unit, it would not necessarily follow that a continuous body of land in the same ownership constitutes a unit for valuation if the highest and best use for various parts are different. Failure to value the property as an integrated unit should, however, always be explained and supported.*

In determining the larger parcel to be appraised, the appraisers must consider three main factors in his analysis and factors must be met to formulate the larger parcel. The primary factors are as follows:

*Unity of Title:* This is generally referred to as equal legal control over the ownership and future use of the land or tracts in question.

*Contiguous Location (Unity of Location):* In general, separate parcels or tracts can be considered as parts of the larger parcel if they are neighboring parcels and only reasonably physically separated so that they are or can be used as one.

*Unity of Use:* Unity of use is typically not restricted to parcels that are not reasonably separated. The appraisers must determine if it is reasonably probable that separate parcels or tracts would sell as one integrated single entity even when reasonably separated. If it can be shown that parcels would be sold separately as individual tracts and not as one larger parcel then each parcel should be considered a separate larger parcel.

The local assessor's office has indicated that the owner of the subject parcel does indeed own other tax parcels in the area of the subject property to be appraised. One of these parcels is located directly across the street, west of Division Road, and is separated from the subject lands being appraised by Division Road. As such, this additional lot does not share unity of location. Even though it shares unity of ownership (title), it does not meet the requirements stated above and has been determined not to be a part of the larger parcel to be appraised. The current owner also owns lands located immediately to the south of the subject lands being appraised. These lands do share unity of location as well as unity of ownership; however, they are improved with several storage buildings as well as a portion improved with a baseball field and are used as a municipal park. As the subject is currently vacant and well suited for commercial/business use, these southern abutting lands do not share unity of use. They are not considered as part of the larger parcel that is being appraised.

The plat and aerial photos/sketches included within this report and its addenda depict the subject's larger parcel being appraised. The larger parcel consists of two tax parcels that share unity of ownership (title), unity of location, and unity of use as both are now vacant and suitable for commercial/business use. These two tax parcels have a combined total land area of 4.748-acre. They are identified as assessor's parcel numbers GTNV 153-991 & 153-992. Again, it should be noted that the subject parcel is comprised of these two tax parcel and these two parcels are best suited for use as one larger parcel (property), partly a result of its triangular corner shape and the small size of one of these tax parcels. For this appraisal, these two tax parcels are considered to be the larger parcel being appraised, as one property with a total combined net acreage of 4.748-acre. Again, there are several plat maps and aerial photographs within the addendum that depict the subject's whole or larger parcel (subject property). For simplicity, it will be referred to in this report as the subject property.

## HIGHEST AND BEST USE OF SUBJECT PROPERTY

The appraiser has analyzed the four criteria (four tests) for establishing the highest and best use of the subject property (legally permissible, physically possible, financially feasible and maximally productive). Based upon the legally permissible uses identified in the Current Zoning section of this report, the physical characteristics (physical possibilities) identified in the description of the subject property, the market conditions (financial feasibility) identified in the description of the subject area and neighborhood and the maximally productive use determined by an analysis of the sales data identified thru the appraiser's value development research, the highest and best use of the subject property in the before condition is as if vacant for institutional, light industrial, or business use as a legal and conforming parcel.

The highest and best use of the remainder of the subject property in the after condition has not changed as a result of the proposed acquisition and subsequent construction project. Therefore, the highest and best use of the subject property in the after condition is as if vacant for institutional, light industrial, or business use as a legal and conforming parcel.

Note: Currently the highest and best use of the property in the Before and After Condition is for commercial/business use as one parcel or one lot that is comprised of two tax parcels totaling 4.748-acres. The combined lot size of these two tax parcels provides a more reasonable site that would be suitable for more uses under the subject's highest and best use. Considering its triangular shape, location at the intersection of two busy streets, need to provide for on-site septic system, and as well as on-site parking and setbacks, the combined lot size is more acceptable by market participants and likely would produce a greater value in comparison should the two tax parcels be valued separately. Again, the smaller of these

two tax parcels contains less than 1.0-acre and is not suitable for use as a separate or independent parcel. Its only use is to be combined with the other lot that shares unity of ownership, unity of location, thus sharing unit of use.

The appraiser also considered single-family use for the subject parcel as a possible alternative use. However, the parcel is not currently zoned for residential use and would require a zoning change to be approved and supported by the Village for such a use. Such a change does not appear likely. Further, the subject property is not well suited for residential use due to its location at a busy intersection, the abutting storage buildings to the south and the current municipal salt-storage facility found to the west. Such inharmonious uses would detract greatly from the appeal and likelihood of residential use of the subject parcel. A commercial, or business use of the site would appear more reasonable, legally permissible, physically possible, financially feasible and maximally productive. Such use would also likely be well supported by local zoning and planning officials as this use closely follows that outlined in the Village's 2035 land use plan.

**DESCRIPTION OF PROPOSED PERMANENT ACQUISITIONS**

Acquisition	Description
Fee (Land Acquired):	0.210-acre being acquired
Access Rights:	None being acquired
Existing Road Right of Way:	0.772-acre being acquired
Highway Easement:	None being acquired
Permanent Limited Easement:	None being acquired
Improvements Acquired:	As noted earlier, an on-premises sign and some minor site improvements were found on the site. However, this sign and any surviving site improvements are assumed to hold no value and can easily be removed.

**DESCRIPTION OF THE SUBJECT PROPERTY (After Acquisition)**

The proposed acquisition includes the full and total acquisition of several areas that contains a total of 0.210-acre (9,153-sq ft) of the subject lot. The majority of this 0.210-acre area is an irregular triangular shaped area that covers the northwestern corner of the subject lot. It then extends a short distance south along the subject's Division Road frontage. There is also a very small triangular shaped strip that is found in the northeastern corner of the lot, along the lot's STH 145 frontage. The Fee acquisition will reduce the size of the lot, change it shape slightly, and reduce it value. The majority of the Fee acquisition area is grass covered and does not contain any site improvements, landscaping, or buildings. No other changes will occur to the property because of the proposed Fee acquisition.

Located within the proposed Fee acquisition area is the subject's two-post sign. This sign will be acquired and removed because of this project. This two-post sign is an on-premises sign that was found to be in fair condition and of no value. Its removal will not diminish the market value of the subject property.

The proposed acquisition also includes the temporary use of several small strips or small area that total 0.041-acre (1,807-sq ft). These areas are known as Temporary Limited Easements or TLE. The TLE area is comprised of two small and relatively narrow strips that extend a short distance along the subject's STH 145 (Fond Du Lac Avenue). The proposed TLE acquisition areas extend across a small portion of the subject's STH 145 frontage, but not all of the frontage.

As noted earlier, roughly 0.772-acre (19,692-sq ft) of the existing road right of way is to be transferred to the acquiring agency as a part of this project. This is being done to clarify the ownership of the lands located within the road and to remove these lands from the tax roll. It is assumed that this will occur prior to the completion of the proposed project. It should be noted that as the 0.772-acre of right of way offers no utility to the subject property, its removal will not reduce or negatively impact the subject property.

## VALUATION ANALYSIS

The valuation analysis of the subject property has considered all three approaches to value:

- The sales comparison approach - There is adequate comparable sales data available to support the sales comparison approach, which will be utilized to value the subject's site as if vacant.
- The cost approach – The subject property is currently improved; however, the proposed acquisition and subsequent construction project will have no impact on the value of the primary buildings. Therefore, the contributory value of the subject's improvements (including all site improvements as well as primary buildings) will be recognized through the utilization of the equalized assessed value of the improvements as established by the local assessing authority. The Cost Analysis will not be used in this appraisal.
- The income capitalization approach – The proposed acquisition includes only land and minor site improvements and will not affect the subject's primary buildings or affect the income generating potential of the remainder in the after-condition. The valuation of the land and site improvements acquired does not support the use of the income capitalization approach, so the income approach will not be employed.

When considering the three approaches to value, the appraiser must keep in mind that the subject property is being analyzed and valued under the Unit Rule (see earlier sections of this report) with all potential property interests being valued together as if under a single ownership. Again, this is required as Wisconsin follows the "unit rule" for valuation of acquisitions of interests in land pursuant to eminent domain. Under the unit rule, the manner in which the land is owned, or the number of owners, does not affect the value of the property. When property that is held in partial estates by multiple owners is condemned, the condemnor provides compensation by paying the value of an undivided interest in the property rather than by paying the value of each owner's partial interest. Easements or partial interests in land are generally not considered in the before valuation (before condition). An easement in gross, such as a utility easement that is an interest granted to the utility for the installation and maintenance of a utility facility, does not tie the benefits or burdens of a servitude to the land, and may be personal or transferable. Therefore, valuation of an undivided interest in the land includes compensation for all parties with an interest in the subject property.

### Valuation of Subject Land

The subject's lot (land) will be valued using the sales comparison approach. The analysis will be supported through the use of four (4) recent sales of comparable commercial/business vacant lots from within the Germantown area. The appraiser sought sales of light industrial, commercial/business lots of similar size, without sanitary sewer, and of similar location as the subject for this analysis. The sales utilized are similar in many features to the subject parcel. However, as sanitary sewer is generally a primary requirement for commercial or business uses, such sales were found to be very limited. As a result, several older sales and sales more distant from the subject were utilized. A further description of the comparable sales used in this analysis is contained in the addendum of this report.

These comparable parcels were compared to the subject lot for differences in features and characteristics. The differences were used to establish the subject's site value. To do so, percentage adjustments have been made for differences between the sales and the subject site. These adjustments reflect the comparable properties inferiority or superiority to the subject property. Amenities or features without adjustments are considered to be essentially equal to the subject property and/or not having a measurable impact, and therefore an adjustment would not be necessary. Minor differences reflect minimal adjustments, with substantial adjustment being 25% or more. Again, features or differences with no adjustment are considered to be essentially equal to the subject property and/or not having a measurable impact on value. This analysis provides a reasonable and market supportable value estimate for the subject. The following is an analysis of the comparable data identified:

Direct Sales Analysis - Market Analysis  
 Land Sales - Summary Grid

Value As of: Sep-25

Item	SUBJECT	LAND SALE NO. 1 COM 24-05		LAND SALE NO. 2 COM 25-02		LAND SALE NO. 3 IND 24-03		LAND SALE NO. 4 IND 24-03	
Sale I.D.		5644		5646		5649		5650	
Street		90 S Pike Lake Dr		8503 Hwy 145		2700 CTH P (Lot 1)		2700 CTH P (Lot 3)	
City		Hartford		Menomonee Falls		Polk		Polk	
County		Washington Co.		Waukesha Co.		Washington Co.		Washington Co.	
Grantor (Seller)		Seib Companies LLC		Enerpac Tool Group Corp.		Hoffman Bros. Realty		Hoffman Bros. Realty	
<b>Sales Price</b>		<b>\$127,500</b>		<b>\$370,000</b>		<b>\$205,180</b>		<b>\$299,314</b>	
Price/Acre		\$95,149		\$98,746		\$56,368		\$56,368	
Price/Sq Ft		\$2.18		\$2.27		\$1.29		\$1.29	
Price/FF		\$401		\$452		\$256		\$309	
Time on Market		65-Days		Unknown		1,415-Days		1,290-Days	
Motivation		Arms Length		Arms Length		Arms Length		Arms Length	
Financing		Cash Sale		Cash Sale		Conv Mtg		Cash Sale	
Market Adj.		0%	\$0	0%	\$0	0%	\$0	0%	\$0
<b>Adjusted Price</b>		<b>\$127,500</b>		<b>\$370,000</b>		<b>\$205,180</b>		<b>\$299,314</b>	
Sale Date	Sep-25	Oct-24		Feb-25		Apr-24		May-24	
Time Adj.	4%	3.6%	\$4,590	2.2%	\$8,140	5.8%	\$11,900	5.3%	\$15,864
<b>Adjusted Price</b>		<b>\$132,090</b>		<b>\$378,140</b>		<b>\$217,080</b>		<b>\$315,178</b>	
<b>Adj. \$ / Acre</b>		<b>\$98,575</b>		<b>\$100,918</b>		<b>\$59,637</b>		<b>\$59,356</b>	
Adj. \$ / Sq Ft		\$2.26		\$2.32		\$1.37		\$1.36	
Adj. \$ / FF		\$415		\$462		\$271		\$325	
Features	Subject	Desc.	%	Desc.	%	Desc.	%	Desc.	%
Size (Acre)	4.748	1.340	-10%	3.747	-5%	3.640	-5%	5.310	5%
Size (Sq Ft)	206,823	58,370		163,219		158,558		231,304	
Road Frontage (Rnd)	1,284	318		818		800		970	
Shape	Mostly Triangular	Rectangular/Stnd	-5%	Triangular/Irreg.		Rectangular/Stnd	-5%	Rectangular/Stnd	-5%
Topography	Level/Avg	Level/Avg		Level/Avg		Level/Avg		Level/Avg	
Corner vs. Interior	Corner Lot	Corner Lot		Interior Lot	5%	Corner Lot		Interior Lot	5%
Location	Outer Area	Outer Area		Suburban/Better	-10%	Outer Area/Similar		Outer Area/Similar	
Zoning	I, Institutional	B-3, Business		I-1, Light Ind		M-1, Light Ind		M-1, Light Ind	
H & B Use	Business Use	Business Use		Business Use		Business Use		Business Use	
Sewer vs. Septic	Well & Septic	City Water/Sewer	-25%	City Water/Sewer	-25%	Well & Septic		Well & Septic	
Woods	No Woods	No Woods		No Woods		No Woods		No Woods	
View/Orientation	Mixed/Avg	Mixed/Avg		Mixed/Avg		Mixed Avg		I-45/Good	-5%
Wetlands	No Wetlands/Stnd	Very Minor/Stnd		No Wetlands		No Wetlands		No Wetlands	
Improvements	As Vacant	Vacant		Vacant		Vacant		Vacant	
Net Adj. (%)			-40%		-35%		-10%		0%
Net Adj. (\$)			-\$39,430		(\$35,321)		(\$5,964)		\$0
<b>Indicated \$/Acre (Rnd)</b>			<b>\$59,145</b>		<b>\$65,597</b>		<b>\$53,674</b>		<b>\$59,356</b>
Indicated \$/Sq Ft (Rnd)			\$1.36		\$1.51		\$1.23		\$1.36

General Comments on Land Value

The appraiser found that the unit of comparison most recognized by the market is the price per acre. In this appraisal, and analysis, comparisons are based on this standard. The appraiser tried to locate comparable lot sales that, like the subject, are small sized lots in urban or outer suburban settings within or near Germantown. However, as seen in the chart above, many of the sales differed slightly in terms of features and amenities. Adjustments for differences between the subject and the sales were made to offer an indication of the subject's unit value. Adjustments for differences were based on both qualitative and quantitative analysis completed by the appraiser. Such analysis included paired-sales analysis, simple linear regression analysis, as well as information obtained from area Brokers and the local MLS system. A brief summary of the major adjustments required follows:

**Market Conditions (Time):** From a review of area sales, it was determined that the area has seen good demand and improved market conditions over the past several years, primarily due to improvements in the area's economy and strong demand for real estate in the area. Market conditions are expected to continue improving within the subject neighborhood. A review of area land sales would suggest that the area's real estate market has been somewhat active with appreciating values. To reflect the area's upward changes in market conditions (appreciation), all sales used in this analysis were adjusted upward at the rate of roughly 4% per year from their date of sale.

**Size:** An analysis of area lot sales indicated that larger lots sell at a lower unit value than smaller lots. Several of the sales, Land Sales No. 1, 2, and 3, are smaller sized lots as compared to the subject. As smaller lots sell at higher unit values, these sales were adjusted downward to reflect the subject's larger lot site. As Land List No. 4 is larger in size as compared to the subject lot, it was adjusted upward.

**Shape (Configuration):** Like the subject, Land Sale No. 2 is an uncommonly triangular shaped lot. As the market considers lots of standard shapes as offering greater usable area, thus allowing for greater utility, they are perceived as being preferable by market participants. Buyers slightly discount sites that are uncommonly shaped as they offer less utility when compared to standard shaped lots. As Land Sales No. 1, 3, and 4 are commonly shaped lots, superior to the subject lot, each was adjusted downward to reflect the more desirable configuration. No adjustment was required to Land Sale No. 2 as its shape is similar to the subject lot.

**Corner Sites:** An analysis of the market indicates that there is a preference for corner commercial/business lots over interior lots. Buyers consider corner lots as being preferable for commercial/business uses as they typically have greater visibility and often provide better access than interior lots. As the subject is a corner lot, an upward adjustment was made to Land Sales No. 2 and 4 as they are inferior interior lots. Land Sales No. 1 and 3, like the subject, are corner lots and no adjustment was required to these parcels.

**Location:** All the sales are from the subject's general market area; however, Land Sale No. 2 is found in a more suburban area with greater commercial/business uses and is superior to the subject in its location. It was adjusted downward to reflect its superior appeal and value as a result of its superior location over the subject parcel.

**View/Site Orientation:** All the sales are from the subject's general market area and are influenced by similar economic conditions and neighborhood factors as the subject. However, unlike the subject, Land Sale No. 4 overlooks a heavily traveled highway (I-45) along its rear lot line. As this parcel is highly visible from I-45, market participants prefer its orientation. It was adjusted downward to reflect its superior orientation over the subject. The orientation of the other land sales is considered very similar to the subject and no adjustments were required.

**Septic vs. Sewer:** Unlike the subject, Land Sales No. 1 and 2 are improved with sanitary sewer, a feature regarded by the market as far superior to lots with private septic systems. A sizable downward adjustment was made to Land Sales No. 1 and 2 to reflect the subject's lack of sewer service. Like the subject, Land Sales No. 3 and 4 also must have on-site septic systems and no adjustments were required to these two parcels.

### **Conclusion of Land Value**

After adjustments, the unit value for the subject was found to fall within a relatively narrow range of values. The adjusted sales indicated a unit value for the subject lot that ranged from \$53,700 per acre to \$65,600 per acre (rounded). The average unit value was found to be \$59,400 per acre with a median value of \$59,300 per acre (rounded). The average and median unit values would suggest a unit value for the subject that is slightly below \$60,000 per acre. Of the four sales used in this analysis, three fell between a unit value of \$59,100 per acre (rounded) to \$65,600 per acre. Only one fell below \$59,100 per acre. This offers support for a unit value for the subject that is above the average and median values. It should be noted that strong consideration was placed on Land Sales No. 3 and 4 as they, like the subject, lack sanitary sewer service. As they are found in a slightly more outer location, the subject's unit value is anticipated to fall above their value indications. The range set by the adjusted sales, a simplified statistical analysis, as well as the subject site's concluded value, can be found in the following table:

Subject's Indicated Land Before Value		
Minimum	\$53,674	Per Acre
Median	\$59,250	Per Acre
Average	\$59,443	Per Acre
Maximum	\$65,597	Per Acre
Indicated Unit Value	\$62,000	Per Acre
Site Size	4.748	Acre
Indicated Value	\$294,376	
Market Value (Rnd)	\$294,400	

Based upon my analysis of the subject's site, the available sales data, and dependent on the assumptions and limiting conditions contained herein, it is my opinion that the estimated unit value of the subject lot is \$62,000 per acre. Based on the unit value of \$62,000 per acre, the market value of the subject lot was found to be \$294,400 (4.748-acre x \$62,000 per acre, rounded).

**Conclusion of Subject's Before Value**

The appraiser estimates the contributory value of the subject lot at \$294,400. As stated earlier, the subject is being valued under the hypothetical condition that it is a vacant lot without improvements. As it is being valued as a vacant lot, the sales comparison approach to value is the only applicable approach to be considered in the valuation of the subject. The appraiser concludes the subject's market value, before the proposed acquisition, to be \$294,400 (Land Only).

**It is the opinion of the appraiser that the Before Value of the subject property is \$294,400.**

**AFTER CONDITION VALUATION ANALYSIS**

Contributory Value of Remaining Lot: As stated earlier, there will be a minor change in size and shape to the subject lot resulting from the proposed acquisition. The proposed fee acquisition will reduce the lot's size by 0.210-acre. Once the acquisition has been completed, the lot will contain 4.538-acre (4.748-acre less 0.210-acre, rounded). There is no direct indication that the unit value of the lot will change as a result of the Fee acquisition and it will remain at \$62,000 per acre after the acquisition has been completed (After Condition). The estimated value of the subject's lot in the After Condition was found to be \$281,400 (4.538-acre x \$62,000 per acre, rounded to \$281,400). The subject lot will see a loss in its market value of \$13,000 (\$294,400 less \$281,400 = \$13,000, rounded) as a result of the proposed fee acquisition.

Contributory Value of Existing Road Right-of-way:

The proposed acquisition also includes some of the lands found within the existing right-of-way that is located within the Fond Du Lac Avenue and Division Road roadway. However, the acquisition plat does not clearly identify these lands or their location. It is assumed that they are found within both of the existing abutting streets. The 0.772-acre of lands that are located within the eastern portion of the existing right-of-way are to be acquired and transferred to the acquiring agency as a part of this project. This is being done to clarify its ownership of the road and to remove the road right-of-way from the tax roll. The acquiring agency reports that 0.772-acre is located within the existing road right-of-way. Based upon the Wisconsin Supreme Court Case, Joint School District No. 1, Town of Greenfield v. Bosch et. al., the underlying fee rights are assumed to have no contributory value to the larger parcel and no damages will be indicated for the underlying fee rights acquired. Also, as the lands located within the existing road right-of-way are under the control of the WisDOT (acquiring agency) and not under the control of the property owner, this 0.772-acre contributes no value to the subject property. Therefore, the 0.772-acre of existing road right-of-way that is to be acquired by the WisDOT has no market value (i.e., holds no value). The inclusion of this area as part of the acquisition will not detract from the market value or appeal of the subject property.

Also, as indicated earlier, there is a two-post frame sign that is located in the proposed Fee acquisition area. This sign will be removed as a result of the Fee acquisition. The removal of this sign will not diminish the market value of the subject property.

**Conclusion of Subject's After Value**

The estimated After Value of the subject property was found to be \$281,400. As indicated above, this was determined by applying the unit value of \$62,000 per acre to the remaining lot of 4.538-acre. The following chart also summarizes the appraiser's findings of the subject's market value after the acquisition has taken place.

Calculation of After Value	
Acre Size	4.538
Price / Acre	<u>\$62,000</u>
Est Lot Value	\$281,356
Lot Value (Rnd)	\$281,400
Plus: Bldgs	\$0
Less: Lost Items	<u>\$0</u>
Total Value	\$281,400
After Value (Rnd)	<b>\$281,400</b>

**It is the opinion of the appraiser that the After Value of the subject property is \$281,400.**

**TEMPORARY LIMITED EASEMENT**

The proposed acquisition includes a temporary limited easement (TLE) that will be utilized for the proposed construction project. There are two potential elements of value loss or compensation resulting from the acquisition of a TLE. The compensation for the actual occupation and use of the affected land (the TLE itself) and the contributory value of the landscaping/site improvements removed as a result of the use of the TLE. This section of the appraisal report only addresses the compensation for the use of the land within the TLE. The potential loss of site improvements and landscaping items have been addressed earlier in this report.

Acquisition	Description
Temporary Limited Easement (TLE):	Size: 0.041-acre - The TLE is two small areas, one along the northeastern portion of the subject's Fond du Lac Avenue frontage with the other found in the southeastern corner frontage of Fond du Lac Avenue. Ownership of the lands within the TLE will remain with the property owner. Owner's use will be restricted somewhat during construction. The expiration date used to estimate the compensation for the use of the land within the TLE is June 30, 2027. This date was provided by the State as part of the appraisal assignment and is utilized under an extraordinary assumption. The start date is assumed to be the appraiser's final inspection of the property, September 10, 2025. Again, the lawn and drive area located in the TLE area will be restored/repaired, in-kind, if damaged by construction.

The compensation for the use of the land within the TLE is estimated based upon an annual rent calculation using an annual yield rate applied to the estimated value of the affected land. The size of the affected area (TLE) as identified earlier in this report, and the term of the TLE was identified earlier in this report at 22-months or 1.80-years. The value of the affected land has been estimated as part of the reported appraisal analysis. The Annual Yield Rate (rent) has been estimated by the appraiser and is based upon market research into alternative safe investment rates, the current rate of inflation and the appraiser's opinion of the risks associated with the imposition of the TLE on the subject property. In many areas, a discount rate is applied as the owner is being paid in advance, and in full, for the TLE prior to the start of project construction. However, it is this appraiser's opinion that no discount is to be applied in the instant case. This is a result of the lack of market participants utilizing such discounts, the residential use of the subject, the small size of the TLE area, and the area's strong market conditions. Again, discounting has not been applied in the valuation of the subject's TLE

The following information reflects the actual calculation of the amount of compensation determined to be appropriate for the one-time payment for the use of the land within the temporary limited easement:

<b>Temporary Limited Easement Calculation</b>	
Size of Temporary Limited Easement (TLE) in Acre:	0.041
Fee Simple Unit Value of land in TLE:	\$62,000
Fee Simple Value of land in TLE:	\$2,542
Effective Date of Appraisal (mm/dd/yyyy):	9/10/2025
Expiration Date of TLE (mm/dd/yyyy):	6/30/2027
Term of TLE (Years Rounded):	1.80
<b><u>Annual Rental Rate</u></b>	
· Basic Safe Investment Rate (per year):	4.5%
· Expected Inflation Rate (per year):	3.0%
· Risk Adjustment (per year):	1.5%
Annual Yield Rate = Annual Rental Rate:	9.0%
Annual Rent for Land Within TLE:	\$ 229
<b><u>Discounted Lump Sum Payment of Annual Rent</u></b>	
Discount Rate:	0.00%
· First Year:	\$ 228.78
· Second Year:	\$ 183.02
· Third Year:	\$ -
· Fourth Year:	\$ -
· Fifth Year:	\$ -
· Sixth Year:	\$ -
Total Lump Sum Payment for the TLE	\$ 411.80
<b>Estimated Value of the TLE (Rnd):</b>	<b>\$ 415.00</b>

Based on this analysis, the one-time lump sum rental payment for the WisDOT's use of the TLE is determined to be \$415. The amount of \$415 appears appropriate for the limited and short-term use of the TLE area during the construction of this project as well as the minimal physical changes to the land within the TLE.

**Estimated value and compensation for the TLE is estimated to be \$415**

**TOTAL DAMAGES AND ALLOCATIONS**

Wisconsin eminent domain law specifies that damages are the difference between the market value of the subject before and the market value of the remainder after the acquisition. The appraiser has previously valued the subject before and after the acquisition. In this type of comparison, the compensation due the owner for loss of real estate is then calculated by subtracting the value after from the value before the acquisition. To this difference is added the value of any temporary interests acquired (TLE). This is seen in the following table:

<b>Before &amp; After Calculation</b>	
Before Value	\$294,400
Less: After Value	<u>\$281,400</u>
Loss in Value:	\$13,000
Plus: Value TLE (If Any):	\$415
Est. Compensation Due:	\$13,415
<b>Total (Rnd)</b>	<b>\$13,500</b>

The following chart summarizes the items to be acquired.

<b>ALLOCATION OF ACQUISITION</b>	
Acquisitions Segments	
Fee Acquisition (0.210-acre x \$62,000 per acre)	\$13,020
Existing Road Right of Way (0.772-acre)	\$0
Permanent Limited Easement (None)	\$0
Landscaping Acquired (None)	\$0
Other Items (None)	\$0
<b>*Total Damages</b>	<b>\$13,020</b>
Additional Compensation	
Temporary Limited Easement (0.041-acre)	\$415
Appraiser Rounding	\$65
<b>Total Compensation (Rounded)</b>	<b>\$13,500</b>

\* This amount is the same as the Total Damages estimated in the Before and After Analysis.

In determining the value of the acquisition, the appraiser has considered all compensable items allowed under Wisconsin Statutes §32.09(6)(a-g). The appraiser has also completed a separate entity analysis of the acquisition area and concludes that the fair market value of the property acquired, as of the date of valuation, is not greater than the deduction of the after value from the before value. The separate entity analysis was deemed not to be applicable. As seen in the analysis completed above, the estimated loss in market value to the subject property (value of the partial acquisition) was determined to be \$13,500. It is the professional opinion of the appraiser that the compensation due the owner of the subject property (Parcel No. 2 of Project No. 2475-04-21), as of September 10, 2025, is:

**Thirteen Thousand Five Hundred Dollars**  
**(\$13,500)**

## **ADDENDA**

## Photographs



Subject Front From Division Road



Street Scene Facing North on Division Road



Street Scene Facing West Along STH 145



Fee Area Facing North Along Division Road



Fee Area Facing West Across Northwest Corner of Lot



TLE Area Facing West Along STH 145 Facing Intersection



Acquisition Area Facing East Toward Northeast Corner of Lot



Acquisition Area Facing West From Northeast Corner of the Lot



Sign To Be Removed - Found in Northwestern Corner of the Lot

## Subject Property Legal Description

**Legal Description:** The following described real estate, situated in the County of Washington and State of Wisconsin, to-wit: Beginning 63.50 rods South of the West quarter stake of Section 15, being the center of the North Fond du Lac Avenue and Section line thence South 125 feet, thence East 179 feet, thence in a North Westerly direction 215 feet to the place of beginning containing 26/100 acre of land or equal to 41 Rods 888 feet around and the above is part of the West 1/2 of the Southwest 1/4 of Section 15, Township 9 North, Range 20 East.

**ALSO**

All that part of the Southwest 1/4 of Section 15, Township 9 North, Range 20 East, Germantown Township, discribed as follows: Beginning at a point on the west line of said section 1308.5 feet north of the southwest corner thereof; thence north along the west line of said section 88 feet to the south occupied line of the Town Hall property; thence east along said occupied line approximately 188 feet to a point in the centerline of Fond du Lac Avenue (formerly STH 55); thence southeasterly along the centerline of said Fond du Lac Avenue (formerly STH 55) 150.1 feet; thence west parallel to said occupied line approximately 309.6 feet to the point of beginning.

Excepting therefrom those lands conveyed for highway purposes in deed recorded April 20, 1026 as Document No. 135755.

**Tax Key Number:** GTNV 153-991

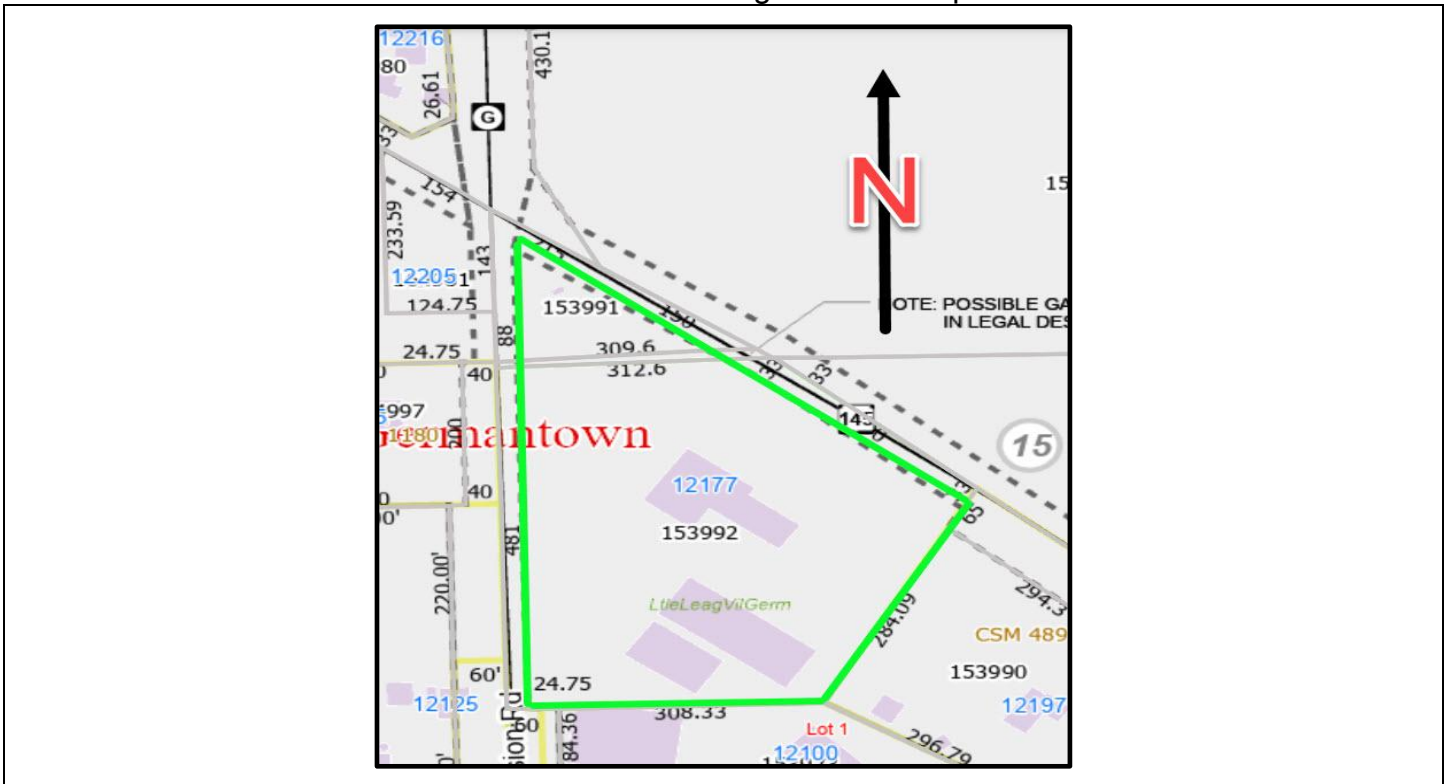
**Legal Description:** That part of the South West 1/4 of the South West 1/4 of Section 15, Township 9 North of Range 20 East, described as follows: Commencing at a point 828.15 feet North of the Southwest corner of said SW1/4; thence North 481.00 feet; thence south 89 degrees 04 minutes east, 312.60 feet; thence south 54 degrees 01 minutes east 300.00 feet; thence south 31 degrees 58 minutes west, 353.26 feet; thence west 368.33 feet, to the place of beginning, Village of Germantown, Washington County, Wisconsin.

**Tax Key Number:** GTNV-153-992

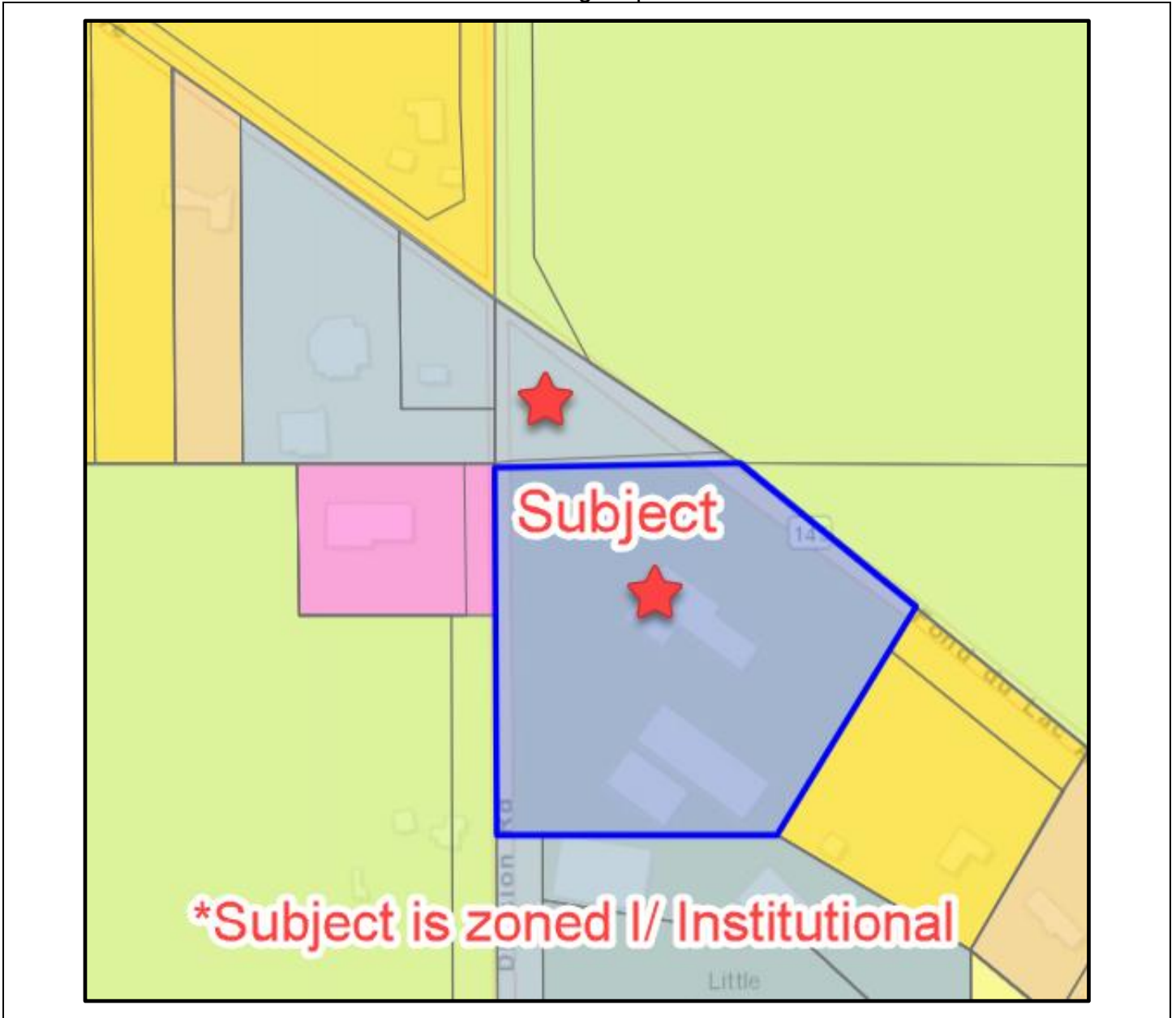
Aerial Photo



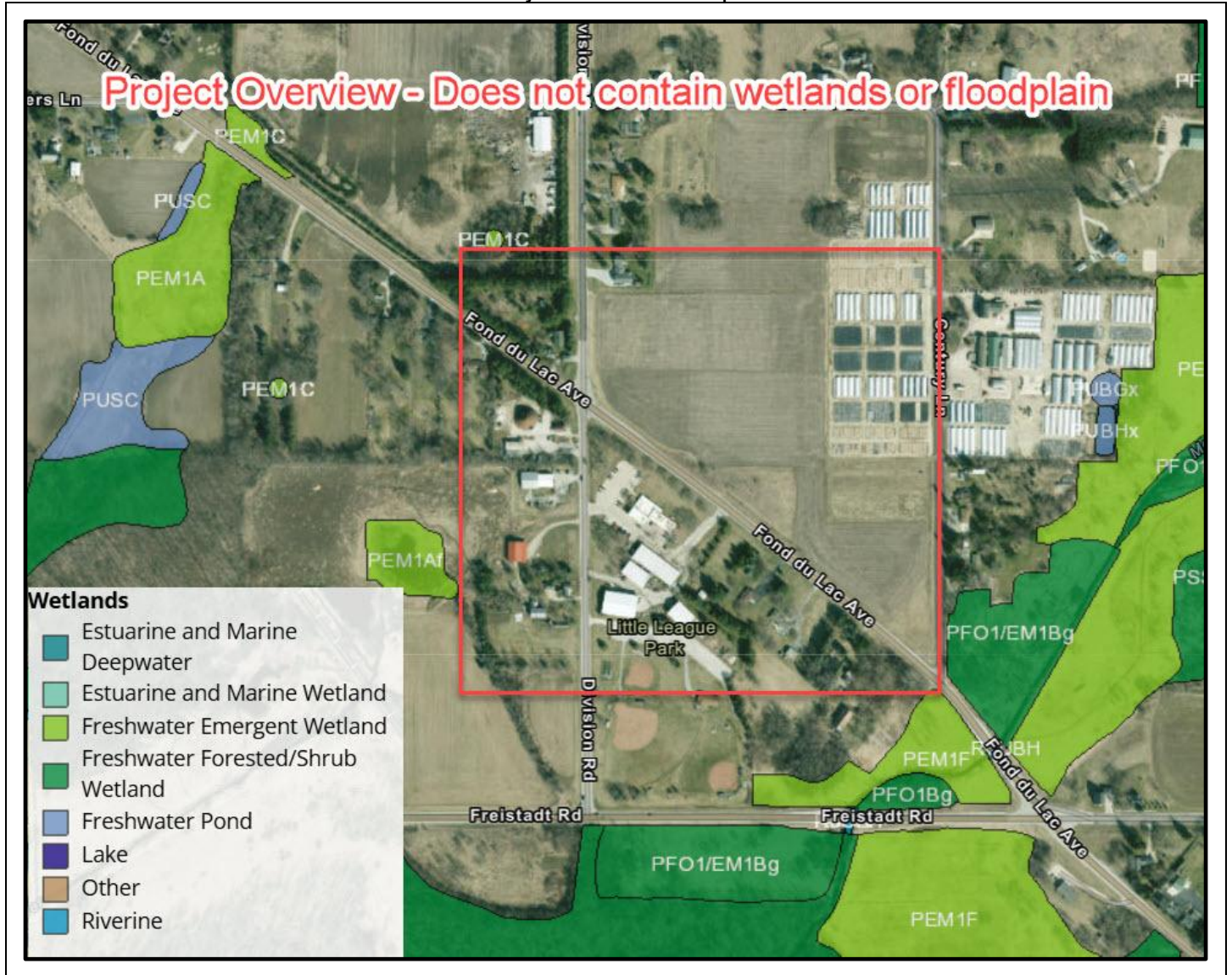
Parcel Sketch or Larger Parcel Map



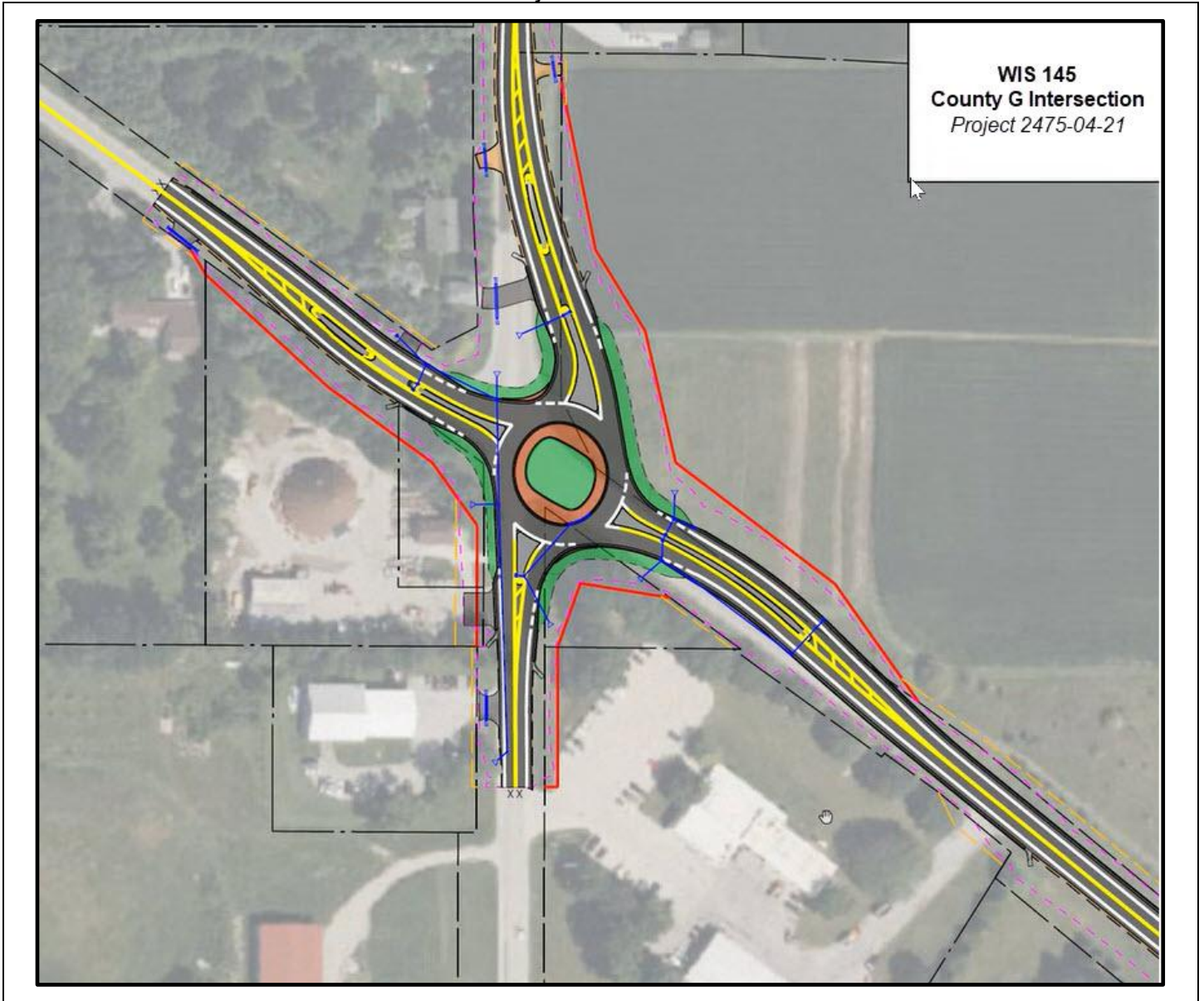
### Zoning Map



### Project Wetland Map



### Project Overview



## Invite Letter

### Southern Wisconsin Appraisal A DIVISION OF G A BOCK AND ASSOCIATES



Village of Germantown  
Attn: Matt Mortwedt, Director of Public Works  
N112W17001 Mequon Road, PO Box 337  
Germantown, WI 53022

August 4, 2025

**Project: 2475-04-21 (STH 145 & CTH G Intersection)**  
**Parcel: 2**  
**Property Address: Lands along Division Road**  
**Tax IDs: GTNV 164-982, 153-991, & 153-992**

Dear Owner:

As you may know, the WI Department of Transportation wants to make improvements to STH 145 & CTH G Intersection that will affect your property. To accomplish this, WisDOT requires the temporary use and/or property interests in a small portion of your property. The U.S. Constitution allows governments to do this as long as they (1) follow a legally established procedure and (2) pay a just compensation. Usually, part of that compensation is for loss of real estate. We are independent real estate appraisers, hired by WisDOT to make an impartial valuation of the property affected by this project.

The first step we as appraisers will take is to visit the real estate. We need to know where the land is, what (if any) improvements are included, and how the proposed acquisition will affect your remaining property. To help envision these changes, WisDOT has surveyed the precise areas which are to be affected by the proposed project. Please leave the survey stakes in place until we visit so that we and you can better see how your property will be affected.

Our appraisers are scheduled to inspect the exteriors of properties for this project **on Thursday, August 14, 2025 and Friday, August 15, 2025**. You are invited and encouraged to schedule an appointment to join the appraisers on their inspection, but are not required to meet with the appraisers. If the above dates do not work for you, and you would like to meet with the appraiser, please call our office and we will do our best to accommodate your schedule. You may also elect to have a phone interview with the appraisers to explain the proposed project and answer questions. We will be happy to answer any and all questions in person or over the phone. However, the appraisers will not be able to discuss value or compensation with you.

To schedule an appointment or discuss the project, please call our office at **(262) 886-2450**. Our office is staffed only during business hours, but you may leave a message 24 hours a day. Please be sure to refer to the **project name** and your **parcel number** or **property address** shown above.

If you would like a relative or other representative to meet with the appraisers in your place, let our office know who your representative is and how they can be reached. If we do not hear from you, the appraisers will view the exterior of the property without disturbing you.

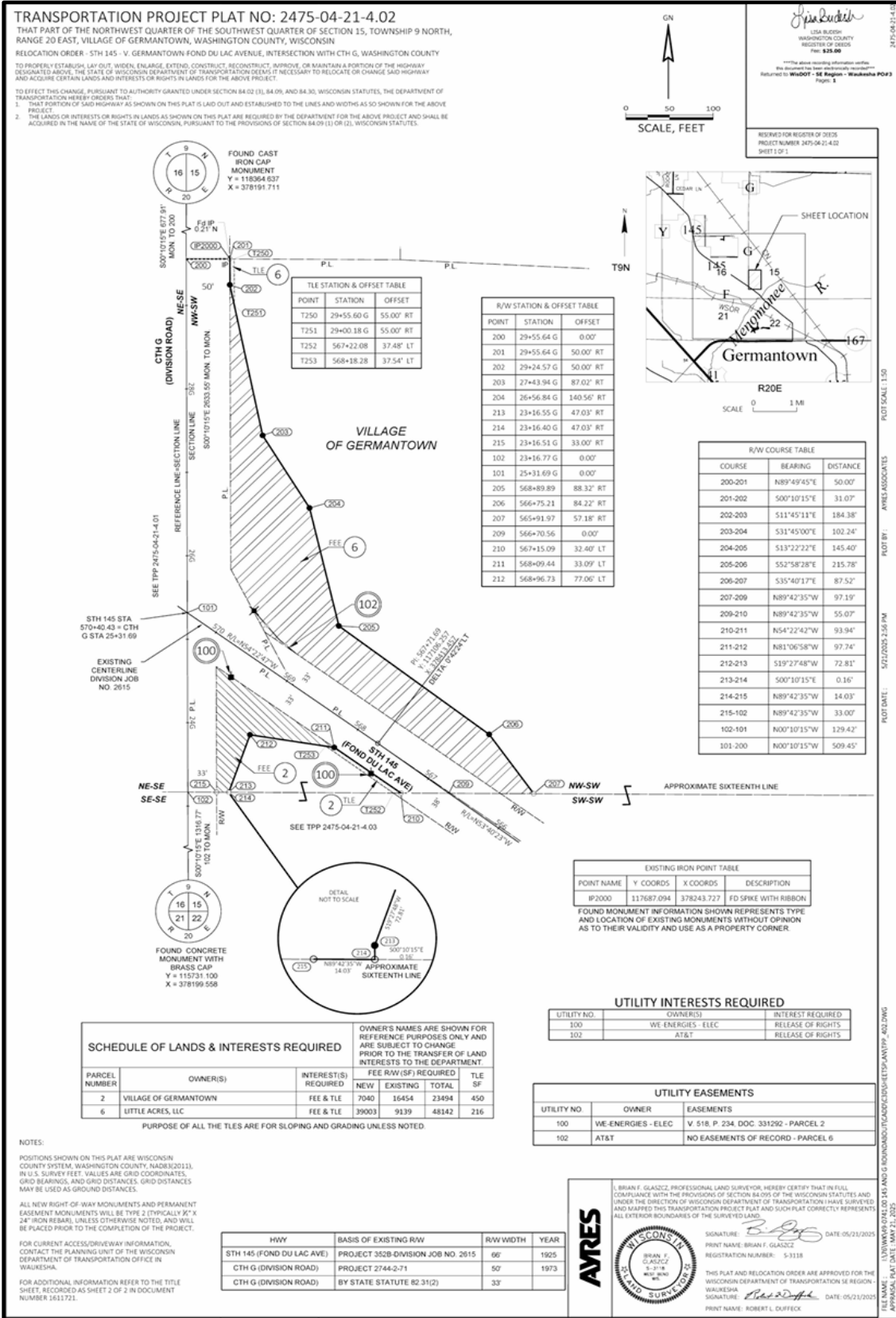
If you have any questions, please feel free to call.

Sincerely,

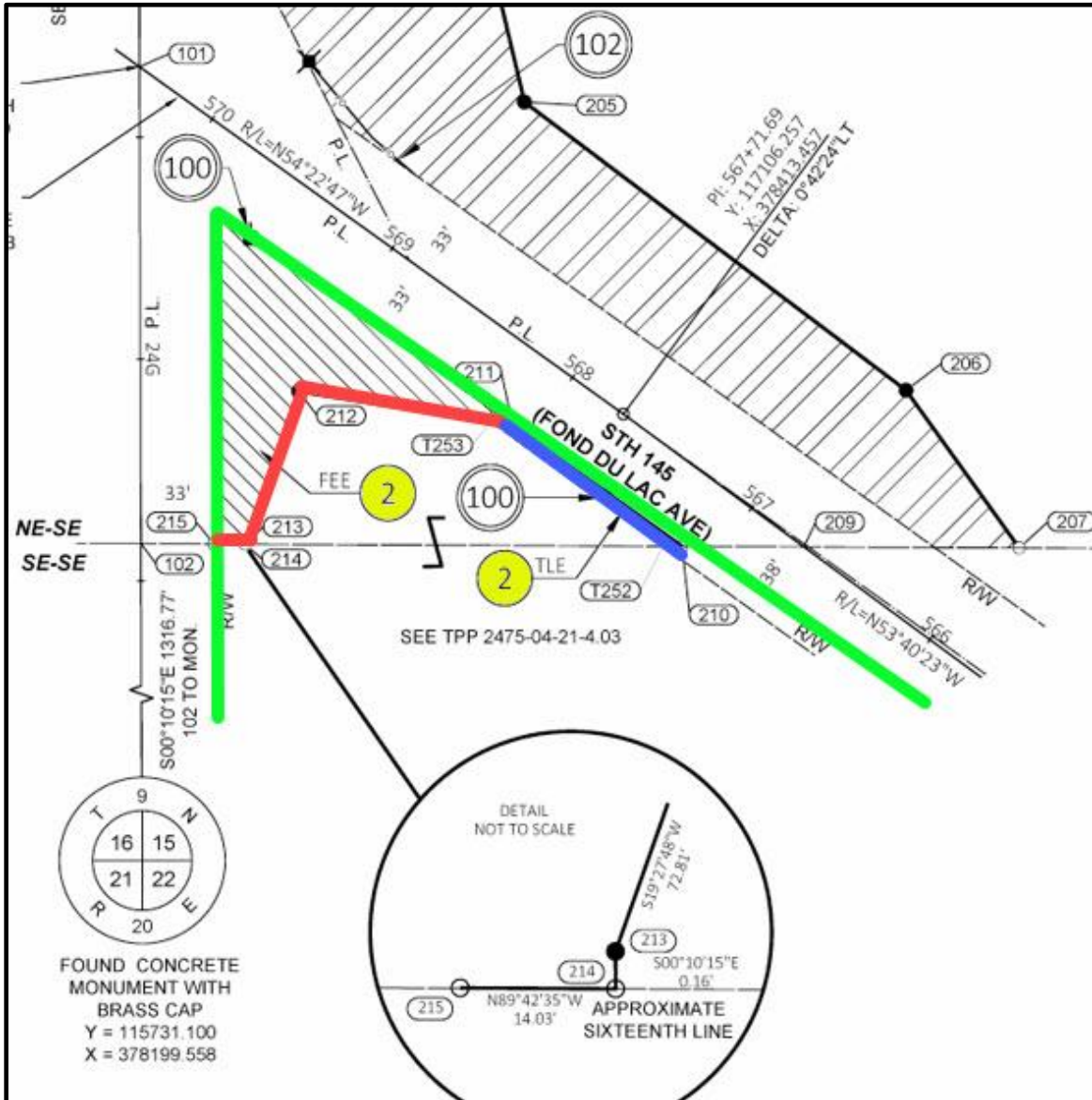
Gene A. Bock, SRA, CRA  
Senior Appraiser, Southern Wisconsin Appraisal  
Wisconsin Certified General Appraiser #311-010

1055 PRAIRIE DR. SUITE C RACINE, WI 53406  
PHONE: 262-886-2450  
FAX: 262-886-6145

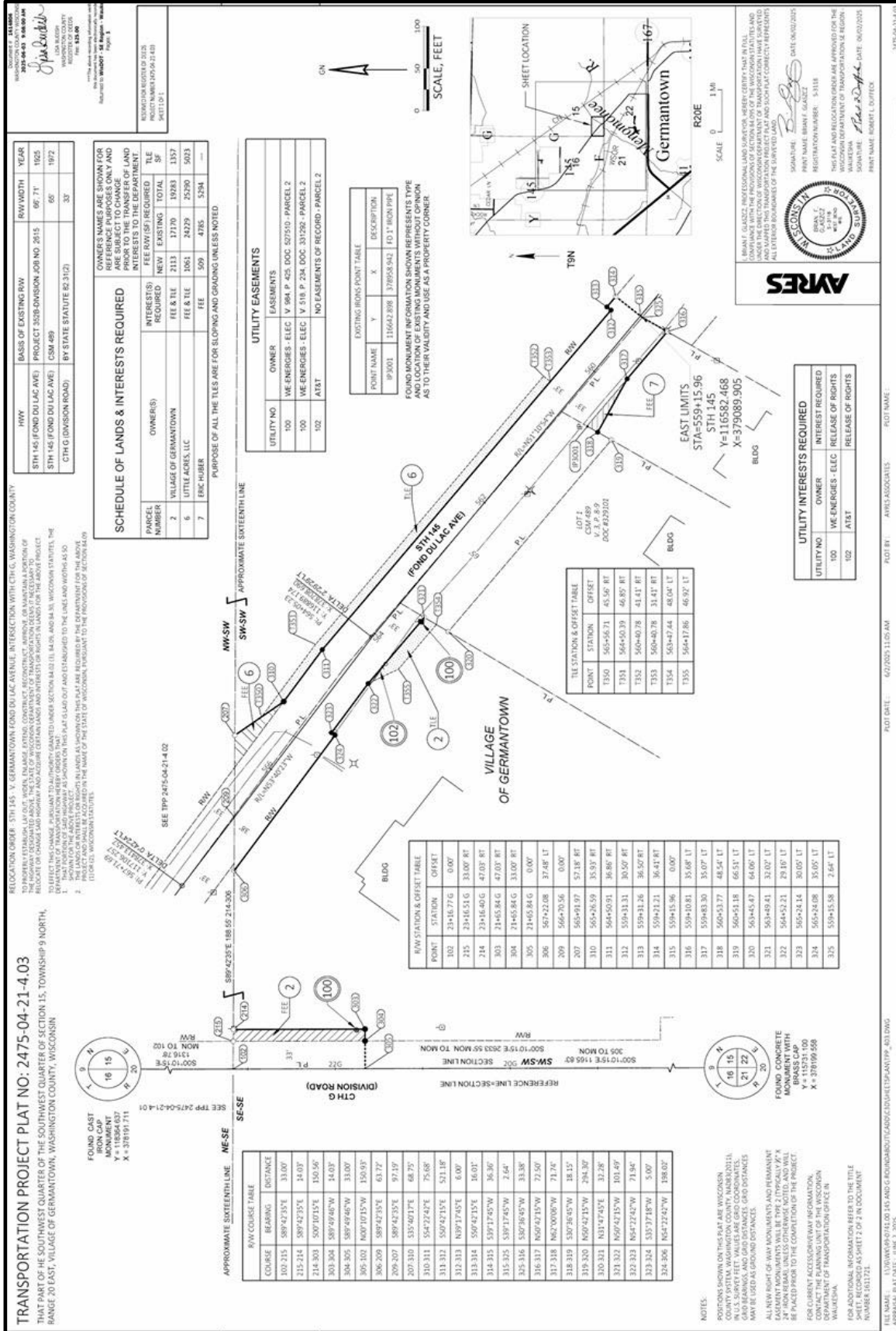
Transportation Project Plat  
 Plat Page 4.02



Property Line  
 TLE  
 Fee



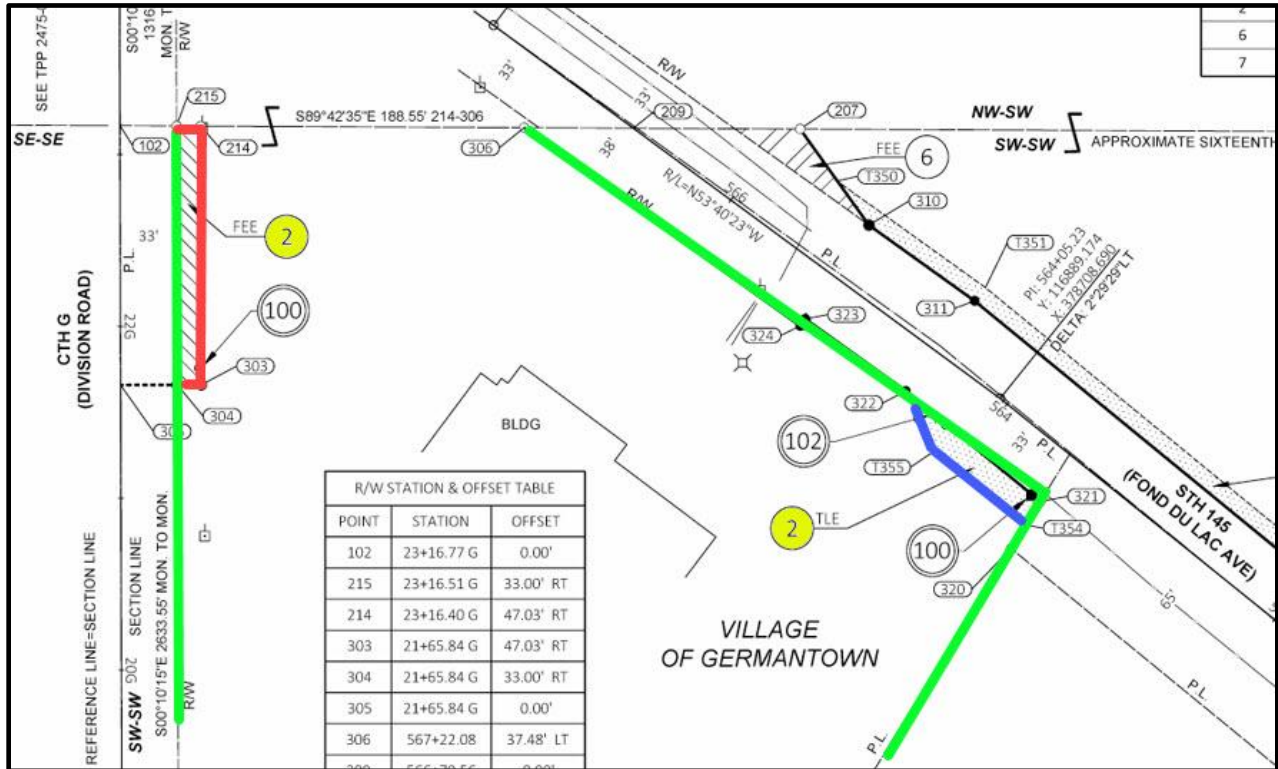
Plat Page 4.03



# Property Line

## TLE

## Fee



## Legal Description of Acquisition

Parcel 2 of Transportation Project Plat 2475-04-21 - 4.02 recorded as Document No. 1614283, and recorded in Washington County, Wisconsin.

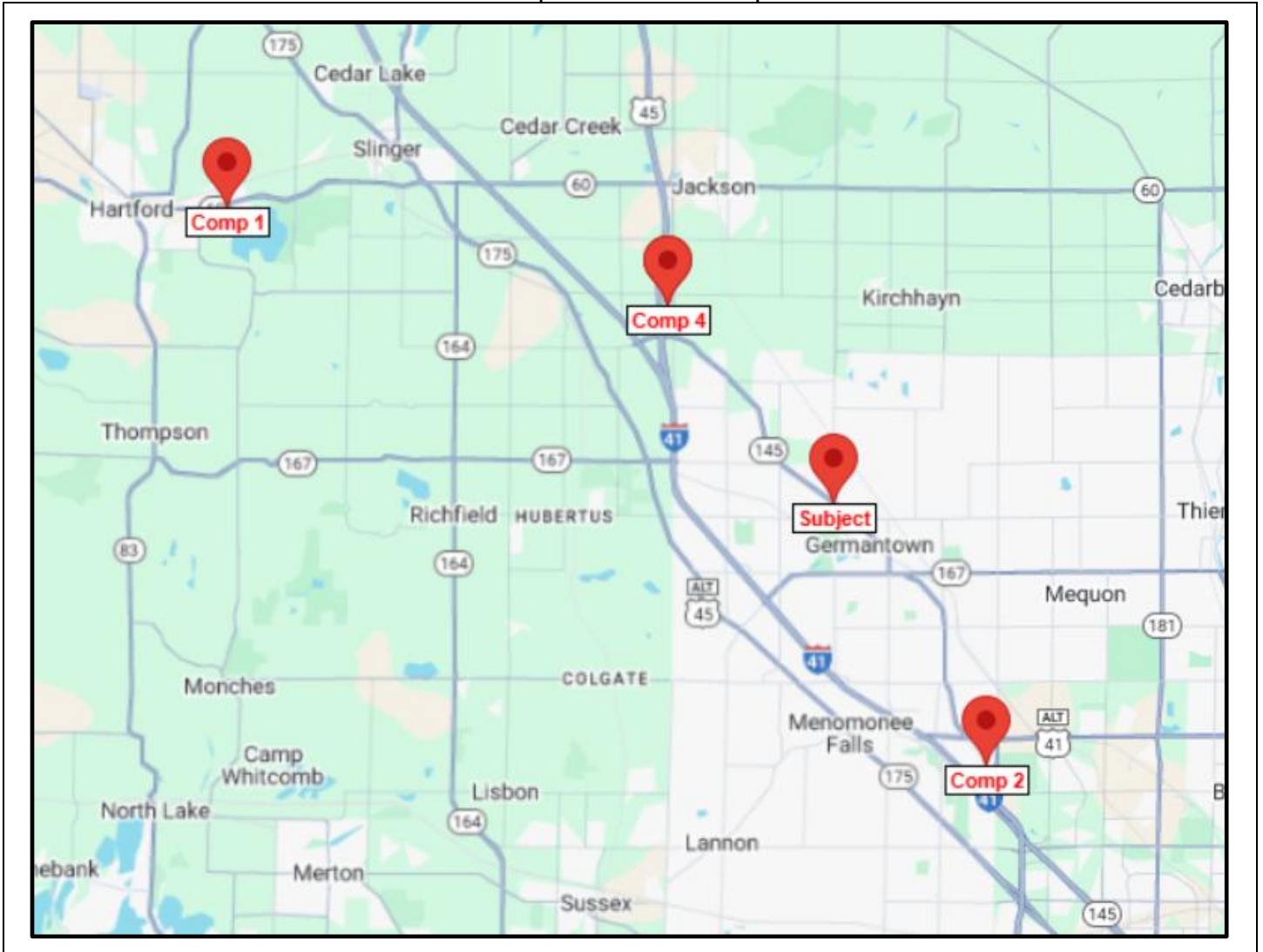
Parcel 2 of Transportation Project Plat 2475-04-21 - 4.03 recorded as Document No. 1614806, and recorded in Washington County, Wisconsin.

Property interests and rights of said Parcel 2 consist of:

### **Fee Title**

### **Temporary Limited Easement**

### Comparable Sales Map





### Land Sale No. 5644 (Cont.)

**Flood Info** Very Minor Wetland  
**View** Commercial/Mixed-Use/STH 20,000 vpd  
**Curb/Gutter** Curb/Gutter  
**Corner/Interior** Corner Lot

**Land Size Information**

**Gross Land Area** 1.340 Acre - 58,370 Sq Ft  
**Useable Land Area** 1.340 Acre - 58,370 Sq Ft  
**Front Footage Total** 286 Ft

**Indicators**


**Price/Usable Acre** \$95,150  
**Price/Usable SF** \$2.18  
**Price/Front Foot** \$446

**Remarks**

This is the 2024 sale of a vacant 1.34 acre lot that backs onto Summer Street (STH 60), with frontage on S Pike Lake Drive and High Road in the City of Hartford, Washington County. This slightly irregular rectangular-shaped lot has 286-ft of frontage along the curve of S Pike Lake Drive at High Road, and a minimum depth of 168-ft. It lies mostly level, and slopes slightly in both the northeast corner and the northwest corners. There is a very small/minor wetlands at the rear of the lot, but this did not affect the value or use of the lot. The lot is not in a floodplain and is not wooded. The lot is zoned for business use, and has access to city water and sewer along with electric, cable and natural gas utilities. This lot fronts S Pike Lake Drive with access likely to be from this street. It backs up to STH 60 where it appears that no access allowed off Hwy 60, typical for a corner lot. It is highly visible from STH 60 with a traffic count of 20,000 vehicles per day. S Pike Lake Drive and High Road, are paved and improved with curb and gutter. There is an asphalt sidewalk along the S Pike Lake Dr. This lot has good exposure and appears to be well suited for business use. The lot was offered for sale at \$150,000 and sold after only 65-days of market exposure. It sold in October 2024 for \$127,500 and was a cash sale and an arm's length transaction. This sale equates to \$95,149 per acre, or \$2.18 per square foot.



Land Sale No. 2

	<b>LAND SALE NO. 5646</b>	
	<b>SALE ID:</b>	<b>COM 25-02</b>
	<b>Address:</b>	W127 N8503 Hwy 145
	<b>City, State, Zip:</b>	Menomonee Falls, WI, 53051
	<b>County:</b>	Waukesha
	<b>Intended Use:</b>	Light Industrial/Business
	<b>Sale Data</b>	
	<b>Sale Date:</b>	<b>February 27, 2025</b>
	<b>Sale Price:</b>	<b>\$370,000</b>
	<b>Usable Land Area:</b>	<b>3.747 AC - 163,219 SF</b>
<b>Price/Usable Ac:</b>	\$98,746/Acre	
<b>Price/Usable Sq</b>	\$2.27/SF	

**Property Identification**

<b>Record ID</b>	<b>Land Sale No. 5646</b>
<b>Sale ID</b>	COM 25-02
<b>Property Type</b>	Business/Commercial Lot, Industrial / Commercial
<b>Property Name</b>	8503 Hwy 145-Commercial Lot
<b>Address</b>	W127 N8503 Hwy 145, Menomonee Falls, Waukesha, WI, 53051
<b>Location</b>	Hwy 145 to Old Orchard Rd, NW to land
<b>Tax ID</b>	MNFV 0045999004
<b>Intended Use</b>	Light Industrial/Business
<b>Legal Description</b>	part of SE 1/4 NE 1/4 12-9N-20E, Village of Menomonee Falls, Waukesha Co.

**Sale Data**

<b>Grantor</b>	Enerpac Tool Group Corp.
<b>Grantee</b>	Timecrafted Properties LLC
<b>Sale Date</b>	February 27, 2025 (Closed Sale)
<b>Recorded Doc/Page</b>	Doc. 4806595
<b>Property Rights</b>	Fee Simple
<b>Condition of Sale</b>	Arm's Length
<b>Days on Market</b>	Unknown
<b>Financing</b>	Cash
<b>Sale History</b>	No Sale in Prior 5 Years
<b>Verification</b>	Seller's Agent/WisDOR/Assessor/Deed/WireData By Gene Bock

<b>Sale Price</b>	\$370,000
<b>Adjusted Price</b>	\$370,000

**Land Data**

<b>Zoning Code/Class</b>	I-1, Light Industrial/ Light Industrial
<b>Shape</b>	Triangular Shape/Uncommon
<b>Topography</b>	Level
<b>Utilities</b>	City Water/Sewer
<b>Wooded</b>	Not Wooded

### Land Sale No. 5646 (Cont.)

<b>Flood Info</b>	No Wetland/Floodplain
<b>View</b>	Light Industrial/Business Area
<b>Curb/Gutter</b>	Curb and Gutter
<b>Corner/Interior</b>	Interior Lot/2,300 AADT

#### Land Size Information

<b>Gross Land Area</b>	3.747 Acres - 163,219
<b>Useable Land Area</b>	3.747 Acre - 163,219 Sq Ft
<b>Front Footage Total</b>	818 Ft

#### Indicators

<b>Price/Usable Acre</b>	\$98,746
<b>Price/Usable SF</b>	\$2.27
<b>Price/Front Foot</b>	\$452

#### Remarks

This is the 2025 sale of a vacant 3.747-acre lot on Old Orchard Road, being north of Stratton Circle just west of Hwy 145 in the village of Menominee Falls in Waukesha County. This is a triangular-shaped lot with roughly 818-ft of frontage on Old Orchard Road, with a max depth of approx. 497-ft. Its shape is uncommon for this area. Its shape diminishes its usable area and market appeal. It is located on the near south side of Menominee Falls in an area of light industrial / business uses. It is found just west of Hwy 145 and east of STH 141, both very busy streets. Although not located on Hwy 145, it has an Hwy 145 address, but no direct access to this highway. This lot is level, is not wooded and has no wetland or floodplain. The abutting Old Orchard Road is paved, has curbs and gutters, and the 4 traffic lanes with grass median. The lot is zoned for light industrial use and located among established light industrial uses with sanitary sewer and municipal water. It is well suited for light industrial / business use. This lot sold as a cash sale in February 2025 for \$370,000 in an arm's length transaction. This sale equates to \$98,746 per acre, or \$2.27 per sq ft.



Land Sale No. 3

	<b>LAND SALE NO. 5649</b>	
	<b>SALE ID:</b>	<b>IND 24-03</b>
	<b>Address:</b>	2700 County Hwy P
	<b>City, State, Zip:</b>	Polk, Town, WI, 53037
	<b>County:</b>	Washington
	<b>Intended Use:</b>	Light Industrial/Business Use
	<b>Sale Data</b>	
	<b>Sale Date:</b>	<b>April 08, 2024</b>
	<b>Sale Price:</b>	<b>\$205,180</b>
	<b>Usable Land Area:</b>	<b>3.640 AC - 158,558 SF</b>
	<b>Price/Usable Ac:</b>	\$56,368/Acre
	<b>Price/Usable Sq</b>	\$1.29/SF

**Property Identification**

<b>Record ID</b>	<b>Land Sale No. 5649</b>
<b>Sale ID</b>	IND 24-03
<b>Property Type</b>	Industrial/Business Land, Industrial
<b>Property Name</b>	Polk Industrial Park-Lot
<b>Address</b>	2700 County Hwy P, Polk, Town, Washington, WI, 53037
<b>Location</b>	West side of CTH P, Just north of STH 145 at I-45
<b>Tax ID</b>	104800F
<b>Intended Use</b>	Light Industrial/Business Use
<b>Legal Description</b>	Lot 1 of CSM 4431, SW 14 Sec 36, Town of Polk, Washington Co

**Sale Data**

<b>Grantor</b>	Hoffman Bros. Realty, LLC
<b>Grantee</b>	StorageshopUSA-Polk, LLC
<b>Sale Date</b>	April 08, 2024 (Closed Sale)
<b>Recorded Doc/Page</b>	Doc #1593736
<b>Property Rights</b>	Fes Simple
<b>Condition of Sale</b>	Arm's Length
<b>Days on Market</b>	1,415-Days
<b>Financing</b>	Conv Mtg
<b>Sale History</b>	No other sale in past 5-years
<b>Verification</b>	Brian Parrish, Paradigm Realty, MLS, Deed, Assessor, WireData By Gene Bock

**Sale Price** \$205,180

**Land Data**

<b>Zoning Code/Class</b>	M-1, Industrial/ Light Industrial
<b>Shape</b>	Rectangular
<b>Topography</b>	Level
<b>Utilities</b>	Private well & Septic Needed/Gas & Electric in street
<b>Wooded</b>	Not Wooded

### Land Sale No. 5649 (Cont.)

<b>Flood Info</b>	No Wetlands/Flood Lands
<b>View</b>	Open Lands/I-45 to West
<b>Curb/Gutter</b>	Open Ditch
<b>Corner/Interior</b>	Corner Lot

#### Land Size Information

<b>Gross Land Area</b>	3.640 Acres - 158,558 Sq Ft
<b>Useable Land Area</b>	3.640 Acres - 158,558 Sq Ft
<b>Front Footage Total</b>	800 Ft

#### Indicators


<b>Price/Usable Acre</b>	\$56,368
<b>Price/Usable SF</b>	\$1.29
<b>Price/Front Foot</b>	\$256

#### Remarks

This is the sale of Lot 1 in the Polk Industrial Park Washington County. The Polk Industrial Park is a small non-sewered development that is located on the west side of CTH P and a short distance north of STH 145. This development backs up to I-45 (West Bend Freeway), but has no immediate access to I-45. Standard and typical access to I-45 is available a short distance south at the intersection of CTH P with STH 145. This development has only four lot, all will require an on-site septic system and private well as municipal utilities (sewer and water) are not available at this location. Natural gas and electricity are within the abutting street. This parcel is located in an outer area that is primarily agricultural in nature. This flat and rectangular shaped lot was cultivated with row crops at the time of sale. It was originally offered at \$273,000 for roughly 1,415-days before selling. It sold in April 2024 for \$205,180, or \$56,368 per acre or \$1.29 per sq ft. The lack of sanitary sewer and outer location added to its extended marketing time. The buyer plans to build a self-storage facility on this site.



Land Sale No. 4

	<b>LAND SALE NO. 5650</b>	
	<b>SALE ID:</b>	<b>IND 24-03</b>
	<b>Address:</b>	2700 County Hwy P
	<b>City, State, Zip:</b>	Polk, WI, 53037
	<b>County:</b>	Washington
	<b>Intended Use:</b>	Light Industrial/Business Use
	<b>Sale Data</b>	
	<b>Sale Date:</b>	<b>May 24, 2024</b>
	<b>Sale Price:</b>	<b>\$299,314</b>
	<b>Usable Land Area:</b>	<b>5.310 AC - 231,304 SF</b>
	<b>Price/Usable Ac:</b>	\$56,368/Acre
	<b>Price/Usable Sq</b>	\$1.29/SF

**Property Identification**

<b>Record ID</b>	<b>Land Sale No. 5650</b>
<b>Sale ID</b>	IND 24-03
<b>Property Type</b>	Industrial/Business Land, Industrial
<b>Property Name</b>	Polk Industrial Park-Lot
<b>Address</b>	2700 County Hwy P, Polk, Washington, WI, 53037
<b>Location</b>	West side of CTH P, Just north of STH 145 at I-45
<b>Tax ID</b>	104800F
<b>Intended Use</b>	Light Industrial/Business Use
<b>Legal Description</b>	Lot 3, CSM 4431, SW 14 Sec 36, Town of Polk, Washington Co.

**Sale Data**

<b>Grantor</b>	Hoffman Bros. Realty, LLC
<b>Grantee</b>	Rise Richfield, LLC
<b>Sale Date</b>	May 24, 2024 (Closed Sale)
<b>Recorded Doc/Page</b>	Doc #1596096
<b>Property Rights</b>	Fes Simple
<b>Condition of Sale</b>	Arm's Length
<b>Days on Market</b>	1,290-Days
<b>Financing</b>	Conv Mtg
<b>Sale History</b>	No other sale in past 5-years
<b>Verification</b>	Brian Parrish, Paradigm Realty, MLS, Deed, Assessor, WireData By Gene Bock

**Sale Price** \$299,314

**Land Data**

<b>Zoning Code/Class</b>	M-1, Industrial/ Light Industrial
<b>Shape</b>	Rectangular
<b>Topography</b>	Level
<b>Utilities</b>	Private well & Septic Needed/Gas & Electric in street
<b>Wooded</b>	Not Wooded

### Land Sale No. 5650 (Cont.)

**Flood Info** No Wetlands/Flood Lands  
**View** Open Lands/I-45 at Rear  
**Curb/Gutter** Open Ditch  
**Corner/Interior** Interior (Cul-de-Sac Lot)

**Land Size Information**

**Gross Land Area** 5.310 Acres - 231,304 Sq Ft  
**Useable Land Area** 5.310 Acres - 231,304 Sq Ft  
**Front Footage Total** 970 Ft

**Indicators**

**Price/Usable Acre** \$56,368  
**Price/Usable SF** \$1.29  
**Price/Front Foot** \$309

**Remarks**

This is the sale of Lot 3 in the Polk Industrial Park Washington County. The Polk Industrial Park is a small non-sewered development that is located on the west side of CTH P and a short distance north of STH 145. This development backs up to I-45 (West Bend Freeway at its rear, but has no immediate access to I-45. Standard and typical access is available a short distance south at the intersection of CTH P with STH 145. This development has four lots, all will require an on-site septic system and private well as municipal utilities (sewer and water) are not available at this location. Natural gas and electricity are within the abutting street. This parcel is a flat and rectangular shaped lot that was cultivated with row crops at the time of sale. It is at the end of the development's interior street and overlooks I-45 at its rear. It was originally offered at \$299,700 for roughly 1,290-days before selling. This lot sold in May 2024 for \$299,314, or \$56,368 per acre or \$1.29 per sq ft. Seller's Realtor confirmed that this lot sold as part of a package purchase with several lots; however, each lot sold at asking price with no discount being offered. The resulting unit value was confirmed at \$56,368 per acre. This unit value is also supported by other sales within the development that also sold at this unit value. As it was marketed as one lot of 5.310-acre, its price was allocated as one 5.310-acre parcel by information obtained by the Realtor. The lack of sanitary sewer and outer location added to its extended marketing time. Its position overlooking I-45 did not appear to enhance its value when compared to other lots sold in this development. The buyer plans to build a warehouse facility on this site and acquired an adjacent parcel to create a larger parcel for this use. Again, the purchase of several lot in one package did not influence its sale price.



## Appraiser Qualifications

### QUALIFICATIONS OF THE APPRAISER

#### **GENE A. BOCK**

1055 Prairie Drive, Ste C  
Racine, Wisconsin 53406  
(262) 886-2450  
gene@gabock.com

### PROFESSIONAL AFFILIATIONS

Appraisal Institute (since 1980)

**Designation: Senior Residential Appraiser (SRA)**

Appraisal Institute, MAI Candidate

Continuing Education: Certified through December 31, 2025

Activities: Past President, Vice President, and Director of Racine Chapter

American Society of Appraisers

**Designation: Senior Member (ASA) (1982 – 2022)**

National Association of Review Appraisers and Mortgage Underwriters (since 1980)

**Designation: Certified Review Appraiser (CRA)**

NARA/MU Approved Appraiser #55089

Employee Relocation Council

**Designation: Certified Relocation Professional (CRP) (1995-2007)**

State of Wisconsin Certifications

**Certified General Appraiser #311-010 (November 1992)**

Assessor II Level (1980-2002)

Energy Efficiency Inspector (1984-2005)

State of Illinois Certifications

**Certified General Appraiser #553.002116 (2011 - 2022)**

Real Estate Organizations

Racine Board of Realtors

Kenosha Board of Realtors

Multiple Listing Service of Metro Milwaukee

Multiple Listing Service of Racine

Multiple Listing Service of Kenosha

Lake Area Multiple Listing Service (Walworth)

National Association of Realtors

Wisconsin Realtors Association

National Association of Realtors Appraiser Section

Was an appointed member of the Racine County Land Commission, a committee formed to conduct hearings regarding eminent domain issues.

**Eminent Domain Services:** Mr. Bock is approved by the Wisconsin Department of Transportation (WisDOT) as a Real Estate Appraiser, a Review Appraiser, and Negotiator for WisDOT and Local Public Agency (LPA) projects. He is approved to complete appraisals on all property types, including complex appraisal problems, railroads, partial acquisitions, easements, total acquisitions, wetland acquisitions, and also provides court testimony. Mr. Bock has been working with WisDOT, as well as Wisconsin Department of Justice, since 1984. He has completed municipal acquisition appraisal assignments, as well as owner's appraisals, in most counties in Wisconsin. He is also an approved eminent domain appraiser by the Illinois Department of Transportation (IDOT), the Department of Natural Resources (DNR) and the Wisconsin Bureau of Aeronautics (BOA). Mr. Bock specializes in condemnation appraisals and has spent the last 30-years working primarily within the eminent domain discipline.

## COLLEGE EDUCATION

Graduated from the University of Wisconsin-River Falls in February 1975, with a Bachelor of Science Degree in Scientific Land Management. Studies emphasized land use, soil science, and economics. Activities included Alpha Gamma Rho Fraternity, concert choir and Alpha Zeta Honorary Fraternity.

## POST-COLLEGE

Appraisal Institute: Uniform Standards of Professional Appraisal Practice - Parts A & B  
(Major Courses) Understanding Limited Appraisals – Residential Case Studies in Real Estate Valuation  
Narrative Report Writing & Valuation Analysis  
Courses 101, 102, 201, and R-2 exam FNMA Appraisal Issues  
Narrative Report Seminar New URAR Form & Procedures  
Computer Application Seminar Creative Financing Seminar  
Subdivision Analysis Cash Equivalency Seminar  
*(Roughly 25-hours of course work has been completed every two years.)*

University of Wisconsin: Residential Design and Construction  
Appraiser's Testimony in Court  
Real Estate Finance and Appraisals  
Comprehensive & Advanced Lotus 1-2-3

## TEACHING EXPERTISE (1994-1998)

Taught courses in Real Estate Appraisal for Gateway Technical Institute, Racine and Kenosha Campuses.

## MILITARY SERVICE

Served in the Wisconsin Air National Guard, Milwaukee, Wisconsin, (1971 to 1977) as an Administrative Specialist with the rank of Staff Sergeant. Awarded The Milwaukee Journal Achievement Award (1974) for meritorious service.

## EMPLOYMENT EXPERIENCE

### August 1986 to Present

Senior Appraiser of Southern Wisconsin Appraisal, Racine, Wisconsin. Specializing in Eminent Domain Appraisal Work. Has completed acquisition appraisal assignments across Wisconsin for acquisition agencies as well as owners. Also, has completed numerous assignments for the DNR and municipalities working with the Bureau of Aeronautics. Major clients include lending institutions and municipalities in southern Wisconsin and northern Illinois and national transfer companies. Specialize in condemnation/acquisition appraisals, ERC and partial acquisition valuations. Technologically proficient – over forty-five years' experience with computer-assisted analysis including automated valuation models, regression analysis, in-house and on-line databases, income & capitalization analysis.

### January 1984 to August 1986

Chief Appraiser for Pioneer Savings and Loan Association, a local lender with offices in Racine, Kenosha, and Walworth counties. Performed appraisals and appraisal review for mortgage lending. Assignments included single family and multi-family homes, commercial and industrial properties. Duties included management of appraisal department and review of appraisals performed by staff and fee appraisers.

### September 1978 to January 1984

Performed real estate appraisals in southeastern Wisconsin as a partner in United Appraisal Service, Racine, Wisconsin. Performed residential, commercial and narrative appraisals for mortgage lending and eminent domain. Testified in court for local municipalities and various clients.

### February 1976 to September 1978

Worked as an independent fee appraiser for a private firm located in Racine, Wisconsin. Received training and performed real estate appraisals in Racine area. In March 1979 received Real Estate Broker's License, but hold license inactive.

WisDOT Division of Transportation  
 System Development  
 Southeast Region  
 141 NW Barstow Street  
 PO Box 798  
 Waukesha WI 53187-0798

Governor Tony Evers  
 Secretary Craig Thompson  
[wisconsindot.gov](http://wisconsindot.gov)  
 Telephone: (262) 548-5903  
 FAX: (262) 548-5888  
 Email: [ser.dtsd@dot.wi.gov](mailto:ser.dtsd@dot.wi.gov)



November 18, 2025

VILLAGE OF GERMANTOWN

, WI

Reference: Initiation of Negotiations-AS  
 Project ID: 2475-04-21, Parcel No. 2  
 V GERMANTOWN-FOND DU LAC AVENUE  
 STH - 145, Washington County

Dear VILLAGE OF GERMANTOWN:

In compliance with Wisconsin statutes and federal regulations, you are receiving this letter to initiate negotiations for the acquisition of your property and/or property interests needed for the above referenced highway project.

Enclosed are the following documents:

- Internal Revenue Service Form W-9 Request for Taxpayer Identification
- Legal description of the land and/or interest(s) needed for the project
- Names of 10 other neighboring landowners affected by the project, if applicable
- "The Rights of Landowners Under Wisconsin Eminent Domain Law"
- "Right of Way Plat"
- Statement to Construction Engineer
- Appraisal Guidelines and Agreement
- Appraisal Report
- Agreement for Purchase and Sale of Real Estate
- Conveyance

Based on the enclosed real estate appraisal report the allocation of damages is:

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)		1,807.00	Sq Ft	\$0.23	\$415.00
Fee		9,153.00	Sq Ft	\$1.42	\$13,020.00
Existing Row		33,624.00	Sq Ft		
Appraiser Rounding					\$65.00

Total Allocation      \$13,500.00

If you agree with the value stated in the appraisal report, sign the enclosed Agreement for Purchase and Sale of Real Estate and complete the enclosed W-9 form. The W-9 form is required by the IRS for any transaction valued at \$600 or more. If more than one owner, unless husband and wife at the time of the conveyance, each should submit a W-9. If exempt, the seller must provide an exemption form. Failure to provide a W-9, or providing a W-9 with incorrect information, may result in civil or criminal penalties for you. Return both documents in a timely manner in the enclosed self-addressed, postage-paid envelope to the agency for final review and approval.

Once negotiations are complete, a fully executed (signed) copy of the agreement will be sent to you with a conveyance document to be signed and notarized. Upon receipt we will arrange for payment and closing. Please note that your signature alone on the Agreement for Purchase and Sale of Real Estate is not sufficient to result in an enforceable contract for the purchase of the needed property.

If you are not satisfied with the above-stated conclusions of value for your property, you are eligible to obtain an additional appraisal from a qualified appraiser of your choice. If you elect to have an appraisal report prepared, you must take certain steps to qualify for reimbursement.

Your eligibility for appraisal cost reimbursement will expire 60 days from your receipt of the agency's appraisal, which is estimated to be on January 22, 2026. Receipt of the agency's appraisal is considered to have been accomplished either upon the date of personal delivery or date of postmark. See the enclosed Appraisal Guidelines and Agreement document for further explanation. If your appraisal report is submitted after the 60-day statutory date, the agency may consider it for negotiation purposes, however, it will not be eligible for reimbursement.

The agency wants you to be satisfied that your property and your rights have been fully considered and will provide any additional information requested, if available, or further discuss any other concerns you may have. If you have any questions, you may contact me at (262) 548-8790.

Sincerely,

James Cox  
Real Estate Specialist

Enclosures: Internal Revenue Service Form W-9, Legal description of the land and/or interest(s) needed for the project, Names of neighboring landowners affected by the project, "The Rights of Landowners Under Wisconsin Eminent Domain Law", "Right of Way Plat", Statement to Construction Engineer, Appraisal Guidelines and Agreement, Appraisal Report, Agreement for Purchase and Sale of Real Estate, Conveyance

# AGREEMENT FOR THE PURCHASE OF REAL ESTATE INTERESTS - SHORT FORM

Wisconsin Department of Transportation  
RE1895 10/2024

THIS AGREEMENT, made and entered into by and between Village of Germantown, herein after called **Seller**, and the Wisconsin Department of Transportation, herein after called **Buyer**. Once accepted, this offer creates a legally enforceable contract. Both parties should read this document carefully and understand it before signing.

**Seller** and the **Buyer** agree that the **Buyer** is purchasing this property for transportation related purposes, within the meaning of Chapter 84 of the Wisconsin Statutes.

**Seller** warrants and represents to the **Buyer** that **Seller** has no notice or knowledge of any of the following:

- 1) Planned or commenced public improvements which may result in special assessments which would otherwise materially affect the property other than the planned transportation facility for which the **Buyer** is purchasing this property;
- 2) Government agency or court order requiring repair, alteration, or correction of any existing condition;
- 3) Shoreland or special land use regulations affecting the property; and,
- 4) Underground storage tanks and the presence of any dangerous or toxic materials or conditions affecting the property.

DESCRIPTION: The **Seller** agrees to sell and the **Buyer** agrees to buy, upon the terms and conditions hereinafter named, the following described real estate situated in Washington County, Wisconsin.

**Legal description is attached hereto and made a part hereof by reference.**

The purchase price of said real estate shall be the sum of Thirteen Thousand Five Hundred and no/100 Dollars (\$13,500.00) payable in full by check at closing.

General taxes shall be prorated at the time of closing based on the net general taxes for the current year, if known, otherwise on the net general taxes for the preceding year.

**Seller** shall, upon payment of purchase price, convey the property by warranty deed, or other conveyance provided herein, free, and clear of all liens and encumbrances, including special assessments that, if any, commenced prior to the date of purchase or are unpaid shall be paid by the **Seller**. Only exceptions to free and clear are recorded restrictions on use running with the land or created by lawfully enacted zoning ordinances and \_\_\_\_\_, provided none of the foregoing prohibit present use.

Legal possession of premises shall be delivered to the **Buyer** on the date of closing.

Physical occupancy shall be given to the **Buyer** on the date of closing. **Seller** may not occupy property after closing unless a separate lease agreement is entered into between the **Buyer** and **Seller**.

SPECIAL CONDITIONS.NA

This agreement is binding upon acceptance by the **Buyer** as evidenced by the signature of an authorized representative of the **Buyer**. If this agreement is not accepted by the **Buyer** within 60 days after **Seller's** signature, **this agreement shall be null and void.**

This transaction is to be closed at the office of TBD \_\_\_\_\_ on or before \_\_\_\_\_ TBD or at such other time agreed to verbally or in writing by the **Seller** and the **Buyer and/or by an authorized representative/consultant on behalf of Buyer.**

---

Project ID  
2475-04-21

This instrument was drafted by  
Wisconsin Department of Transportation

Parcel No.  
2

No representations previously expressed verbally or in writing, other than defined in this Agreement are a part of this sale; unless otherwise approved and agreed upon in the Statement to Construction Engineer form.

**Seller** and the **Buyer** agree to act in good faith and use diligence in completing the terms of this agreement. This agreement binds and inures to the benefit of the parties to this agreement and their successors in interest, assigns, personal representatives, heirs, executors, trustees, and administrators.

---

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_  
Village of Germantown  
Print Name \_\_\_\_\_

---

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

---

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

---

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_

The above agreement is accepted.

---

Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print Name \_\_\_\_\_  
Title \_\_\_\_\_

Must be signed by an authorized representative of the **Buyer**.

**WARRANTY DEED**

Wisconsin Department of Transportation  
Exempt from fee [s. 77.25(2r) Wis. Stats.]  
RE1560 01/2023

THIS DEED, made by **Village of Germantown** GRANTOR, conveys and warrants the property described below to the **Wisconsin Department of Transportation**, GRANTEE, for the sum of **Thirteen Thousand Five Hundred and 00/100 Dollars (\$13,500.00)**.

Any person named in this deed may make an appeal from the amount of compensation within six months after the date of recording of this deed as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the deed shall be treated as the award, and the date the deed is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property:

This is not homestead property.

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to  
Wisconsin Department of Transportation  
WisDOT SE Region 141 NW Barstow Street  
Waukesha, WI 53187-0798

Parcel Identification Number/Tax Key Number

Signature \_\_\_\_\_ Date \_\_\_\_\_

Village of Germantown

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

State of \_\_\_\_\_ )  
 ) ss.  
\_\_\_\_\_ County )

On the above date, this instrument was acknowledged before me by the above person(s).

The signer was: \_\_\_\_\_ Physically in my presence. **OR**  
\_\_\_\_\_ In my presence involving the use of communication technology.

\_\_\_\_\_ Signature, Notary Public, State of \_\_\_\_\_

\_\_\_\_\_ Print Name, Notary Public, State of \_\_\_\_\_

\_\_\_\_\_ Date Commission Expires \_\_\_\_\_

Project ID  
2475-04-21

This instrument was drafted by  
Wisconsin Department of Transportation

Parcel No.  
2

## LEGAL DESCRIPTION

Parcel 2 of Transportation Project Plat 2475-04-21 - 4.02 recorded as Document No. 1614283, and recorded in Washington County, Wisconsin.

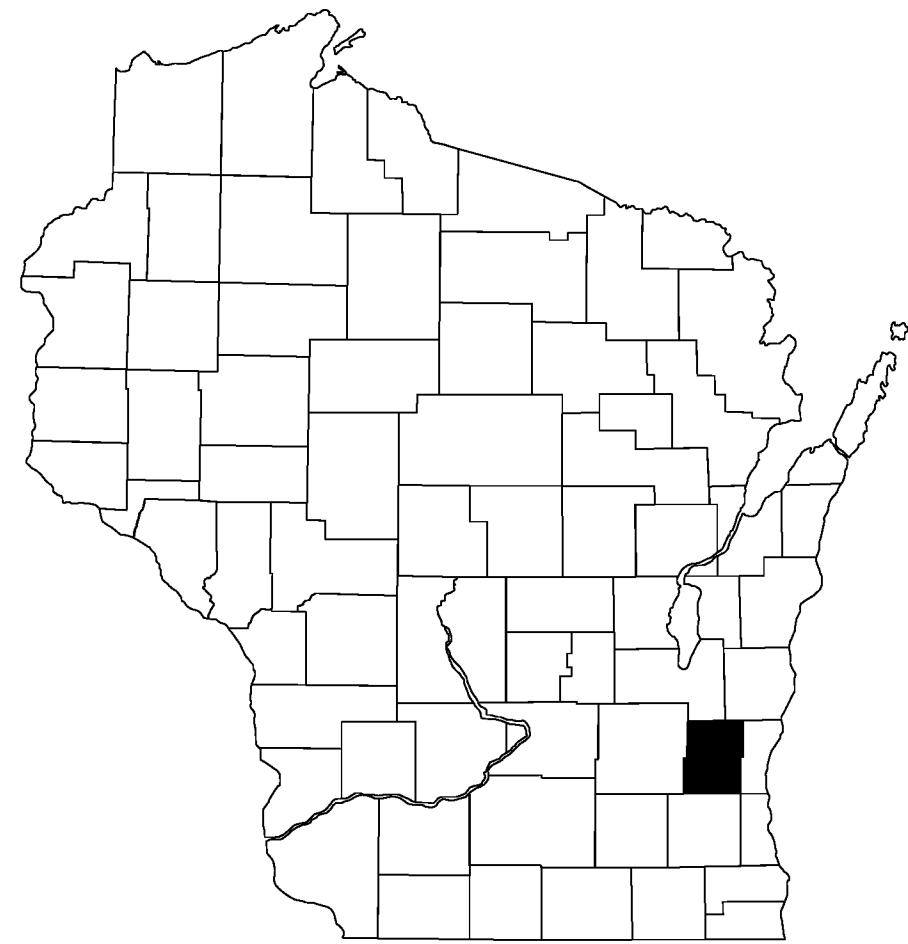
Parcel 2 of Transportation Project Plat 2475-04-21 - 4.03 recorded as Document No. 1614806, and recorded in Washington County, Wisconsin.

Property interests and rights of said Parcel 2 consist of:

**Fee Title**

**Temporary Limited Easement**

# STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION TRANSPORTATION PROJECT PLAT TITLE SHEET 2475-04-21 V. GERMANTOWN-FOND DU LAC AVENUE INTERSECTION WITH CTH G STH 145 WASHINGTON COUNTY



4

4

### CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	●
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND SURVEY MONUMENT (SEE FOUND MONUMENT TABLE)	IP
NEW REFERENCE LINE	---	SIGN		PERMITTED SIGN	
NEW R/W LINE	---	ACCESS RESTRICTED BY ACQUISITION		NO ACCESS (BY STATUTORY AUTHORITY)	
EXISTING R/W OR HE LINE	---	NO ACCESS (BY PREVIOUS PROJECT OR CONTROL)		NO ACCESS (NEW HIGHWAY)	
PROPERTY LINE	---	PARCEL NUMBER		UTILITY NUMBER	
LOT, TIE & OTHER MINOR LINES	---	BRIDGE		CULVERT	
EXISTING CENTERLINE	---	TO BE REMOVED		PARALLEL OFFSETS	
CORPORATE LIMITS	---	BRIDGE		CULVERT	
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---				
TEMPORARY LIMITED EASEMENT AREA	---				
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---				

### CONVENTIONAL ABBREVIATIONS

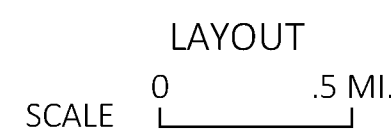
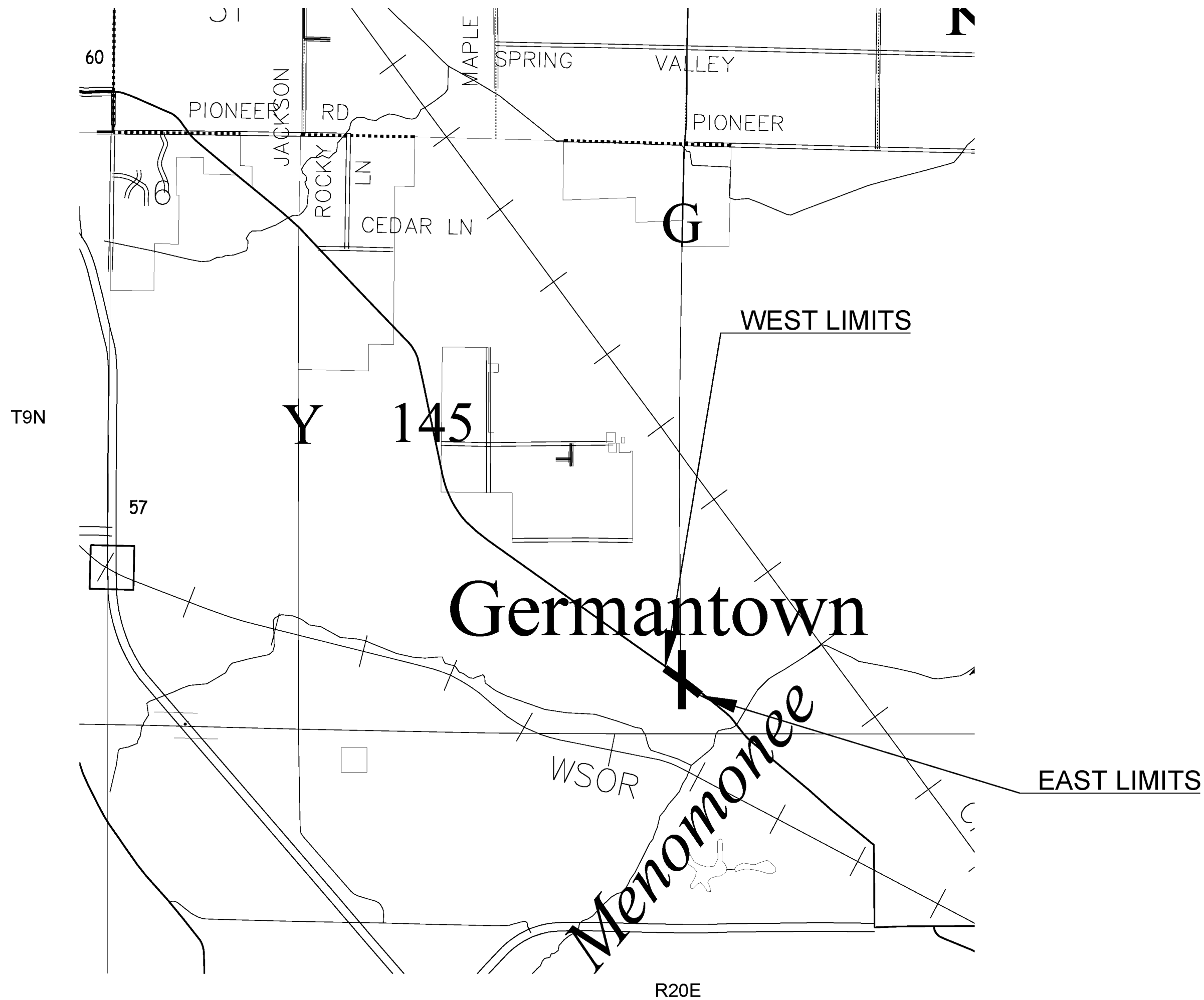
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM AND OTHERS	ALUM	RECORDED AS (100')	R/I
BACK	ET AL	REEL / IMAGE	R/I
BLOCK	BK	REFERENCE LINE	R/L
CENTERLINE	BLK	REMAINING	REM
CERTIFIED SURVEY MAP	C/L	RESTRICTIVE DEVELOPMENT	RDE
CONCRETE	CSM	EASEMENT	
COUNTY	CONC	RIGHT	RT
COUNTY TRUNK HIGHWAY	CO	RIGHT OF WAY	R/W
DISTANCE	CTH	SECTION	SEC
CORNER	DIST	SEPTIC VENT	SEPV
DOCUMENT NUMBER	COR	SQUARE FEET	SF
EASEMENT	DOC	STATE TRUNK HIGHWAY	STH
EXISTING	EASE	STATION	STA
GAS VALVE	EX	TELEPHONE PEDESTAL	TP
GRID NORTH	GV	TEMPORARY LIMITED EASEMENT	TLE
HIGHWAY EASEMENT	GN	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	HE	UNITED STATES HIGHWAY	USH
LAND CONTRACT	ID	VOLUME	V
LEFT	LC		
MONUMENT	LT		
NATIONAL GEODETIC SURVEY	MON		
NUMBER	NGS		
OUTLOT	NO		
PAGE	OL		
POINT OF TANGENCY	P		
PERMANENT LIMITED EASEMENT	PT		
POINT OF BEGINNING	PL		
POINT OF CURVATURE	POB		
	PC		

### CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

### CONVENTIONAL UTILITY SYMBOLS

WATER	—W—
GAS	—G—
TELEPHONE	—T—
OVERHEAD TRANSMISSION LINES	—OH—
ELECTRIC	—E—
CABLE TELEVISION	—TV—
FIBER OPTIC	—FO—
SANITARY SEWER	—SAN—
STORM SEWER	—SS—
ELECTRIC TOWER	⊗



COMPENSABLE	NON-COMPENSABLE
ELECTRIC POLE	TELEPHONE POLE
PEDESTAL (LABEL TYPE)	(TV, TEL, ELEC, ETC.)

THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 2475-04-21.

### NOTES:

- POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, WASHINGTON COUNTY, NAD83 (2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.
- ALL NEW RIGHT-OF-WAY AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.
- ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS AND/OR EXISTING OCCUPATIONAL LINES.
- RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.
- DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.
- A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.
- A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.
- AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.
- PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACATED ARE DRAWN FROM DATA DERIVED FROM FILED, RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.
- FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.
- PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.
- INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

PROJECT NUMBER 2475-04-21 - 4.01  
SHEET 2 OF 2

*Lisa Budish*  
 LISA BUDISH  
 WASHINGTON COUNTY  
 REGISTER OF DEEDS  
 Fee: \$25.00

\*\*\*The above recording information verified  
 this document has been electronically recorded\*\*\*  
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THIS IS A COPY, THE ORIGINAL IS AT THE REGISTER OF DEEDS

RESERVED FOR REGISTER OF DEEDS  
 PROJECT NUMBER 2475-04-21-4.01  
 SHEET 1 OF 2

# TRANSPORTATION PROJECT PLAT NO: 2475-04-21-4.01

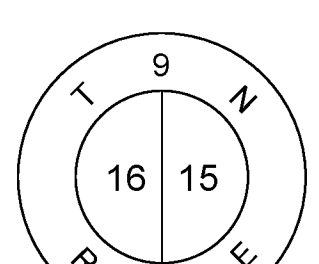
THAT PART OF LOT 2 OF CSM 2626, VOLUME 14, ON PAGES 204-206, DOCUMENT NUMBER 464768, IN AND INCLUDING THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THAT PART OF LOT 1 OF CSM 1180, VOLUME 6, ON PAGES 131-132, DOCUMENT NUMBER 364531, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

RELOCATION ORDER - STH 145 - V. GERMANTOWN-FOND DU LAC AVENUE, INTERSECTION WITH CTH G, WASHINGTON COUNTY

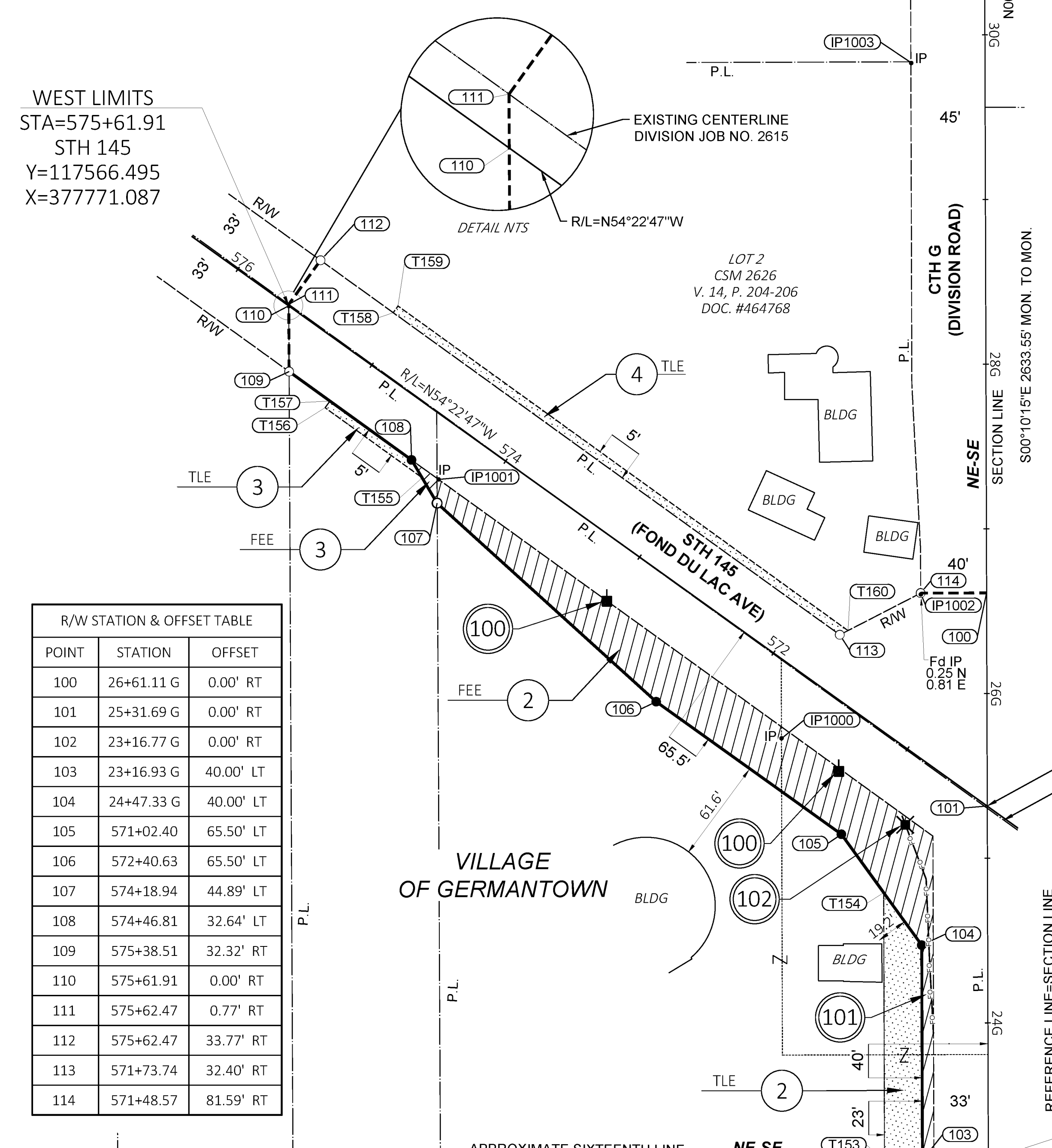
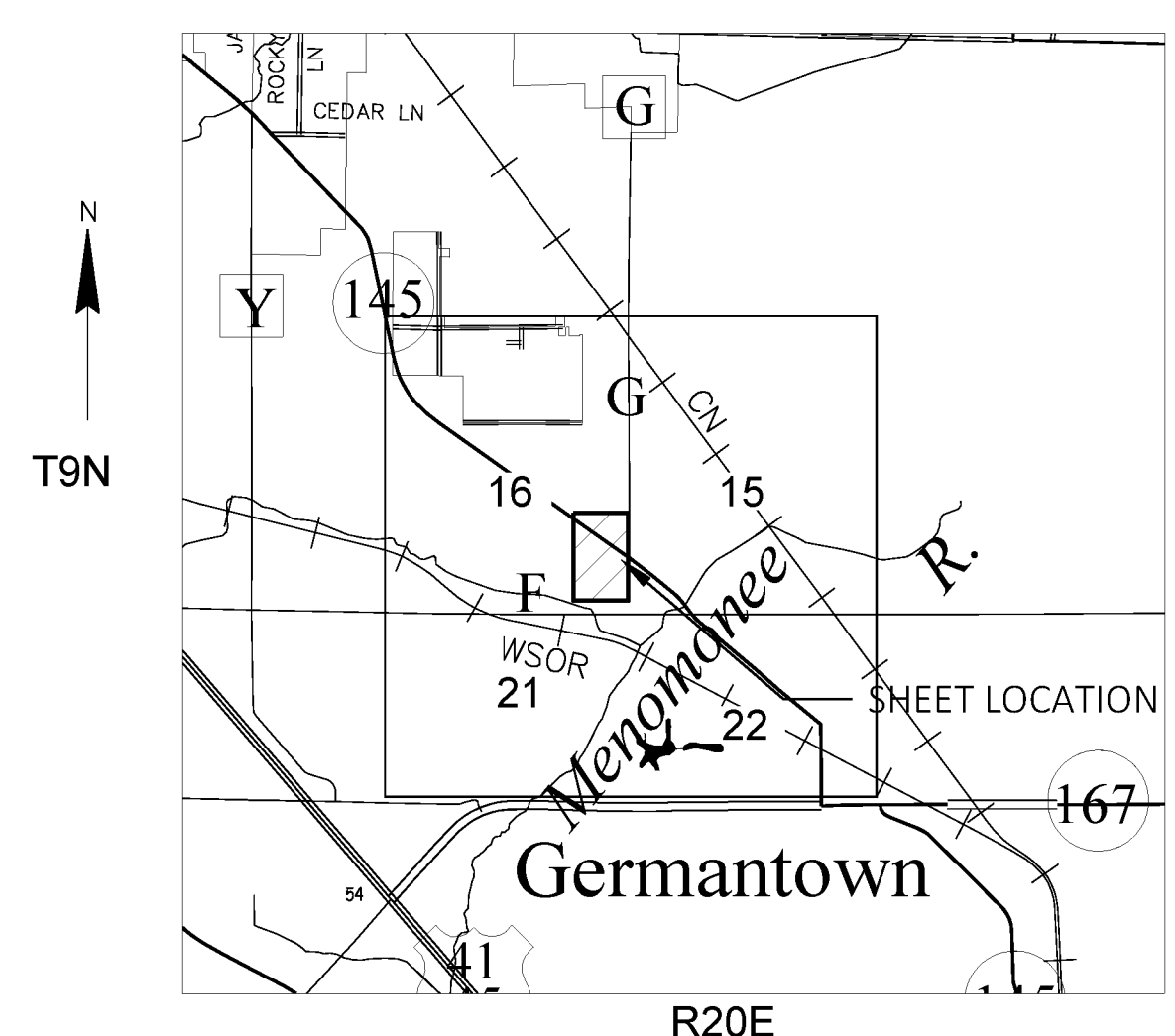
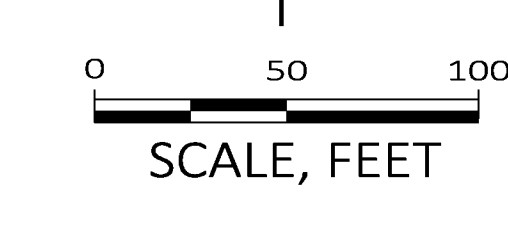
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3), 84.09, AND 84.30, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
- THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE STATE OF WISCONSIN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.



FOUND CAST IRON CAP MONUMENT  
 Y = 118364.637  
 X = 378191.711



WEST LIMITS  
 STA=575+61.91  
 STH 145  
 Y=117566.495  
 X=377771.087

EXISTING CENTERLINE DIVISION JOB NO. 2615  
 STH 145 STA 570+40.43 = CTH G STA 25+31.69

EAST LIMITS  
 STA=23+16.77  
 CTH G  
 Y=117047.869  
 X=378195.634

POINT	STATION	OFFSET
100	26+61.11 G	0.00' RT
101	25+31.69 G	0.00' RT
102	23+16.77 G	0.00' RT
103	23+16.93 G	40.00' LT
104	24+47.33 G	40.00' LT
105	571+02.40	65.50' LT
106	572+40.63	65.50' LT
107	574+18.94	44.89' LT
108	574+46.81	32.64' LT
109	575+38.51	32.32' RT
110	575+61.91	0.00' RT
111	575+62.47	0.77' RT
112	575+62.47	33.77' RT
113	571+73.74	32.40' RT
114	571+48.57	81.59' RT

POINT	STATION	OFFSET
T150	21+65.57 G	40.00' LT
T151	21+65.59 G	45.00' LT
T152	23+16.95 G	45.00' LT
T153	23+17.02 G	63.00' LT
T154	24+79.27 G	63.00' LT
T155	574+35.35	37.68' LT
T156	575+07.98	37.43' LT
T157	575+07.96	32.43' RT
T158	575+08.00	33.58' RT
T159	575+07.98	38.58' RT
T160	571+71.19	37.39' RT

COURSE	BEARING	DISTANCE
100-101	S00°10'15"E	129.42'
101-102	S00°10'15"E	214.91'
102-103	N89°56'37"W	40.00'
103-104	N00°10'15"W	130.39'
104-105	N35°55'15"W	83.13'
105-106	N54°22'47"W	138.23'
106-107	N47°47'11"W	179.50'
107-108	N30°39'09"W	30.44'
108-109	N54°10'42"W	91.70'
109-110	N00°17'01"W	39.90'
110-111	N00°17'01"W	0.95'
111-112	N35°49'18"E	33.00'
112-113	S54°10'42"E	388.61'
113-114	N62°43'31"E	55.25'
114-100	N89°49'45"E	40.00'

POINT	Y COORDS	X COORDS	DESCRIPTION
IP1000	117303.880	378070.253	FD 1 1/4" IRON PIPE
IP1001	117461.084	377862.021	FD 1 1/4" IRON PIPE
IP1002	117391.268	378154.860	FD 1 1/4" IRON PIPE
IP1003	117713.989	378149.005	FD 1 1/4" IRON PIPE

UTILITY NO.	OWNER	INTEREST REQUIRED
100	WE-ENERGIES - ELEC	RELEASE OF RIGHTS
101	WE-ENERGIES - GAS	RELEASE OF RIGHTS
102	AT&T	RELEASE OF RIGHTS

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W (SF) REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
1	MARTIN JOHN PROPERTIES LLC	TLE	---	---	---	757
2	VILLAGE OF GERMANTOWN	FEE & TLE	12125	19692	31817	3365
3	LYNN R. CORCORAN	FEE & TLE	116	3655	3771	334
4	PHILLIP G. & LAURIE A. PULVERMACHER	TLE	-----	-----	-----	1678

PURPOSE OF ALL THE TLES ARE FOR SLOPING AND GRADING UNLESS NOTED.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY SYSTEM, WASHINGTON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

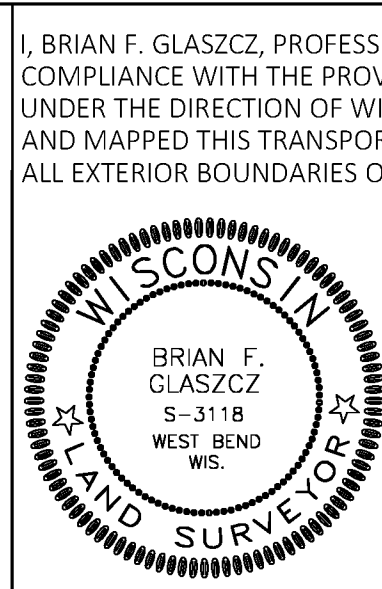
FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2.

HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 145 (FOND DU LAC AVE)	PROJECT 352B-DIVISION JOB NO. 2615	66'	1925
STH 145 (FOND DU LAC AVE)	CSM 2626	33'	1984
CTH G (DIVISION ROAD)	CSM 1180	40'	1975
CTH G (DIVISION ROAD)	CSM 2626	40', 45'	1984
CTH G (DIVISION ROAD)	PROJECT 2744-2-71	40', 45'	1973

FOUND CONCRETE MONUMENT WITH BRASS CAP  
 Y = 115731.100  
 X = 378199.558

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2.



I, BRIAN F. GLASZCZ, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF WISCONSIN DEPARTMENT OF TRANSPORTATION I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: *Brian F. Glaszcz* DATE: 04/07/2025  
 PRINT NAME: BRIAN F. GLASZCZ  
 REGISTRATION NUMBER: S-3118

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION SE REGION - WAUKESHA  
 SIGNATURE: *Robert L. Duffeck* DATE: 04/07/2025  
 PRINT NAME: ROBERT L. DUFFECK

PLOT SCALE: 1:50  
 PLOT BY: AVRES ASSOCIATES  
 PLOT DATE: 4/7/2025 11:18 AM  
 FILE NAME: I:\76\WK\99-0741\00 145 AND G ROUNDABOUT\CADD\C3D\SHEETS\PLANTPP\_401.DWG  
 APPRAISAL PLAT DATE: APRIL 7, 2025

TRANSPORTATION PROJECT PLAT NO: 2475-04-21-4.01 AMENDMENT NO. 1

AMENDMENT REMOVES PARCEL 2, ADDS PARCEL 8, AND AMENDS UTILITY NUMBER 100, 101 AND 102 OF TRANSPORTATION PROJECT PLAT NO. 2475-04-21-4.01 RECORDED AS DOCUMENT NUMBER 1611721. THAT PART OF LOT 2 OF CSM 2626, VOLUME 14, ON PAGES 204-206, DOCUMENT NUMBER 464768, IN AND INCLUDING THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND THAT PART OF LOT 1 OF CSM 1180, VOLUME 6, ON PAGES 131-132, DOCUMENT NUMBER 364531, LOCATED IN PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, IN TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

RELOCATION ORDER - STH 145 - V. GERMANTOWN-FOND DU LAC AVENUE, INTERSECTION WITH CTH G, WASHINGTON COUNTY

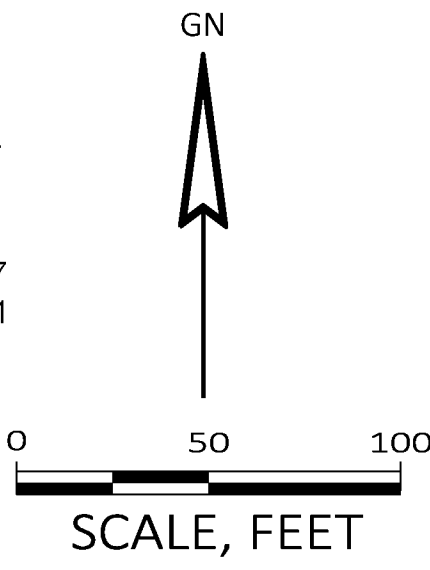
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

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Document # 1620526  
WASHINGTON COUNTY WISCONSIN  
2025-09-15 9:12:00 AM  
*Lisa Budish*  
LISA BUDISH  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: \$25.00

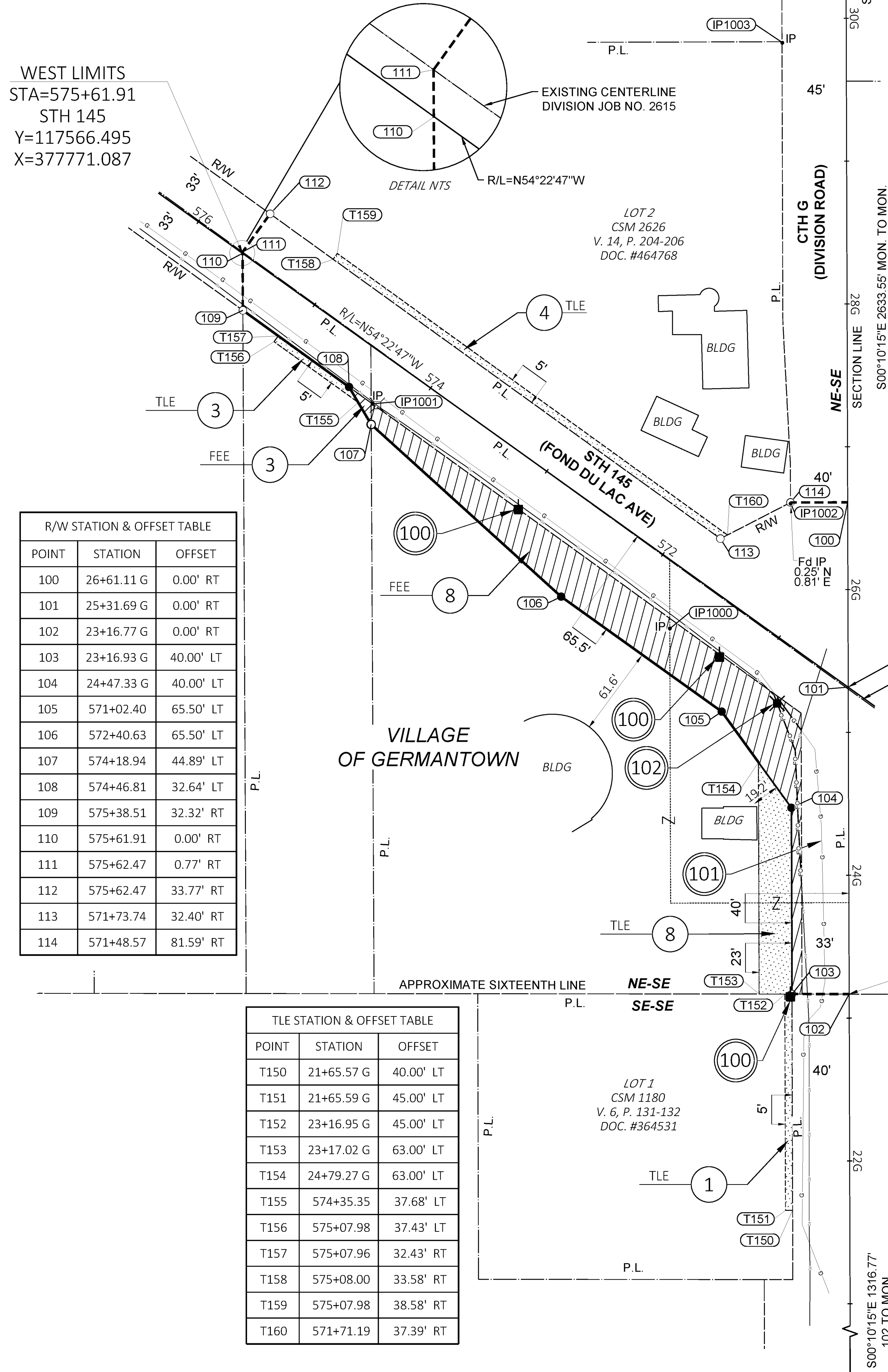
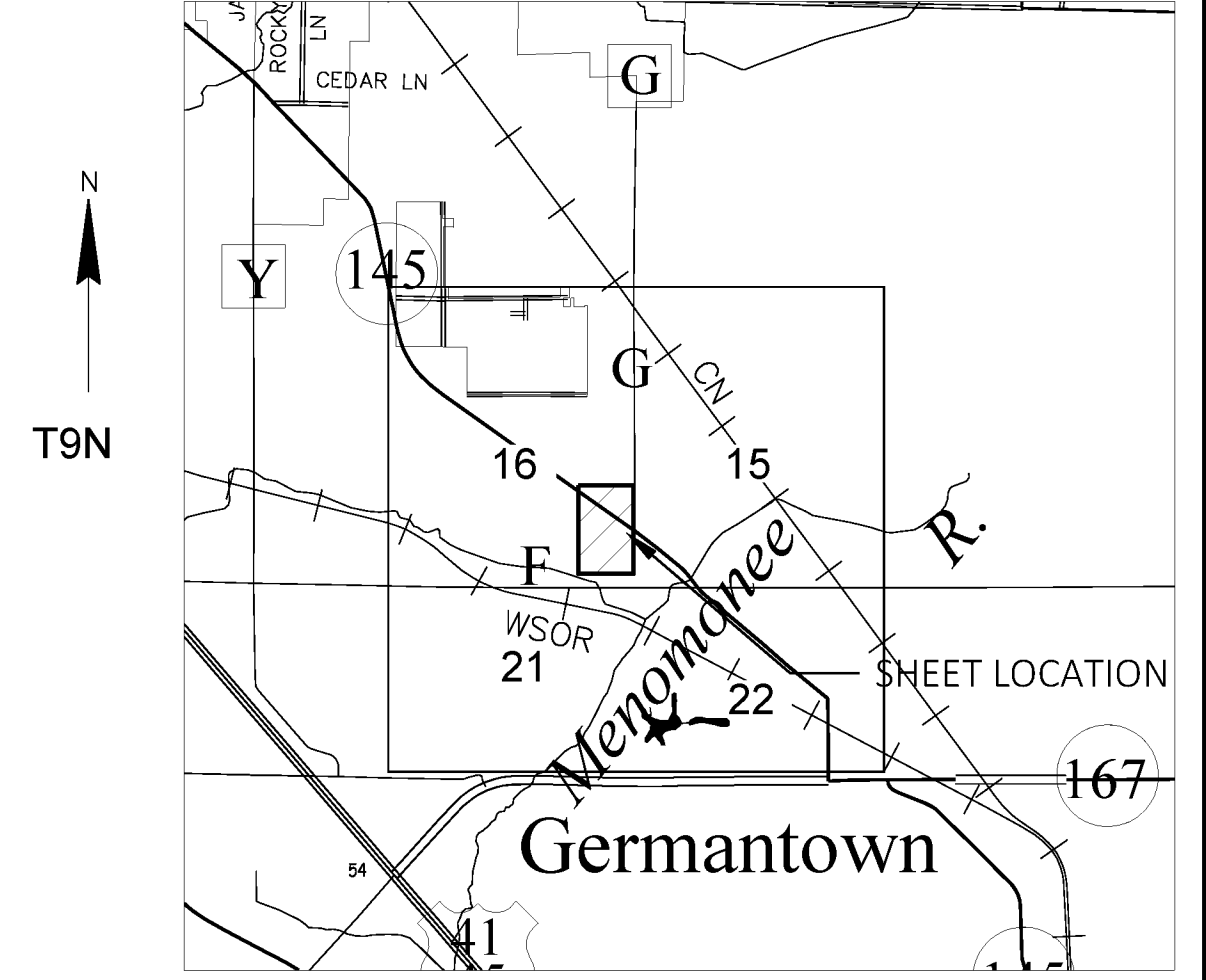
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Pages: 1

RESERVED FOR REGISTER OF DEEDS  
PROJECT NUMBER 2475-04-21-4.01  
SHEET 1 OF 1  
AMENDMENT NO. 1



FOUND CAST IRON CAP MONUMENT  
Y = 118364.637  
X = 378191.711

WEST LIMITS  
STA=575+61.91  
STH 145  
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X=377771.087



POINT	STATION	OFFSET
100	26+61.11 G	0.00' RT
101	25+31.69 G	0.00' RT
102	23+16.77 G	0.00' RT
103	23+16.93 G	40.00' LT
104	24+47.33 G	40.00' LT
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IP1002	117391.268	378154.860	FD 1-1/4" IRON PIPE
IP1003	117713.989	378149.005	FD 1-1/4" IRON PIPE

UTILITY NO.	OWNER	INTEREST REQUIRED
100	WE-ENERGIES - ELEC	RELEASE OF RIGHTS
101	WE-ENERGIES - GAS	RELEASE OF RIGHTS
102	AT&T	RELEASE OF RIGHTS

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W (SF) REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
1	MARTIN JOHN PROPERTIES LLC	TLE	---	---	---	757
3	LYNN R. CORCORAN	FEE & TLE	116	3655	3771	334
4	PHILLIP G. & LAURIE A. PULVERMACHER	TLE	-----	-----	-----	1678
8	VILLAGE OF GERMANTOWN	FEE & TLE	12125	19692	31817	3365

PURPOSE OF ALL THE TLES ARE FOR SLOPING AND GRADING UNLESS NOTED.

NOTES:  
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY SYSTEM, WASHINGTON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.  
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FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.  
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 OF DOCUMENT NUMBER 1611721.

HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 145 (FOND DU LAC AVE)	PROJECT 352B-DIVISION JOB NO. 2615	66'	1925
STH 145 (FOND DU LAC AVE)	CSM 2626	33'	1984
CTH G (DIVISION ROAD)	CSM 1180	40'	1975
CTH G (DIVISION ROAD)	CSM 2626	40', 45'	1984
CTH G (DIVISION ROAD)	PROJECT 2744-2-71	40', 45'	1973

FOUND CONCRETE MONUMENT WITH BRASS CAP  
Y = 115731.100  
X = 378199.558

UTILITY NO.	OWNER	EASEMENTS
100	WE-ENERGIES - ELEC	NO EASEMENTS OF RECORD - PARCEL 1
100	WE-ENERGIES - ELEC	V. 518, P. 234, DOC. 331292 - PARCEL 8
101	WE-ENERGIES - GAS	NO EASEMENTS OF RECORD - PARCEL 8
102	AT&T	NO EASEMENTS OF RECORD - PARCEL 8



I, BRIAN F. GLASZCZ, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.  
SIGNATURE: *Brian F. Glaszcz* DATE: 08/05/2025  
PRINT NAME: BRIAN F. GLASZCZ  
REGISTRATION NUMBER: 5-3118  
THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION SE REGION - WAUKESHA  
SIGNATURE: *Bao Tran* DATE: 09/12/2025  
PRINT NAME: BAO TRAN

*Lisa Budish*  
LISA BUDISH  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: \$25.00

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this document has been electronically recorded\*\*\*  
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PROJECT NUMBER 2475-04-21-4.02  
SHEET 1 OF 1

# TRANSPORTATION PROJECT PLAT NO: 2475-04-21-4.02

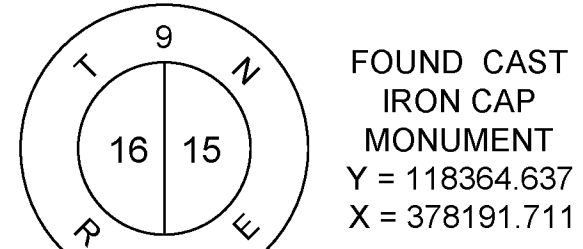
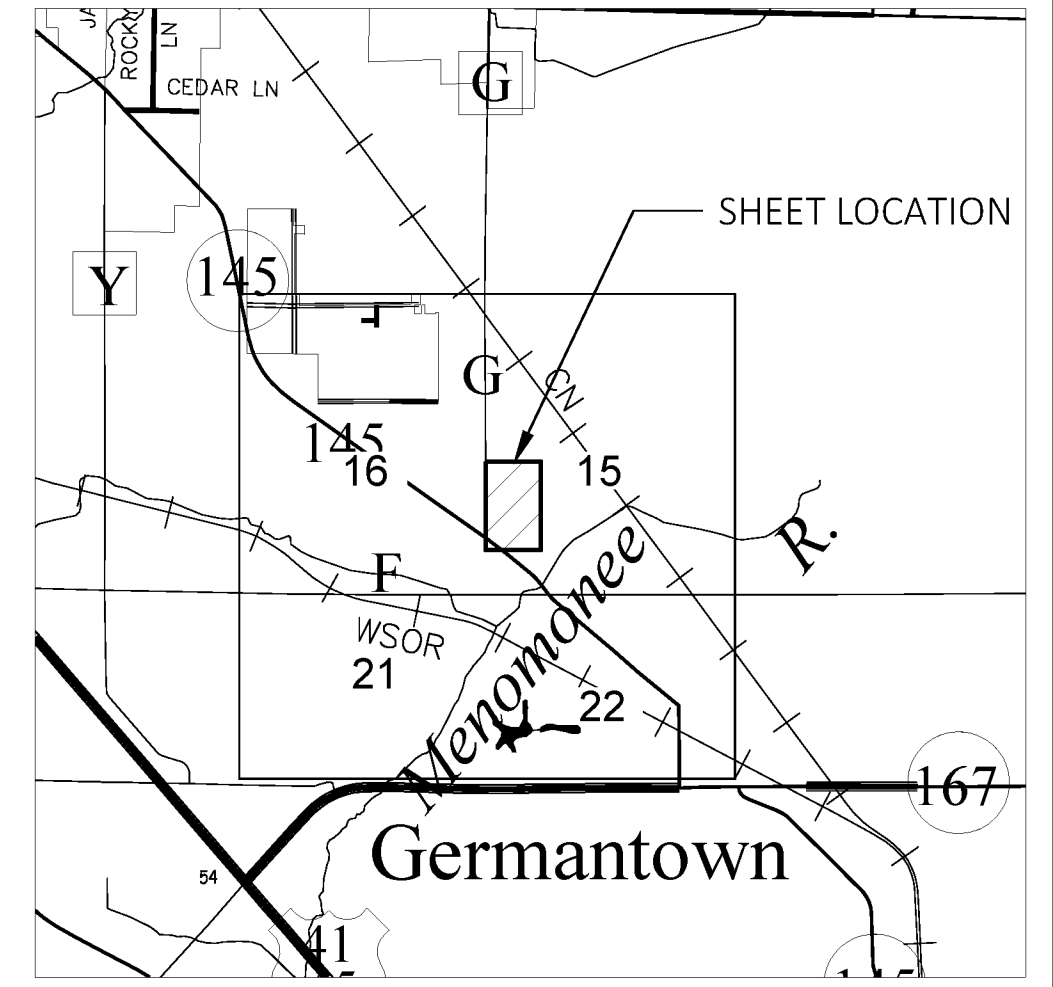
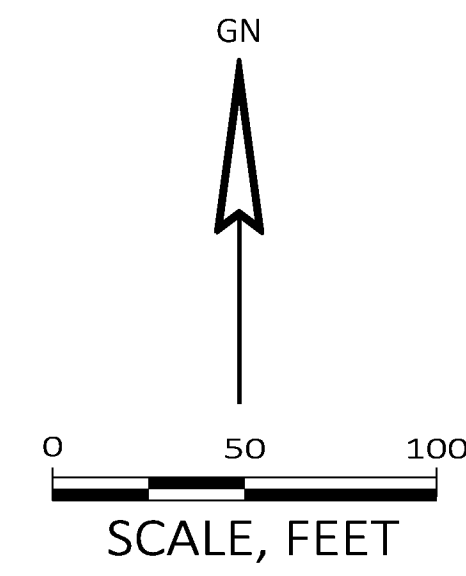
THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

RELOCATION ORDER - STH 145 - V. GERMANTOWN-FOND DU LAC AVENUE, INTERSECTION WITH CTH G, WASHINGTON COUNTY

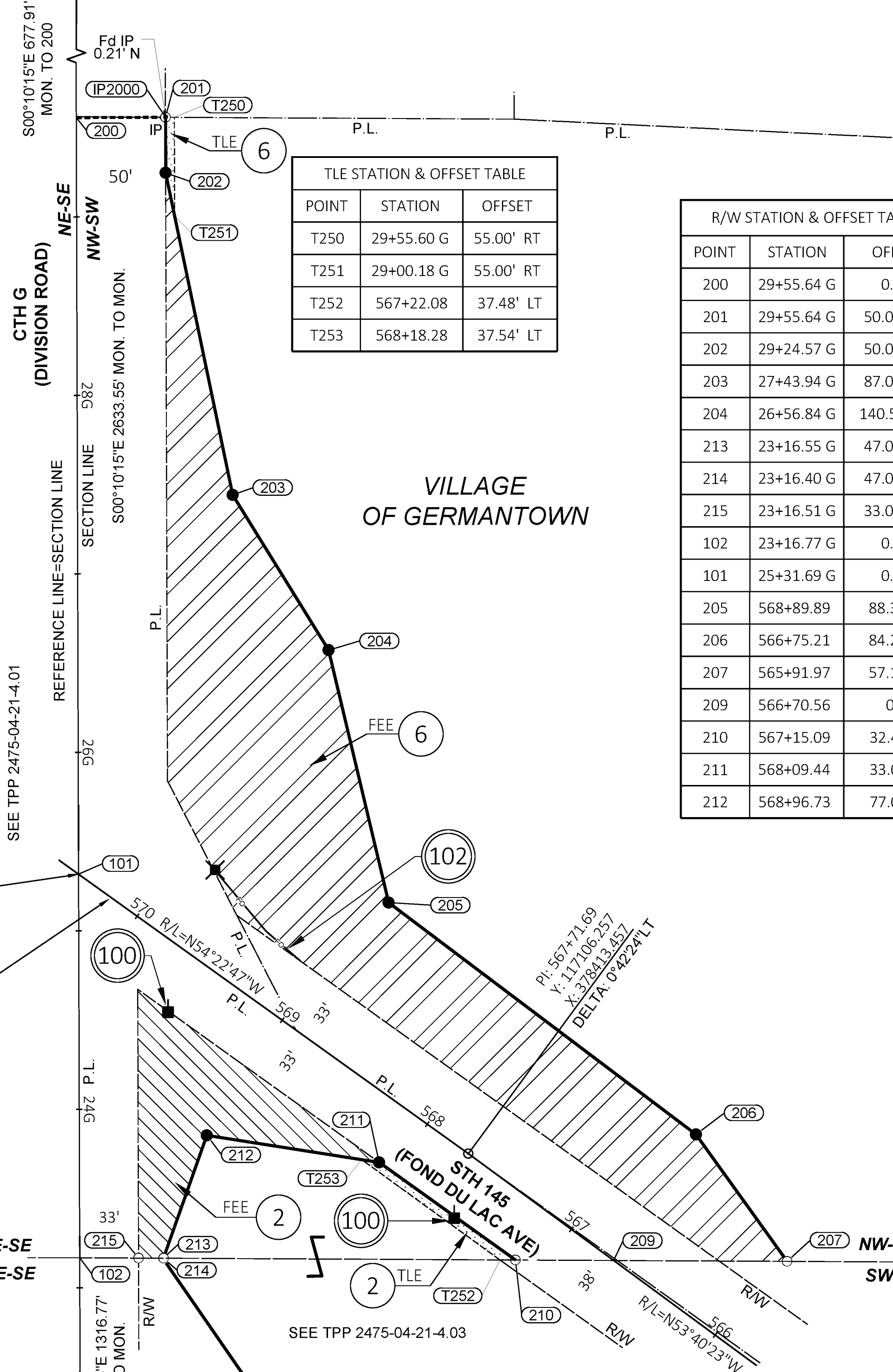
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3), 84.09, AND 84.30, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:

- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
- THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE STATE OF WISCONSIN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.



FOUND CAST  
IRON CAP  
MONUMENT  
Y = 118364.637  
X = 378191.711



POINT	STATION	OFFSET
T250	29+55.60 G	55.00' RT
T251	29+00.18 G	55.00' RT
T252	567+22.08	37.48' LT
T253	568+18.28	37.54' LT

POINT	STATION	OFFSET
200	29+55.64 G	0.00'
201	29+55.64 G	50.00' RT
202	29+24.57 G	50.00' RT
203	27+43.94 G	87.02' RT
204	26+56.84 G	140.56' RT
213	23+16.55 G	47.03' RT
214	23+16.40 G	47.03' RT
215	23+16.51 G	33.00' RT
102	23+16.77 G	0.00'
101	25+31.69 G	0.00'
205	568+89.89	88.32' RT
206	566+75.21	84.22' RT
207	565+91.97	57.18' RT
209	566+70.56	0.00'
210	567+15.09	32.40' LT
211	568+09.44	33.09' LT
212	568+96.73	77.06' LT

COURSE	BEARING	DISTANCE
200-201	N89°49'45"E	50.00'
201-202	S00°10'15"E	31.07'
202-203	S11°45'11"E	184.38'
203-204	S31°45'00"E	102.24'
204-205	S13°22'22"E	145.40'
205-206	S52°58'28"E	215.78'
206-207	S35°40'17"E	87.52'
207-209	N89°42'35"W	97.19'
209-210	N89°42'35"W	55.07'
210-211	N54°22'42"W	93.94'
211-212	N81°06'58"W	97.74'
212-213	S19°27'48"W	72.81'
213-214	S00°10'15"E	0.16'
214-215	N89°42'35"W	14.03'
215-102	N89°42'35"W	33.00'
102-101	N00°10'15"W	129.42'
101-200	N00°10'15"W	509.45'

STH 145 STA  
570+40.43 = CTH  
G STA 25+31.69

EXISTING  
CENTERLINE  
DIVISION JOB  
NO. 2615

SEE TPP 2475-04-21-4.01

SEE TPP 2475-04-21-4.03

FOUND CONCRETE  
MONUMENT WITH  
BRASS CAP  
Y = 115731.100  
X = 378199.558

SEE TPP 2475-04-21-4.03

POINT NAME	Y COORDS	X COORDS	DESCRIPTION
IP2000	117687.094	378243.727	FD SPIKE WITH RIBBON

FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W (SF) REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
2	VILLAGE OF GERMANTOWN	FEE & TLE	7040	16454	23494	450
6	LITTLE ACRES, LLC	FEE & TLE	39003	9139	48142	216

PURPOSE OF ALL THE TLES ARE FOR SLOPING AND GRADING UNLESS NOTED.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY SYSTEM, WASHINGTON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS AND PERMANENT EASEMENT MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBAR), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 IN DOCUMENT NUMBER 1611721.

HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 145 (FOND DU LAC AVE)	PROJECT 352B-DIVISION JOB NO. 2615	66'	1925
CTH G (DIVISION ROAD)	PROJECT 2744-2-71	50'	1973
CTH G (DIVISION ROAD)	BY STATE STATUTE 82.31(2)	33'	

UTILITY NO.	OWNER(S)	INTEREST REQUIRED
100	WE-ENERGIES - ELEC	RELEASE OF RIGHTS
102	AT&T	RELEASE OF RIGHTS

UTILITY NO.	OWNER	EASEMENTS
100	WE-ENERGIES - ELEC	V. 518, P. 234, DOC. 331292 - PARCEL 2
102	AT&T	NO EASEMENTS OF RECORD - PARCEL 6

I, BRIAN F. GLASZCZ, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF WISCONSIN DEPARTMENT OF TRANSPORTATION I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

**AVRES**

WISCONSIN  
BRIAN F. GLASZCZ  
S-3118  
WEST BEND  
WIS.

SIGNATURE: *Brian F. Glaszcz* DATE: 05/21/2025  
PRINT NAME: BRIAN F. GLASZCZ  
REGISTRATION NUMBER: 5-3118

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION SE REGION - WAUKESHA  
SIGNATURE: *Robert L. Duffeck* DATE: 05/21/2025  
PRINT NAME: ROBERT L. DUFFECK

PLOT SCALE: 1:50  
 PLOT BY: AVRES ASSOCIATES  
 PLOT DATE: 5/21/2025 2:56 PM  
 FILE NAME: I:\76\WK\99-0741.00 145 AND G ROUNDABOUT\CADD\C3D\SHEETS\PLAN\TPP\_402.DWG  
 APPRAISAL PLAT DATE: MAY 21, 2025

# TRANSPORTATION PROJECT PLAT NO: 2475-04-21-4.03

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

RELOCATION ORDER - STH 145 - V. GERMANTOWN-FOND DU LAC AVENUE, INTERSECTION WITH CTH G, WASHINGTON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

- TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 84.02 (3), 84.09, AND 84.30, WISCONSIN STATUTES, THE DEPARTMENT OF TRANSPORTATION HEREBY ORDERS THAT:
- THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
  - THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE DEPARTMENT FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE STATE OF WISCONSIN, PURSUANT TO THE PROVISIONS OF SECTION 84.09 (1) OR (2), WISCONSIN STATUTES.

HWY	BASIS OF EXISTING R/W	R/W WIDTH	YEAR
STH 145 (FOND DU LAC AVE)	PROJECT 352B-DIVISION JOB NO. 2615	66', 71'	1925
STH 145 (FOND DU LAC AVE)	CSM 489	65'	1972
CTH G (DIVISION ROAD)	BY STATE STATUTE 82.31(2)	33'	

Document # 1614806  
WASHINGTON COUNTY WISCONSIN  
2025-06-03 9:08:00 AM

*Lisa Budish*  
LISA BUDISH  
WASHINGTON COUNTY  
REGISTER OF DEEDS  
Fee: \$25.00

\*\*\*The above recording information verifies this document has been electronically recorded\*\*\*  
Returned to WisDOT - SE Region - Waukesha PO#3  
Pages: 1

PARCEL NUMBER	OWNER(S)	INTEREST(S) REQUIRED	FEE R/W (SF) REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
2	VILLAGE OF GERMANTOWN	FEE & TLE	2113	17170	19283	1357
6	LITTLE ACRES, LLC	FEE & TLE	1061	24229	25290	5023
7	ERIC HUBER	FEE	509	4785	5294	---

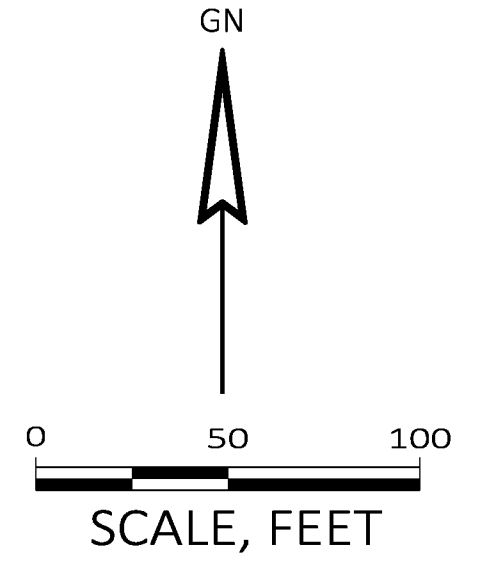
OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PURPOSE OF ALL THE TLES ARE FOR SLOPING AND GRADING UNLESS NOTED.

UTILITY EASEMENTS		
UTILITY NO.	OWNER	EASEMENTS
100	WE-ENERGIES - ELEC	V. 984, P. 425, DOC. 527510 - PARCEL 2
100	WE-ENERGIES - ELEC	V. 518, P. 234, DOC. 331292 - PARCEL 2
102	AT&T	NO EASEMENTS OF RECORD - PARCEL 2

EXISTING IRONS POINT TABLE			
POINT NAME	Y	X	DESCRIPTION
IP3001	116642.898	378958.942	FD 1" IRON PIPE

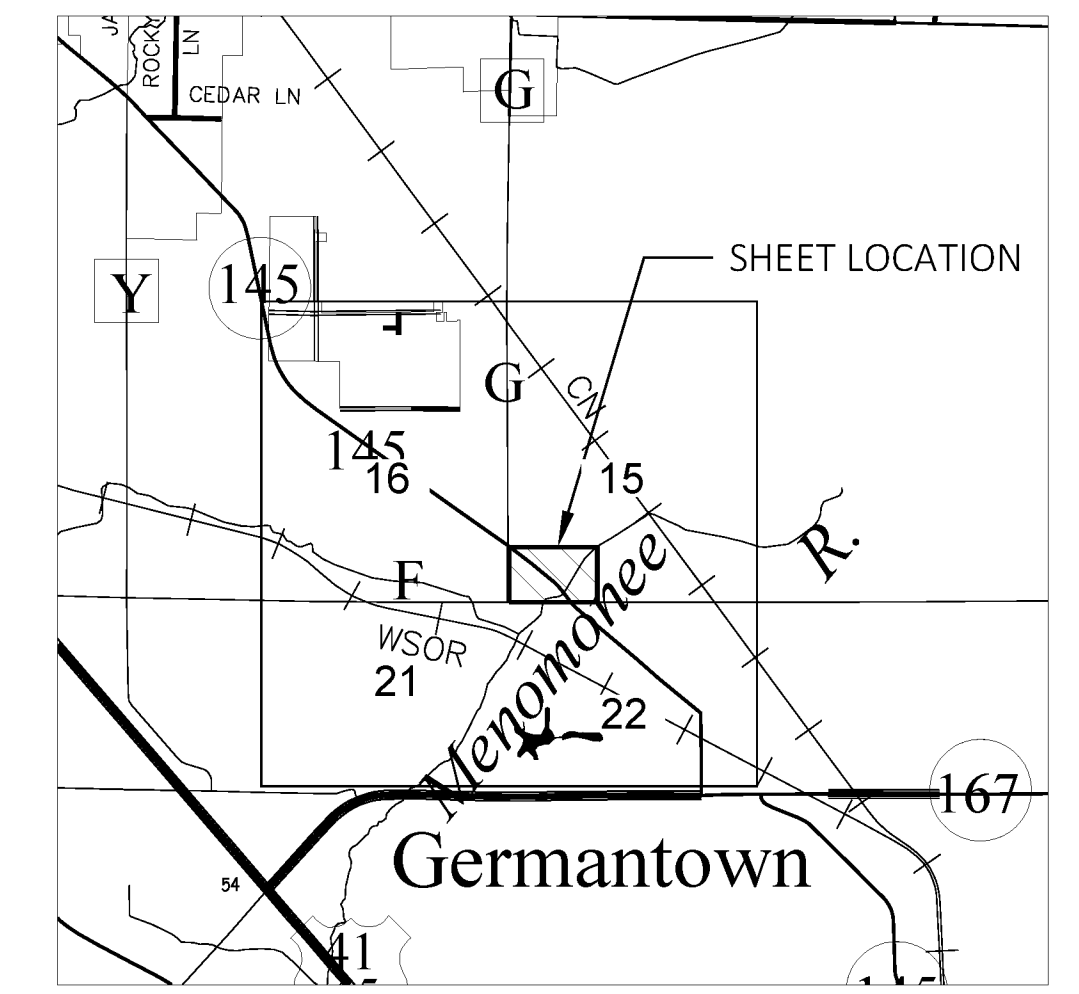
FOUND MONUMENT INFORMATION SHOWN REPRESENTS TYPE AND LOCATION OF EXISTING MONUMENTS WITHOUT OPINION AS TO THEIR VALIDITY AND USE AS A PROPERTY CORNER.



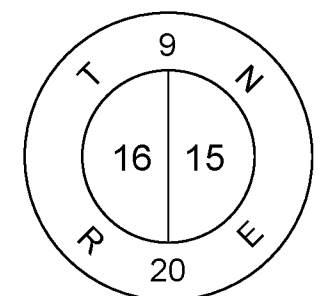
R/W COURSE TABLE		
COURSE	BEARING	DISTANCE
102-215	S89°42'35"E	33.00'
215-214	S89°42'35"E	14.03'
214-303	S00°10'15"E	150.56'
303-304	S89°49'46"W	14.03'
304-305	S89°49'46"W	33.00'
305-102	N00°10'15"W	150.93'
306-209	S89°42'35"E	63.72'
209-207	S89°42'35"E	97.19'
207-310	S35°40'17"E	68.75'
310-311	S54°22'42"E	75.68'
311-312	S50°42'15"E	521.18'
312-313	N39°17'45"E	6.00'
313-314	S50°42'15"E	16.01'
314-315	S39°17'45"W	36.36'
315-325	S39°17'45"W	2.64'
325-316	S30°36'45"W	33.38'
316-317	N50°42'15"W	72.50'
317-318	N62°00'06"W	71.74'
318-319	S30°36'45"W	18.15'
319-320	N50°42'15"W	294.30'
320-321	N31°47'45"E	32.28'
321-322	N50°42'15"W	101.49'
322-323	N54°22'42"W	71.94'
323-324	S35°37'18"W	5.00'
324-306	N54°22'42"W	198.02'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
102	23+16.77 G	0.00'
215	23+16.51 G	33.00' RT
214	23+16.40 G	47.03' RT
303	21+65.84 G	47.03' RT
304	21+65.84 G	33.00' RT
305	21+65.84 G	0.00'
306	567+22.08	37.48' LT
209	566+70.56	0.00'
207	565+91.97	57.18' RT
310	565+26.59	35.93' RT
311	564+50.91	36.86' RT
312	559+31.31	30.50' RT
313	559+31.26	36.50' RT
314	559+21.21	36.41' RT
315	559+15.96	0.00'
316	559+10.81	35.68' LT
317	559+83.30	35.07' LT
318	560+53.77	48.54' LT
319	560+51.18	66.51' LT
320	563+45.47	64.06' LT
321	563+49.41	32.02' LT
322	564+52.21	29.16' LT
323	565+24.14	30.05' LT
324	565+24.08	35.05' LT
325	559+15.58	2.64' LT

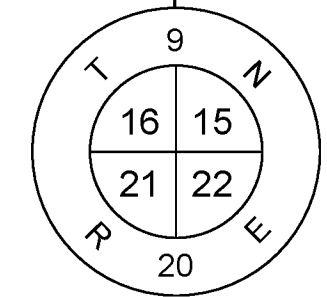
TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
T350	565+56.71	45.56' RT
T351	564+50.39	46.85' RT
T352	560+40.78	41.41' RT
T353	560+40.78	31.41' RT
T354	563+47.44	48.04' LT
T355	564+17.86	46.92' LT



NOTES:  
POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY SYSTEM, WASHINGTON COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.  
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FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN WAUKESHA.  
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED AS SHEET 2 OF 2 IN DOCUMENT NUMBER 1611721.



FOUND CAST IRON CAP MONUMENT  
Y = 118364.637  
X = 378191.711



FOUND CONCRETE MONUMENT WITH BRASS CAP  
Y = 115731.100  
X = 378199.558

UTILITY INTERESTS REQUIRED		
UTILITY NO.	OWNER	INTEREST REQUIRED
100	WE-ENERGIES - ELEC	RELEASE OF RIGHTS
102	AT&T	RELEASE OF RIGHTS

I, BRIAN F. GLASZCZ, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF WISCONSIN DEPARTMENT OF TRANSPORTATION I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

**AVRES**

SIGNATURE: *Brian F. Glaszcz* DATE: 06/02/2025  
PRINT NAME: BRIAN F. GLASZCZ  
REGISTRATION NUMBER: S-3118

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE WISCONSIN DEPARTMENT OF TRANSPORTATION SE REGION - WAUKESHA  
SIGNATURE: *Robert L. Duffeck* DATE: 06/02/2025  
PRINT NAME: ROBERT L. DUFFECK

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

**MEETING DATE:** February 4, 2026

**PLACEMENT:** Action Item

**ITEM TITLE:** Authorization to exceed the construction administration services professional services agreement with raSmith for the High Point Pass project on a time and materials basis not to exceed \$225,000.00. (ACTION)

**SUBMITTED BY:** Matthew Mortwedt, Public Works Director

### **SUMMARY EXPLANATION:**

In 2025 the Village Board approved the construction of High Point Pass by Vinton, and authorized construction administration and inspection services by raSmith. For this TID project, raSmith's contract was in the amount of \$173,970 for construction administration and inspection services, based on their estimate. Based on raSmith's most recent December invoice, their services exceed this amount. raSmith had incurred costs associated due to Change Orders for design changes, additional work, material changes and time extensions:

- Additional Construction administration, meetings/discussions, plan/submittal reviews, site visits
- Additional Construction observation for additional work
- Additional design for change order items
- Additional design for potential change order for parking lot which was not approved due to price
- Additional Geotechnical services Test pits and report, site observation, proofrolls (Terracon)

This additional work beyond the original scope exceeds the budget in the amount of approximately \$25,000, totaling approximately \$198,000, and is summarized below:

Design Changes/Additions (pond, storm extension, detour, water lateral size change, unsuitable soils, sanitary revisions, storm realignment for MLG): \$25,000

Material Changes (LSI lighting): \$3,000

Time Extension (work beyond completion): \$12,000

Parking Lot: \$4,000

Geotechnical Services: Terracon Consultants, Inc. \$7,000

In addition, there is work remaining: electrical field observations/as-builts, record drawing edits, quantity verifications, project closeout, pay applications, punch-list/warranty work, change order

completion. The total construction administration and inspection services is now anticipated to total approximately \$225,000.

ATTACHMENT:

STAFF RECOMMENDATION:

Staff recommends to increase the total authorization on raSmith's professional services agreement on a time and materials basis for an amount not to exceed \$225,000.00.

ACTION BY COMMITTEE:

## **BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE**

MEETING DATE: February 4, 2026

PLACEMENT: Action Item

ITEM TITLE: Road Program Review - Kings Way (Discussion)

SUBMITTED BY: Matthew Mortwedt, Public Works Director

SUMMARY EXPLANATION:

Esquire Estates is included in the 2026 Road Program, and the approved amount was \$619,000 based on full depth mill estimate and contingency for excavation below subgrade.

Upon further survey, analysis and design, the Kings Way area expands from 60-ft ROW to 120-ft with 5 concrete driveway connections. The road has slopes less than 1%, and would not currently be accepted if this subdivision were proposed this way today, and as a result has poor drainage.

Staff evaluated construction of additional inlets with catch basins (5 @\$5,000 each) and storm sewer (350-ft of 12-inch dia. at \$150/LF) along with removal and replacement of approximately 750-ft of curb (estimated at \$35/LF, totaling an additional \$100,000 over budget). This design would improve drainage, however slopes would remain flatter than 1%, and that would be anticipated to be problematic for constructability and not ideal for drainage in the long term.

Another option for consideration is to evaluate the configuration of the Kings Way, where there is an un-named frontage for 5 driveways over approximately 250-ft. Based on survey, the elevation of the existing driveways at the curb (approx. 90-ft from centerline) to the existing curb (30-ft from centerline), allows for slope of approximately 2%. Driveway extensions could meet the design standard. The cost estimate for 5 new driveways at approximately 1,000 SF of 5-inch concrete at \$15/SF is estimated \$75,000. This alternative would include 2 new inlet catch basins and approximately 250-ft of curb (est. \$48,000).

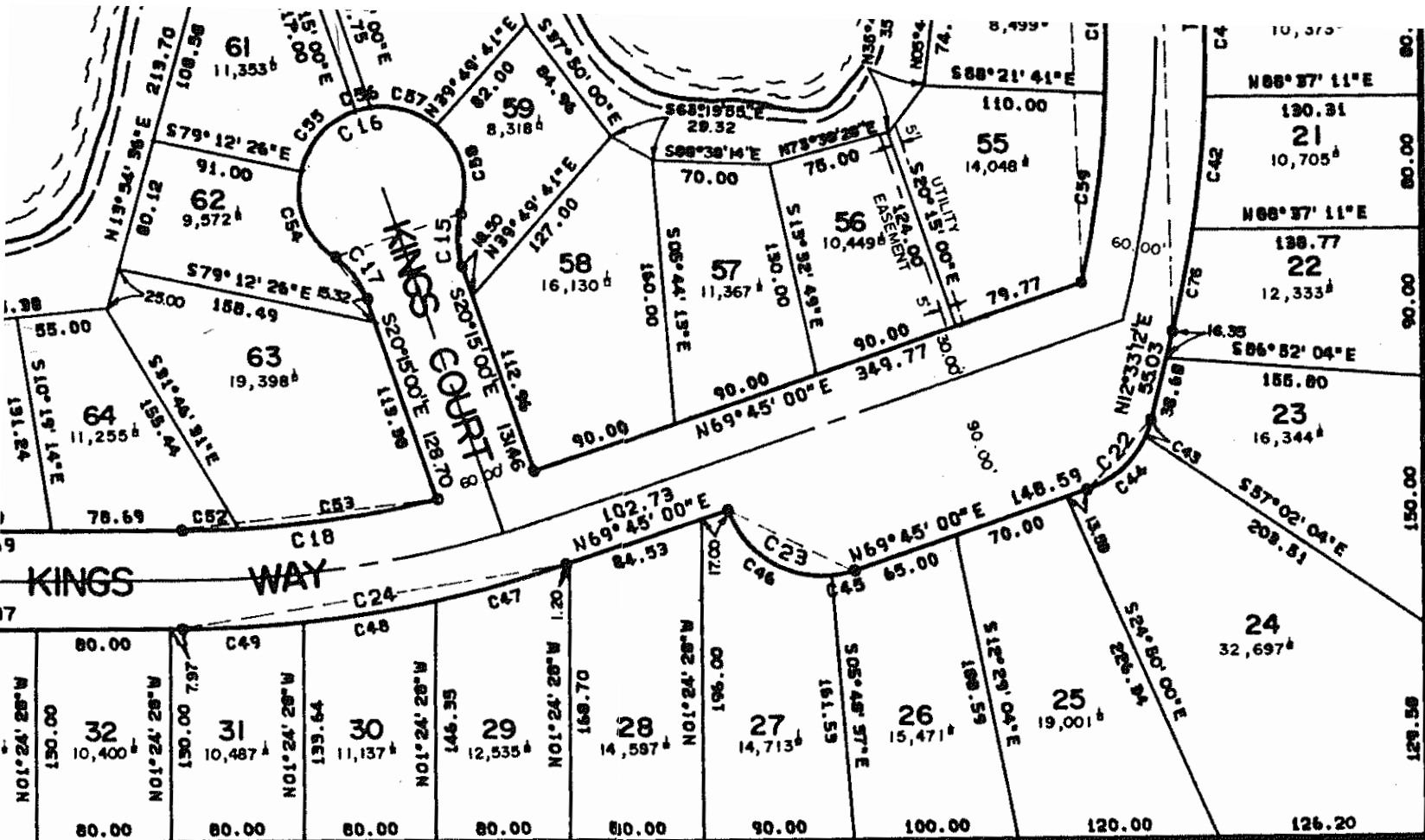
The driveway extension alternative reduces the sub-standard slopes, and would require clarification of maintenance responsibility in the right of way. One option is to update the plat with a uniform 60-ft ROW, and transfer approximately 14,700 feet of ROW to the adjacent parcels. As part of the project, lawn restoration following the concrete driveway work would blend into the existing front yards. The driveway alignments and potential expansion do not appear to have significant impact to municipal facilities including (sanitary, water, storm, trees, and no lighting is present). Staff would request a planning ticket to explore private facilities (gas, electric, fiber, telephone, cable, etc) to address easements on the plat work.

ATTACHMENT:

1. 2026-01-29\_Concept (#2605)

STAFF RECOMMENDATION:

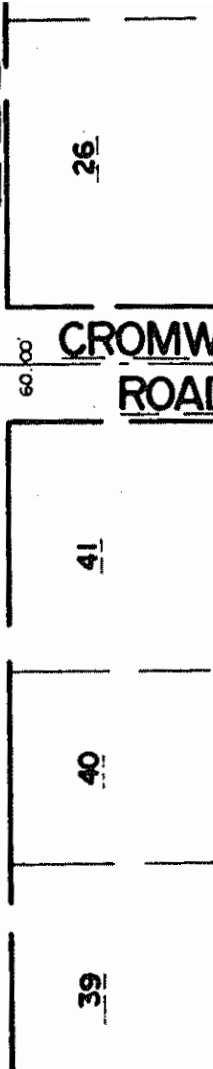
ACTION BY COMMITTEE:



(RECORDED AS - N01°23'0

**SQUIRE**

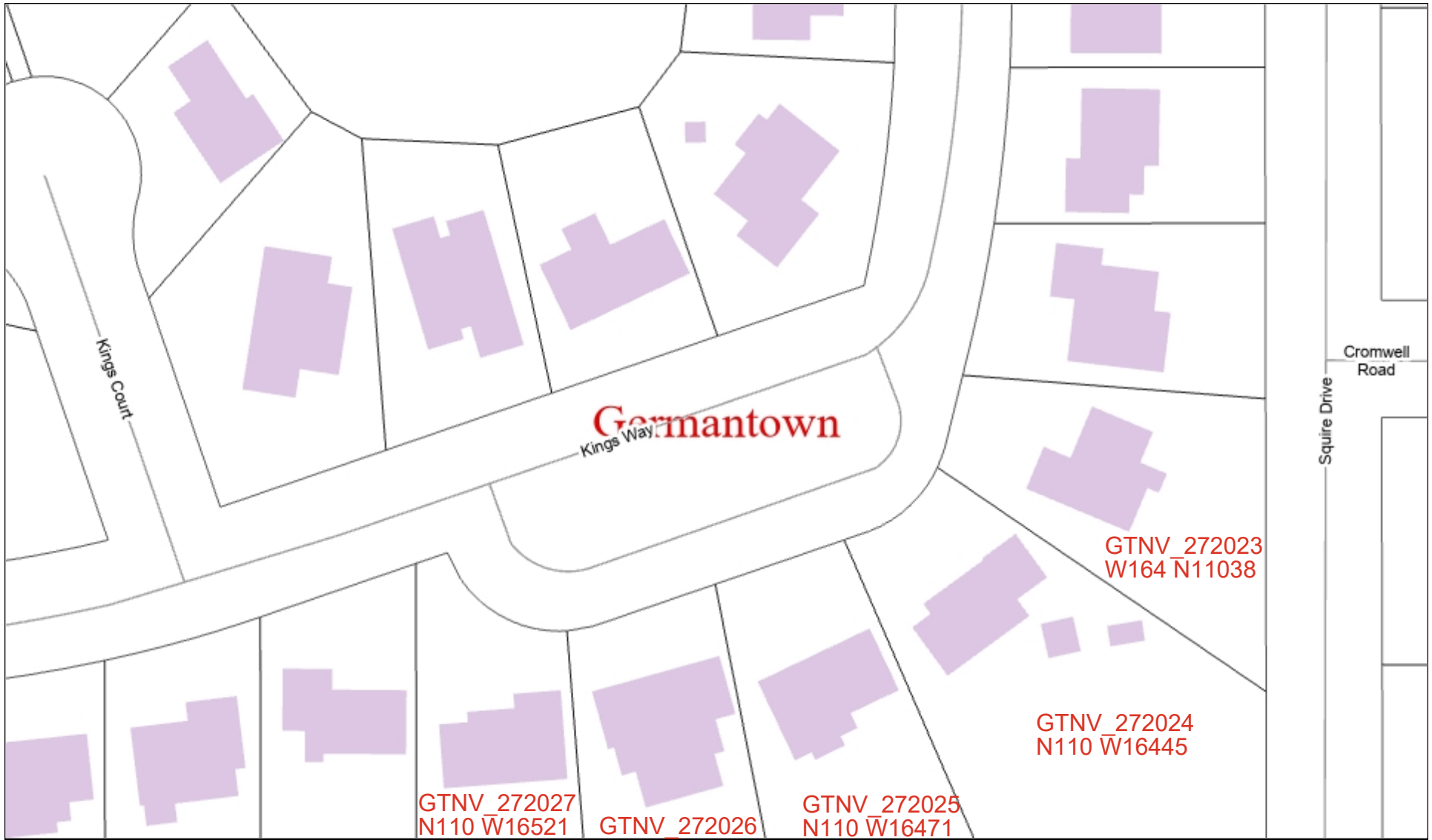
**CROMWELL ROAD**



ACCES

**HAWTHORNE MEADOWS**

(RECORDED AS - N88°35'13"E)



Village of Germantown GIS  
 Equire Estates - Plat #P0203



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

**DISCLAIMER:**

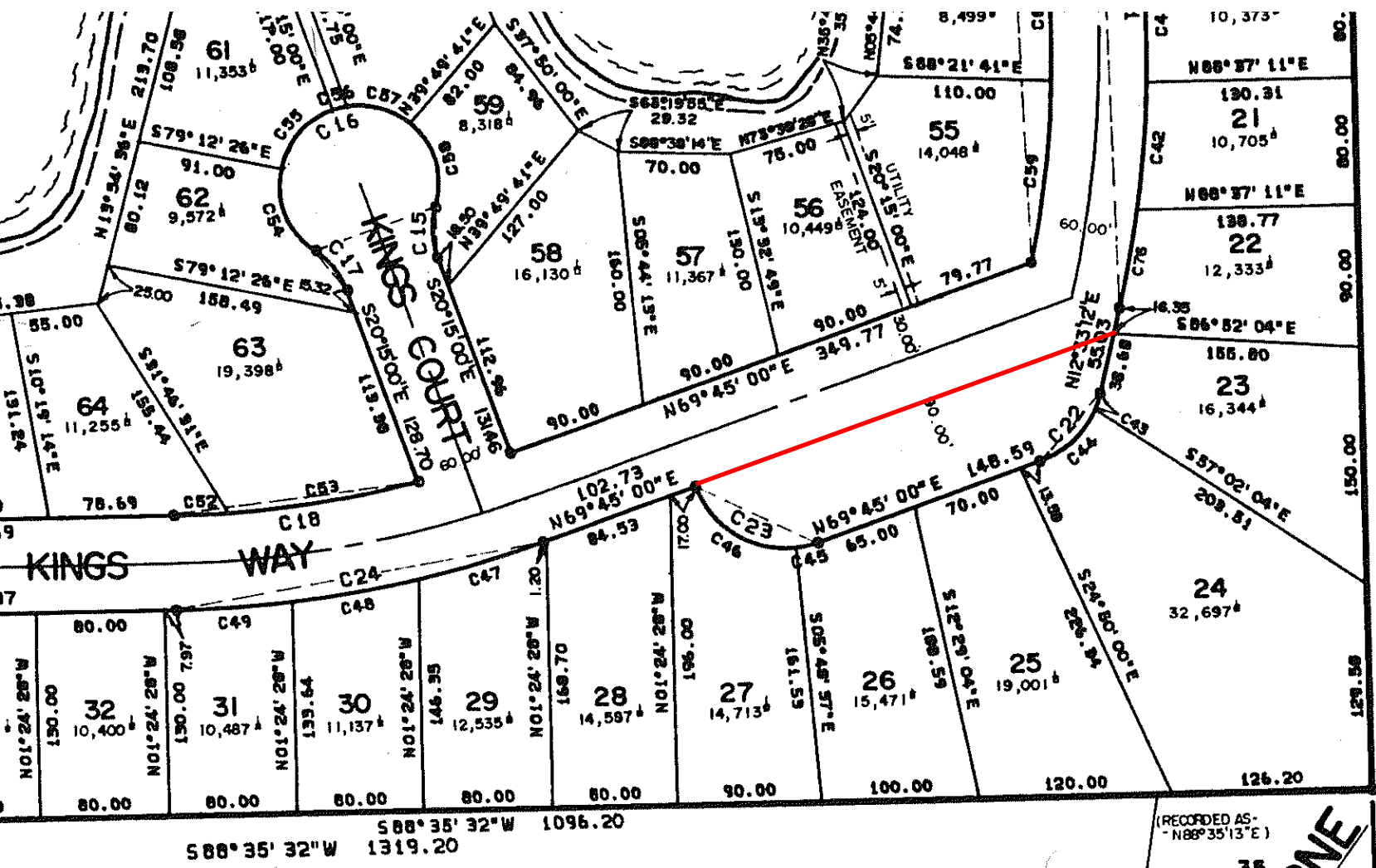
This map is not a survey of the actual boundary of any property this map depicts.

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.



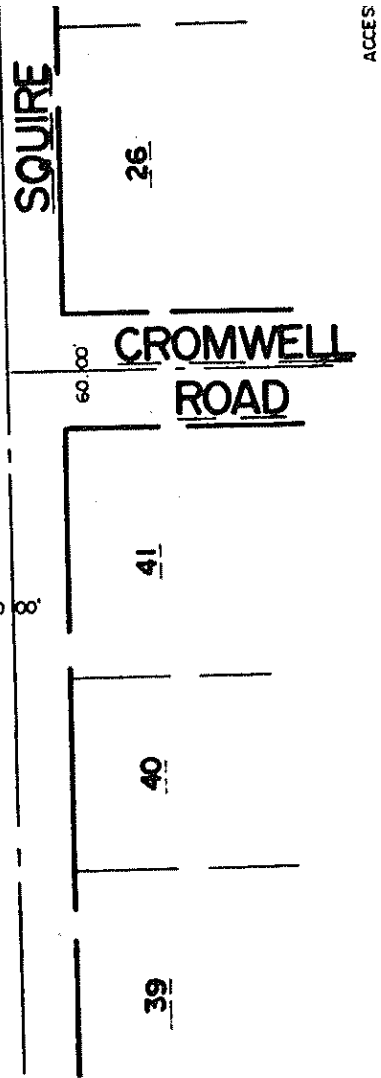
SCALE: 1 = 100'

Print Date: 1/29/2026



UNPLATTED LANDS

HAWTHORNE MEADOWS



(RECORDED AS - NO. 23)

(RECORDED AS - N88°35'13"E)

ACCESS



Village of Germantown GIS  
Kings Way - Option for Driveway Work



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

DISCLAIMER:

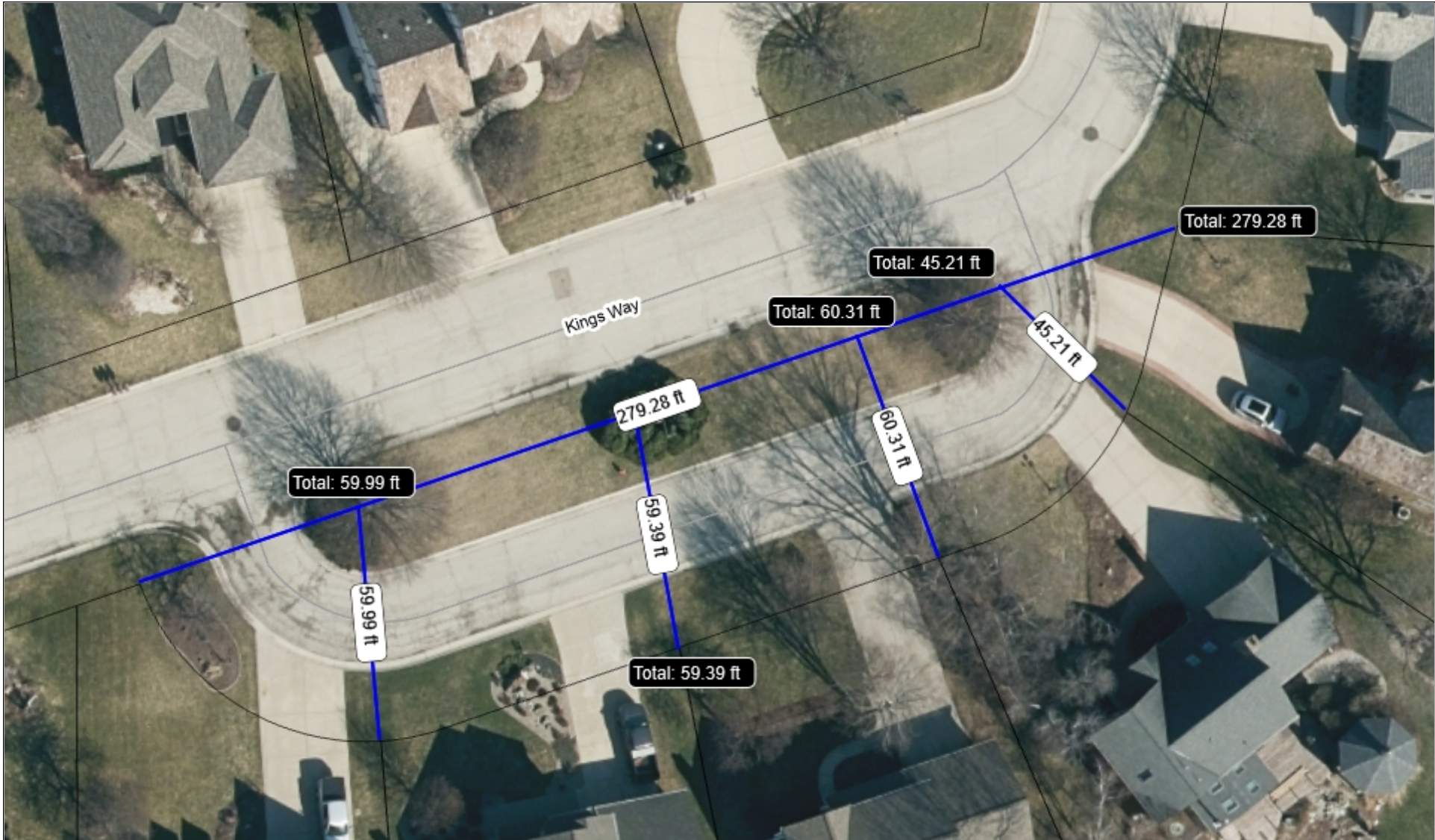
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SCALE: 1 = 50'

Print Date: 1/29/2026



Village of Germantown GIS  
Kings Way - Dimensioning



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

DISCLAIMER:

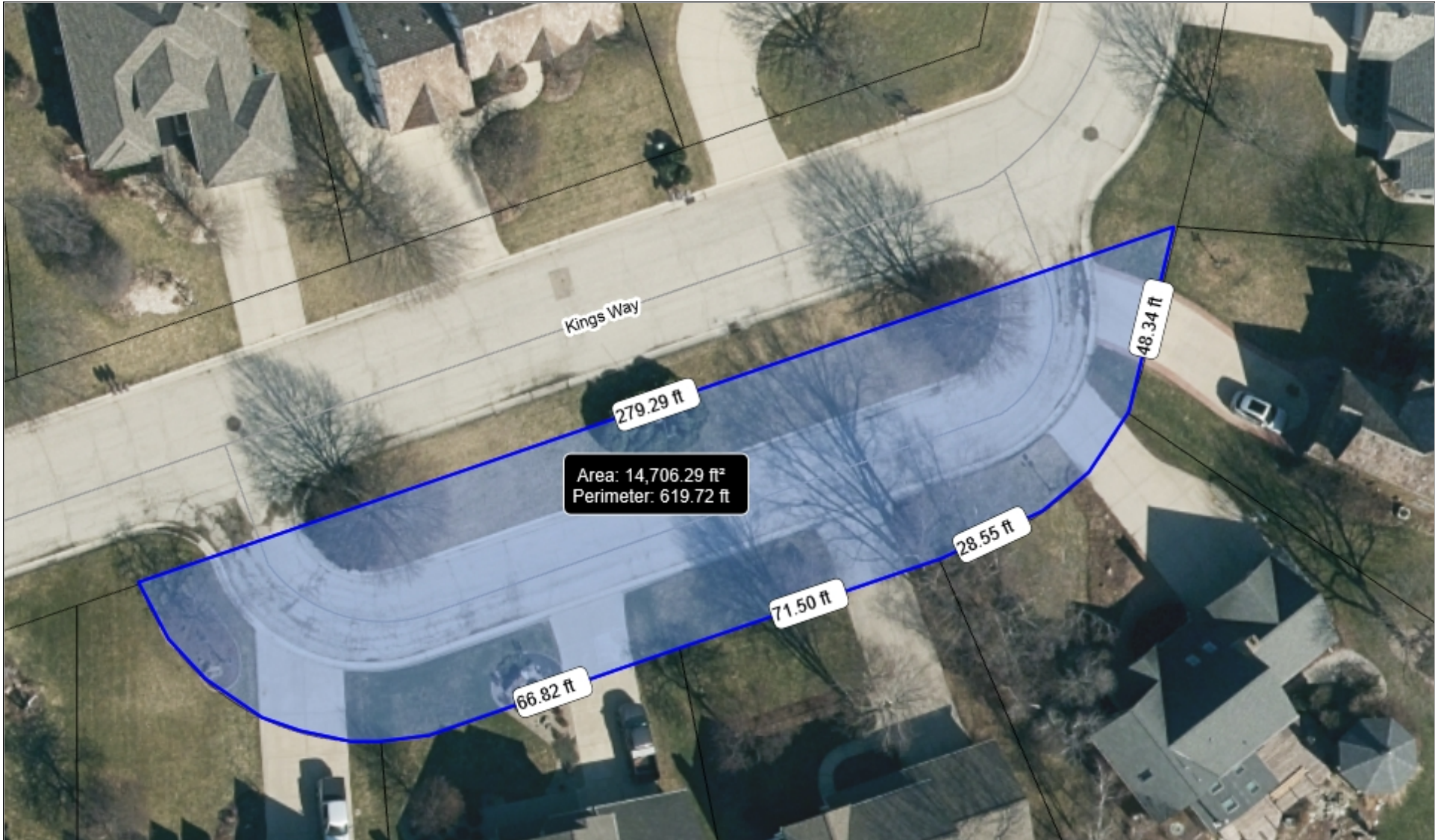
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SCALE: 1 = 50'

Print Date: 1/29/2026



Village of Germantown GIS  
Kings Way - Dimensioning Area



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

DISCLAIMER:

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SCALE: 1 = 50'

Print Date: 1/29/2026



Village of Germantown GIS  
GTNV\_272023



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

DISCLAIMER:

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SCALE: 1 = 20'

Print Date: 1/29/2026



Village of Germantown GIS  
GTNV\_272024



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

DISCLAIMER:

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SCALE: 1 = 20'

Print Date: 1/29/2026



Village of Germantown GIS  
GTNV\_272025



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

DISCLAIMER:

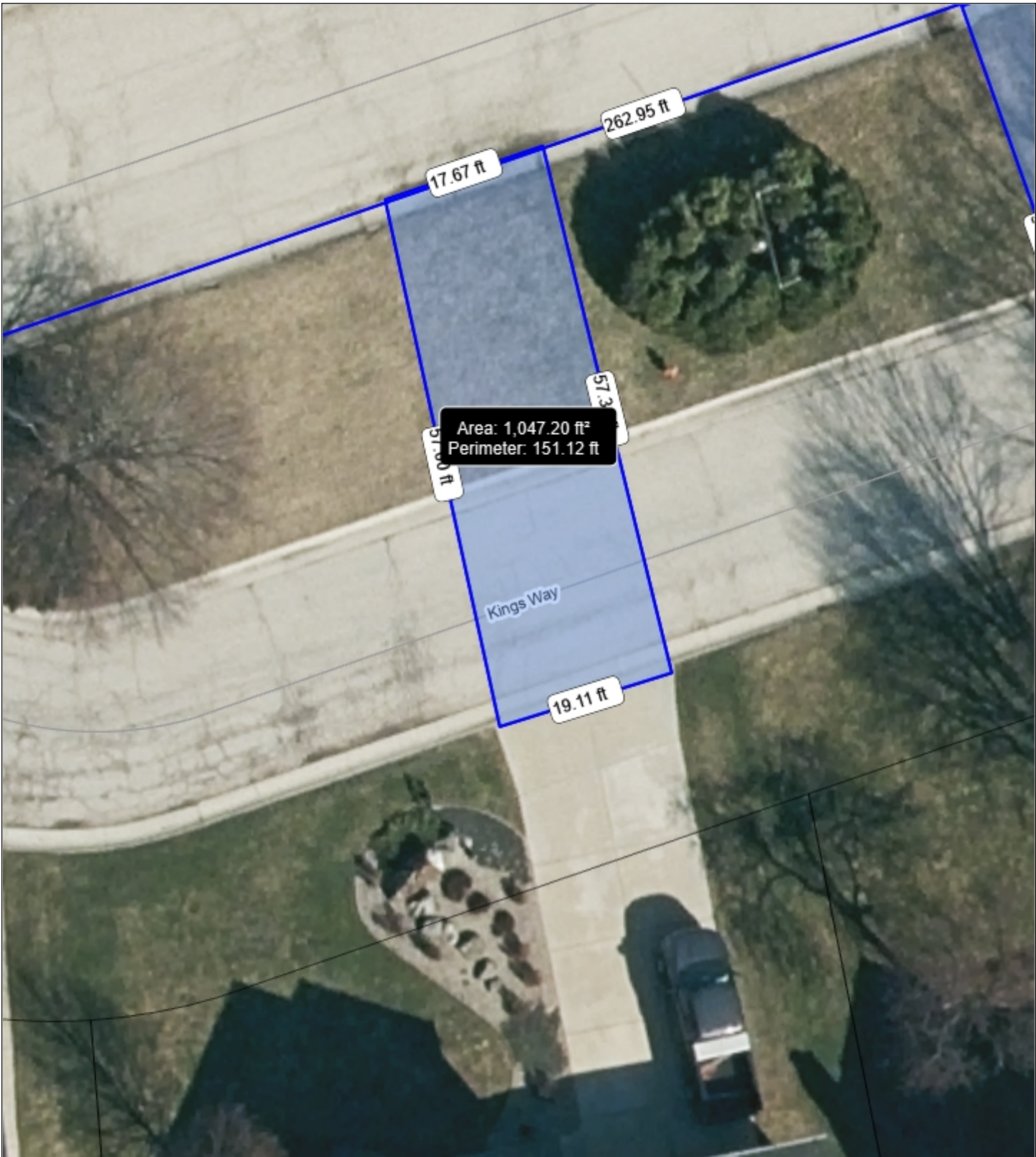
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SCALE: 1 = 20'

Print Date: 1/29/2026



Village of Germantown GIS  
GTNV\_272026



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

DISCLAIMER:

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SCALE: 1 = 20'

Print Date: 1/29/2026



Village of Germantown GIS  
GTNV\_272027



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

**DISCLAIMER:**

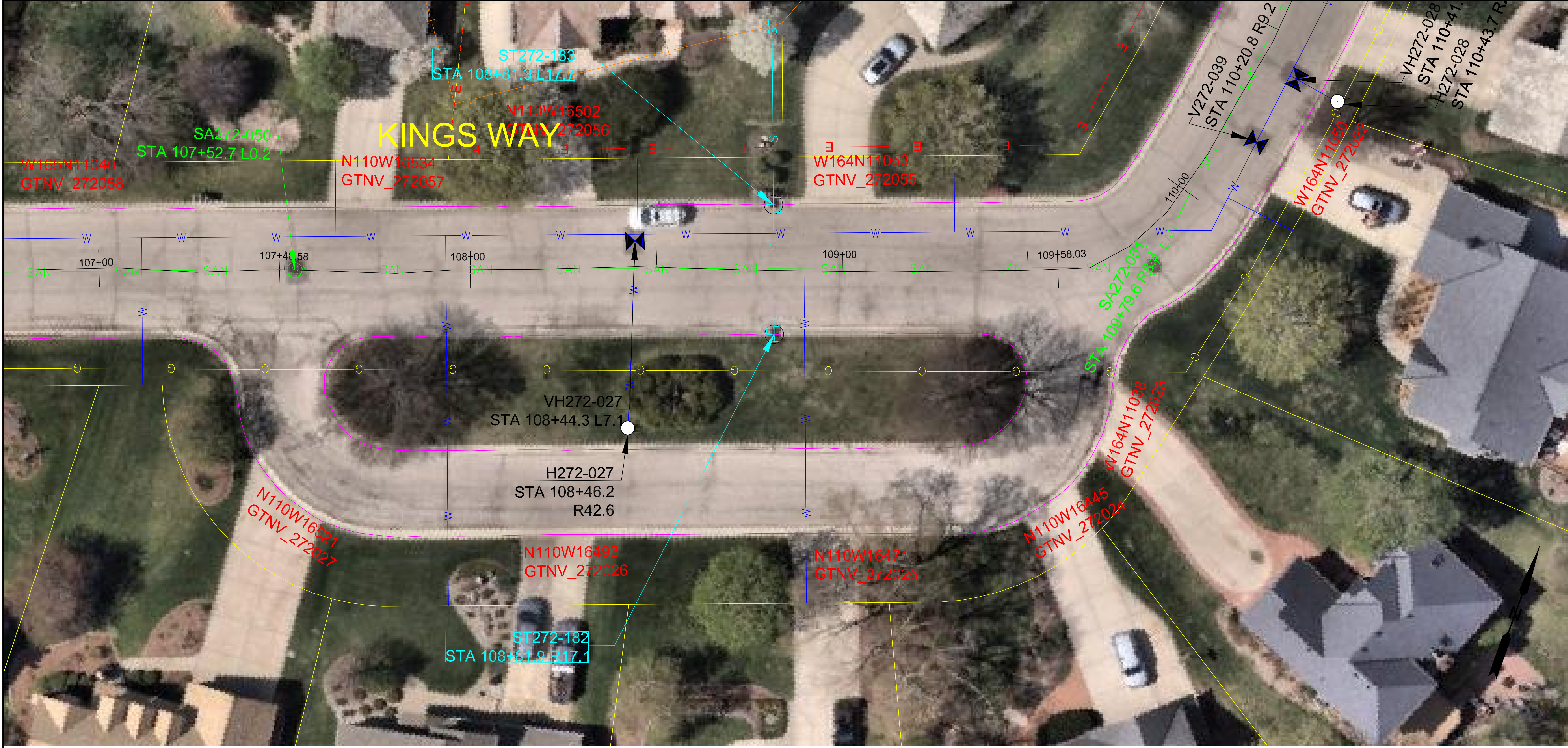
This map is not a survey of the actual boundary of any property this map depicts.

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 = 20'

Print Date: 1/29/2026

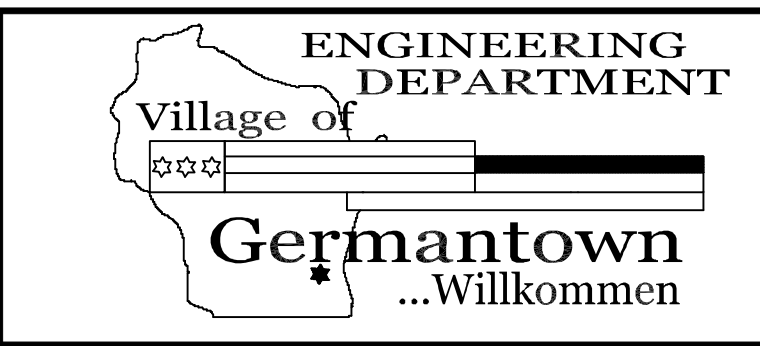


REVISION NO.	DESCRIPTION	DATE	BY	SURVEY BY	DATE
NO. 1				SK	11/24
NO.				JHS	1/2025
NO.					
NO.					
NO.					

DESIGNED BY	DATE
APPROVED BY	DATE

**ROADWAY PLAN SHEET**  
**2025 ROAD IMPROVEMENT PROJECT**  
**VILLAGE OF GERMANTOWN, WIS.**

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.  
THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



PROJECT NUMBER	2502
SHEET NUMBER	1

## Director's Report - February 2026

### Staff Top Projects

#### *Village Engineer*

1	Pleasant View Platting	Platting and appraisals will likely need approval for bridge/structure work.
2	Division Rd and Road Program	Preparing plans for bid.
3	Telecommunications Planning	Draft agreement for one telecom at VA for review.

#### *Civil Engineer*

1	Division Road Design	Preparing plans for bid.
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#### *Engineering Techs*

1	Road Program plans	Working with VE on Road Program plans for 2026.
2	Seal Coating plans	Working with VE on seal coating plans for 2026.
3	Division Road plans	Working on plans to assist engineers.

#### *Asset Manager*

1	Asset Management Systems	Research on Asset Management systems.
2	New GIS Layers	Creating traffic control, street lighting and road layers.
3	GIS Transition	Transition to ArcGIS starting in January.

#### *Water Superintendent*

1	Well 7 Rehab	CTW has begun work. Initial CCTV shows more extensive cleaning is needed, and potentially a casing replacement or lining.
2	Well 4 Upgrades	Design Underway. Construction on hold.
3	Well 12 Start-up	DNR inspection complete. We anticipate the start-up of Well 12 in early February.

#### *Wastewater Superintendent*

1	RFP for Lift Station Design	RFP sent to eight firms. Seven firms attended the mandatory pre-proposal meeting.
2	Recruitment for WW Operator and YW Attendant.	Offer made for the Wastewater Operation position, YW still recruiting.

#### *Highway, Parks , Buildings & Grounds Superintendent*

1	Winter work	Snow operations, rural tree pruning projects.
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## Director's Report - February 2026, cont.

### *Highway, Parks , Buildings & Grounds Superintendant, cont.*

2	FD Design Meetings	Assist with FD design meetings.
3	Annual Tree Pruning project	Project complete.

### *Director*

1	Fire Department CMAR RFP	Mandatory pre-proposal site meeting on 2/2.
2	Police Department A/E RFP	Mandatory pre-proposal site meeting on 2/6.
3	Lift Station RFP	Coordinating RFP process.

### **Richfield IGA Update**

No updates.
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### **Work By Other Agencies**

TC Energy / ANR Pipeline - 2025 - <b>In progress/Road Repairs</b>
WISDOT - WIS 145/Fond du Lac - Division Rd Roundabout - 2026
WISDOT - WIS 145/Fond du Lac - Mequon Rd to Brown Deer Rd Resurfacing - 2026
WISDOT - WIS 145/Fond du Lac - Division Road to Pilgrim Rd Resurfacing - 2028
WISDOT - WIS 167/Mequon Rd - I-41 to WIS 145 Resurfacing - 2028
WISDOT - WIS 167/Mequon Rd - Fond du Lac to Wasaukee - 2029
WISDOT - I-41 Resurfacing and Bridge Improvements through Germantown - 2029
WashCo Highway - CTH Y - County Line Road to WIS 175/Appleton Ave - 2029

### **Compliance Milestones**

1	PSC CPR - Finance researching recrods. Establishing expectations with PSC.
3	DNR Stormwater audit complete. Working through a list of corrective actions.
4	NR854 Water Supply Service Area Planning - draft completed. PWHC and VB in Feb.

### **Letters of Credit on File**

	<i>Development</i>	<i>Bank</i>	<i>Amount</i>
1	Kinderberg Estates	Lexon Insurance	\$40,000
2	Wrenwood North / Wrenwood LLC	Midland States Bank	\$396,500
3	Murphy/Golden Pet	Cash	\$10,000
4	Heritage Park North	United Casualty and Surety	\$174,375.25
5	Brion Builders/Green Bay Packaging	Cash	\$35,000.00

## Director's Report - February 2026, cont.

DPW Overtime Report						
	January	February	March	YTD ('26)	Budget	Difference
Overtime - HWY	\$4,663.41	\$0.00	\$0.00	\$0.00	\$10,000.00	\$5,336.59
Overtime - Parks	\$3,007.69	\$0.00	\$0.00	\$0.00	\$7,700.00	\$4,692.31
Overtime - Bldg	\$3,007.69	\$0.00	\$0.00	\$0.00	\$2,600.00	(\$407.69)

DPW Winter Material Use						
	December	January	February	March	Season (to date)	
Salt (ton)	759	620	0	0	1,379	
Brine (gal)	17,200	8,760	0	0	25,960	
Fuel - Unleaded (gal)	1,267	736	0	0	2,003	
Fuel - Diesel (gal)	2,905	2,434	0	0	5,339	

Department Update	
1	2026 Construction Projects website updated.
2	HPBG Apprentice Operator position open due to internal transfer.
3	Water Operator position filled with an internal candidate from HPBG.
4	Wastewater Operator position offer transmitted.
5	Yard Waste PT position still open.
6	Engineering Tech resignation. Position to be posted ASAP.

Complaint Log - 1/1-1/30	
Garbage - Damaged Cart	20
Snow - Mailbox Down/Damaged	10
Snow - Lawn Damage	4
Garbage - Missed Garbage	3
Garbage - RequestNew Cart	3
Street -Miscellaneous	3
Engineering - Misc.	2
Garbage - Missed Recycling	2
YW Facility - Miscellaneous	2
Garbage - General Complaint	1
Other - Miscellaneous	1
Sewer - Back-up	1
Sewer - Miscellaneous	1
Snow - Sidewalk Icy	1
Street - Pothole	1
Street - Sign Down/Damaged	1
Street - Street Light Out	1
Water - Hydrant	1
Water - Leak	1
Total	59





